



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall - Parkview Room
February 21, 2024
2:00 p.m.

A. Call to Order:

Zoning Administrator: Veronica Morones, City Planner

Staff Present:

Public Present:

B. Agenda Item:

1. [PL23-0457 – Minor Conditional Use Permit](#)

REQUEST: A request for a Minor Conditional Use Permit (MCUP) for an indoor recreation (batting cages) within the existing shopping center (North County Mall). The recreation area will occupy a 3,900 square foot suite with batting cages, netting and commercial pitching machines.

Location: 272 E. Via Rancho Parkway, Suite # 153 (APN: 271-030-20-00)

Applicant: Francis Garcia

Planner: Alexander Rangel, Assistant Planner I

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301(a) (Existing Facilities).

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

2. [PL23-0422 – Conditional Use Permit](#)

REQUEST: A Minor Conditional Use Permit (MCUP) to construct two vehicle repair buildings (approximately 3,724 square feet each building) for the Audi Escondido auto dealership.

Location: 1556 Auto Park Way and 1189 Industrial Avenue (APNs: 232-542-25-00 and 232-293-44-00)

Applicant: Audi Escondido (AUG West AU, Inc. – Penske Automotive Group)

Planner: Jay Paul, Senior Planner

ENVIRONMENTAL STATUS: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures).

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

C. Adjournment:

I certify that these actions were taken at the Zoning Administrator meeting on February 21, 2024.

Zoning Administrator

Witness

ZONING ADMINISTRATOR

CASE NUMBER: PL23-0457

APPLICANT: Francis Garcia

PROJECT LOCATION: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway, Suite # 153 (North County Mall; APN: 271-030-20-00).

REQUEST: Approval of a Minor Conditional Use Permit for an indoor recreation use (batting cages) within the existing shopping center (North County Mall). The recreation area will occupy a 3,900 square foot suite with batting cages, netting and commercial pitching machines.

**STAFF
RECOMMENDATION:** Approval

**GENERAL PLAN
DESIGNATION:** Planned Commercial (PC)

ZONING: Planned Development – Commercial (PD-C) – Westfield North County Master Plan

BACKGROUND/PROJECT DESCRIPTION:

The applicant requests a Minor Conditional Use Permit (MCUP) for the operation of a commercial, indoor recreation facility within the existing North County Mall. The proposed use consists of batting cages and ancillary components within an existing, 3,900 square foot tenant suite on the first floor of the North County Mall. The tenant space (Suite #153) is currently vacant and was previously occupied by a commercial retail tenant.

The indoor recreation (batting cages) would include safety netting, four batting lanes available to the public for rent, batting/pitching lessons, and promotional events with local youth sports organizations. Business operations would be conducted during standard North County Mall hours, and be subject to the property management requirements set forth by the North County Mall operators. All batting cage operations would be conducted entirely within the tenant space, and no exterior changes to the building are proposed as part of this request.

The North County Mall area was developed under the Westfield North County Master Plan (PHG12-0005) which outlines permitted and conditionally permitted uses within the master plan area. Pursuant the governing master plan, indoor recreation uses are permitted through a conditional use permit. Pursuant to Section 33-1202(c)(2) of Article 61 (Administration and Enforcement) condition uses that entail no new construction or physical expansion may be permitted through the minor conditional use permit process. The proposed project entails only interior tenant improvements associated with the batting cage establishment. The proposed use requires four on-site parking spaces, which is less than the base parking requirement for the general retail use permitted through the governing master plan.

ENVIRONMENTAL STATUS:

This project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) as described further in the Findings of Fact, attached as Exhibit “B” to Zoning Administrator Resolution No. 2024-04. The proposed project would take place within a fully developed commercial shopping center, and there would be no proposed construction or physical alteration of the existing suite.

REASONS FOR RECOMMENDATION:

The proposed use is located within an existing commercial shopping center, and surrounded by a variety of commercial uses within the North County Mall. The proposed batting cages would provide a much-needed recreational activity for the community, as there are limited batting cage facilities in operation throughout the City of Escondido. Conditions of Approval have been included with the draft resolution to address potential impacts on neighboring businesses, such as requirement to adhere to current hours of operation associated with the North County Mall and for all operations to be conducted wholly indoors. Therefore, City staff do not anticipate adverse impacts on the surrounding properties and recommends the Zoning Administrator approve the project as conditioned.

Respectfully submitted,



Alex Rangel
Assistant Planner I

ATTACHMENTS:

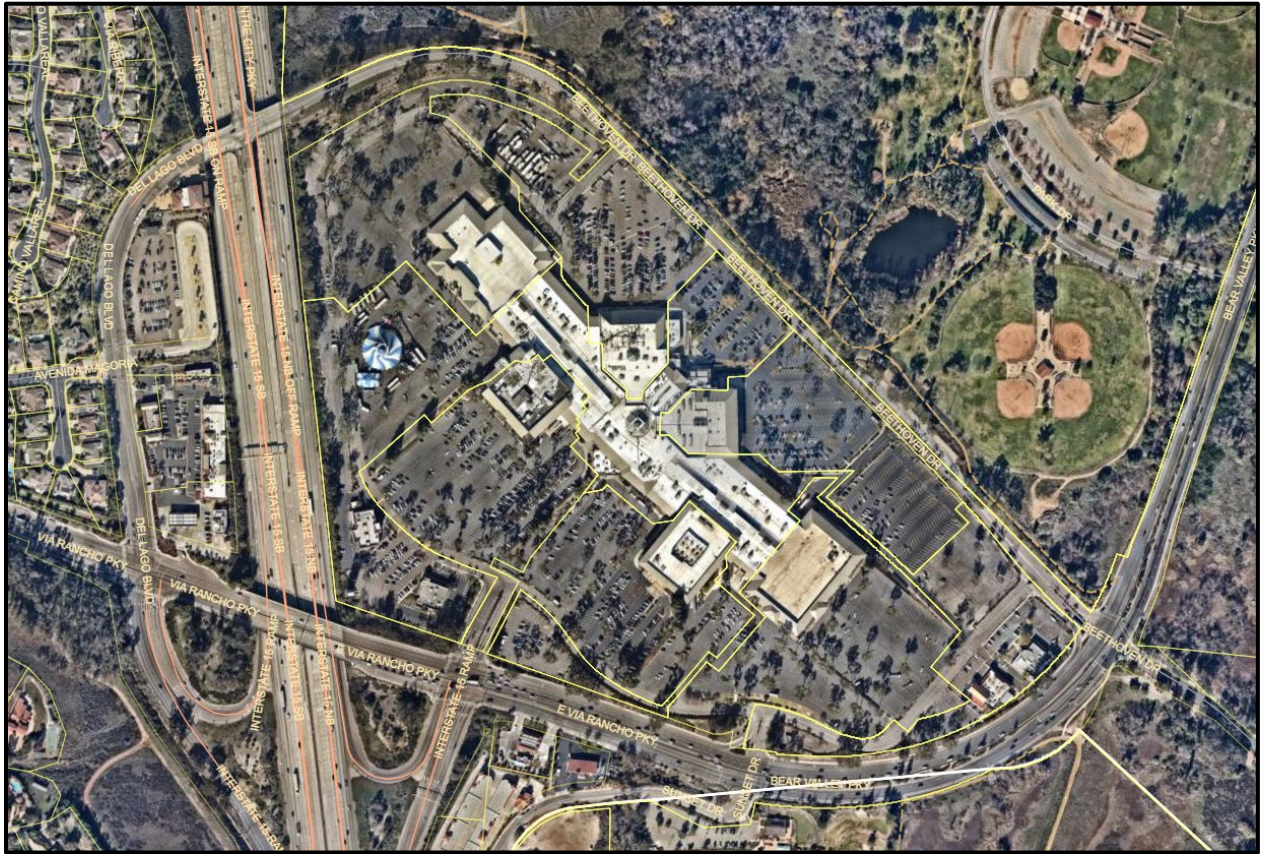
1. Vicinity Map, Site Plan and Floor Plans
2. Draft Zoning Administrator Resolution 2024-04
 - a. Exhibit “A,” “Legal Description”
 - b. Exhibit “B,” “Findings of Fact”

Zoning Administrator
February 21, 2024

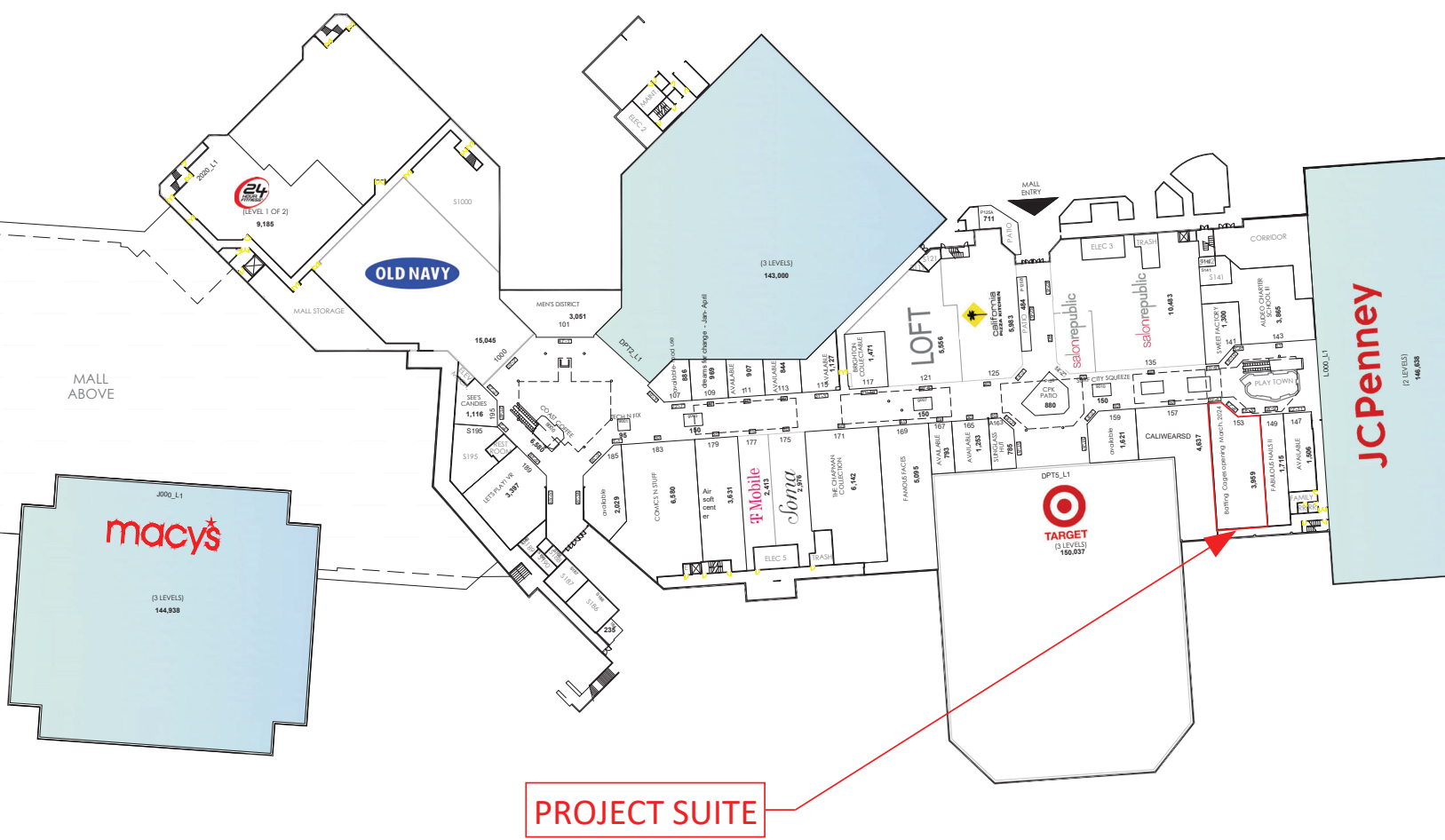
- c. Exhibit "C," "Conditions of Approval"
- 3. CEQA Notice of Exemption

ATTACHMENT 1 – VICINITY MAP, SITE PLAN AND FLOOR PLAN

PL23-0457



Key:
 Blue - current RMU'S
 Green- Vending
 Pink- available space



Spinoso Real Estate Group
 112 Northern Concourse
 N. Syracuse, NY 13212
 315.425.1000
 spinosoreg.com

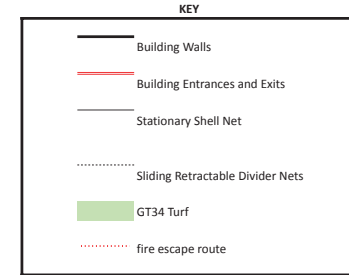
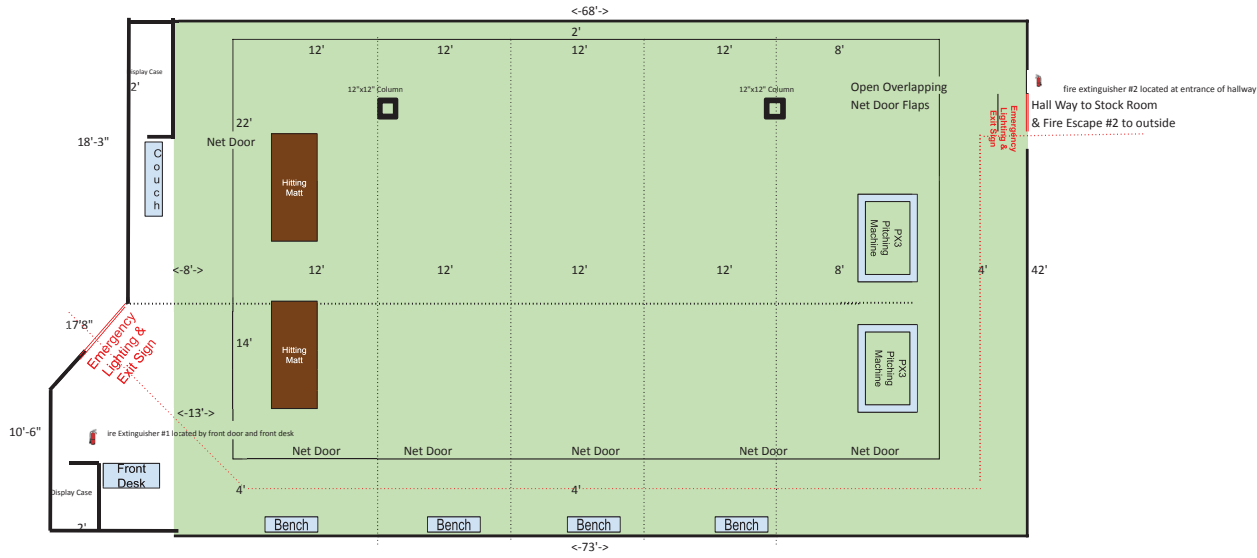
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. AND NOT INTENDED AS FINALS. ALL INFORMATION AND INFORMATION IS PROVIDED AS IS. NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THIS DOCUMENT. THE RECEIVER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS OUR SPINOSO REAL ESTATE GROUP AND ITS OFFICERS AND EMPLOYEES AGAINST ANY AND ALL CLAIMS, SUITS, LOSSES, DAMAGES OR COSTS INCURRED FROM USING THIS DOCUMENT.

NORTH COUNTY MALL
 ESCONDIDO, CA

CURRENT CONDITIONS

DATE:
 04.01.2023





HEIGHTS:
 Ceiling Low Point: 12'
 Installed Netting height: 10'
 Note: This building is fire sprinklered- Clearance from fire sprinkler heads is 24inches.

Net Configuration:
 Four 12'W x 36'L lanes
 Or one 14'W x 60'L lane and one 22'W x 60'L lane
 Or one 36'w x 60'L space

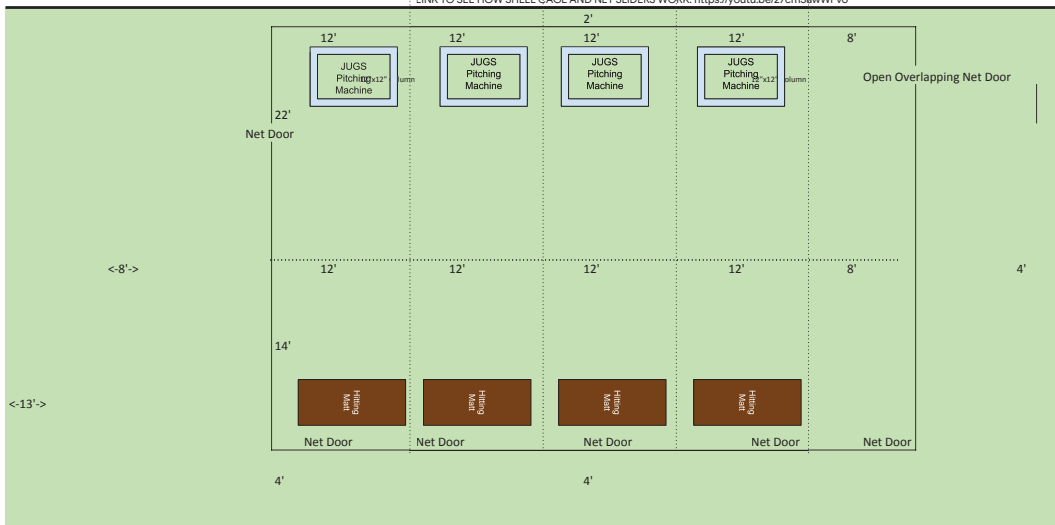
Emergency Lighting Note: There is emergency lighting at both exits and spaced throughout the room to illuminate entire room and hallway to emergency exit #2.

Specs For Net: #36 Nylon Open Ended ShellCage 27'L x 60'W x 11'H

- With (1) Open 60'W x 11'H End - sewn border rope - (17) 27'L rib lines
 - (5) doorways (locations TBD) -- Will create (4) 36'L x 12'W Lanes plus the option to create (1) 60'L x 22'W Lane & (1) 60'L x 14'W Lane with the other ShellCage-- Net built to 11'H will hang at 10'H with a foot of sag on the ground

CONFIGURATION FOR FOUR 12'W x 36'L Lanes

LINK TO SEE HOW SHELL GAGE AND NET SLIDERS WORK: <https://youtu.be/27cmSawWPvo>



LINK TO SEE HOW SHELL GAGE AND NET SLIDERS WORK: <https://youtu.be/27cmSawWPvo>

ATTACHMENT 2 - DRAFT RESOLUTION

PL23-0457

Zoning Administrator

Hearing Date: February 21, 2023

Effective Date: March 5, 2023

RESOLUTION NO. 2024-04

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MINOR CONDITIONAL USE PERMIT
FOR THE OPERATION OF AN INDOOR
COMMERCIAL RECREATION (BATTING CAGES)
USE INSIDE THE NORTH COUNTY MALL IN THE
PD-C ZONE – WESTFIELD NORTH COUNTY
MASTER PLAN

APPLICANT: Dingers, Francis Garcia

CASE NO: PL23-0457

WHEREAS, the Zoning Administrator of the City of Escondido did, on February 21, 2024, hold a public hearing to consider a request for a Minor Conditional Use Permit (MCUP) for the operation of an indoor commercial recreation (batting cages) use with four pitching lanes within an existing 3,900 square foot commercial space; and

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

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written

information, and the staff report dated February 21, 2024, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code Article 61, Division 6 §33-1300 and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared for the project in conformance with CEQA Section 15301, Class 1, "Existing Facilities;" and

WHEREAS, a staff report was presented discussing the issues in the matter;
and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects which would result from the approval of this application.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Minor Conditional Use Permit (City File No. PL23-0457) as depicted on the project plans included as Attachment 1, and subject to the Conditions of Approval attached as Exhibit "C."

4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

Zoning Administrator
February 21, 2024
PL23-0457

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the
City of Escondido, California, at a regular meeting held on the 21st day of February, 2024.

VERONICA MORONES
Zoning Administrator

ANNIE WARD
Witness

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL23-0457

LEGAL DESCRIPTION

ALL THAT PORTION OF RANCHO SAN BERNARDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO "PLAT OF THE RANCHO SAN BERNARDO", RECORDED IN BOOK 2, PAGE 462 OF PATENTS, OFFICIAL RECORDS OF SAID COUNTY, CONSISTING OF THE FOLLOWING PORTIONS:

PORTION 1: COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF NORTH 5°53'08" EAST, 243.19 FEET AS SHOWN ON PARCEL 1 OF ESCONDIDO MAP NO. 81-06, ACCORDING TO PARCEL MAP NO. 11382, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SAID POINT BEING THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED TO J.B. ASHBY, RECORDED APRIL 10, 1923, AS DOCUMENT NO. 22620 OF OFFICIAL RECORDS ON FILE IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, AS SHOWN AND DELINEATED ON STATE DIVISION OF HIGHWAYS RIGHT-OF-WAY MAP 11-SD-15, NO. LO-19537.50; THENCE NORTHERLY ALONG SAID COURSE, NORTH 5°53'08" EAST, 243.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF OAKS TRACT MAP NO. 1415; THENCE EASTERLY ALONG SAID OAKS TRACT, SOUTH 84°04'40" EAST, 90.83 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 722.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 29°04'02" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°27'56", AN ARC DISTANCE OF 5.87 FEET TO A POINT, A RADIAL LINE FROM SAID POINT BEARS SOUTH 29°31'58" WEST; THENCE SOUTH 26°59'33" WEST, 185.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 593.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°05'43", AN ARC DISTANCE OF 73.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 70°06'10" EAST; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 67°25'29" WEST, 7.61 FEET TO THE POINT OF BEGINNING.

PORTION 2: COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF NORTH 5°53'08" EAST, 243.19 FEET AS SHOWN ON PARCEL 1 OF ESCONDIDO MAP NO. 81-06, ACCORDING TO PARCEL MAP NO. 11382, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SAID POINT BEING THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED TO J.B. ASHBY, RECORDED APRIL 10, 1923, AS DOCUMENT NO. 22620 OF OFFICIAL RECORDS ON FILE IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, AS SHOWN AND DELINEATED ON STATE DIVISION OF HIGHWAYS RIGHT-OF-WAY MAP 11-SD-15, NO. LO-19537.50; THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, SOUTH 67°25'29" EAST, 17.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 583.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 70°08'56" EAST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°08'29", AN ARC DISTANCE OF 72.66 FEET TO A TANGENT POINT; THENCE NORTH 26°59'33" EAST, 162.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 700.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 30°25'56" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 7°15'05", AN ARC DISTANCE OF 88.59 FEET TO THE BEGINNING POINT OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 37°41'01" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°58'25", AN ARC DISTANCE OF 139.44 FEET TO THE POINT ON A REVERSING CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 57°39'26" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°32'14", AN ARC DISTANCE OF 408.09 FEET TO A POINT, A RADIAL LINE FROM SAID POINT BEARS NORTH 13°07'12" EAST; THENCE NORTH 39°41'17" EAST, 208.55 FEET; THENCE SOUTH 50°18'43" EAST, 37.00 FEET; THENCE NORTH 39°41'17" EAST, 176.54 FEET TO A POINT ON THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF SOUTH 5°54'00" WEST, 467.74 FEET AS SHOWN ON PARCEL 1 OF SAID ESCONDIDO MAP NO. 81-06; THENCE SOUTHWESTERLY SOUTH 5°54'00" WEST ALONG SAID COURSE, 405.38 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 904.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 6°46'30" EAST, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN LAND DESCRIBED AS PARCEL 2 OF DEED RECORDED SEPTEMBER 18, 1973 AS FILE NO. 73-263049 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE WESTERLY ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID PARCEL 2, THROUGH A CENTRAL ANGLE OF 12°55'58", AN ARC DISTANCE OF 204.05 FEET TO A TANGENT POINT; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 70°17'32" WEST, 121.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF NORTH 69°52'20" WEST, 528.40 FEET AS DESCRIBED IN DEED RECORDED AUGUST 6, 1973 AS FILE NO. 73-218372 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE LEAVING SAID RIGHT-OF-WAY LINE, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID DEED, NORTH 70°17'32" WEST, 528.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°24'30", AN ARC DISTANCE OF 30.51 FEET, TO A TANGENT POINT; THENCE NORTH 17°06'58" EAST, 8.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA RANCHO PARKWAY, AND SOUTHERLY BOUNDARY OF SAID ASHBY LAND; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY BOUNDARY OF SAID ASHBY LAND NORTH 67°25'29" WEST, 7.86 FEET TO THE TRUE POINT OF BEGINNING.

PORTION 3: COMMENCING AT THE NORTHEASTERLY CORNER OF THAT LAND DESCRIBED AS PARCEL 2 OF DEED RECORDED SEPTEMBER 18, 1973 AS FILE NO. 73-263049; THENCE ALONG THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF SOUTH 5°54'00" WEST, 467.74 FEET AS SHOWN ON SAID ESCONDIDO MAP NO. 81-06, NORTH 5°54'00" EAST, 414.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 5°54'00" EAST, 48.28 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID OAKS TRACT; THENCE NORTH 84°04'40" WEST, 72.20 FEET; THENCE LEAVING THE SOUTH BOUNDARY OF SAID OAKS TRACT, SOUTH 50°18'43" EAST, 36.87 FEET TO THE TRUE POINT OF BEGINNING;

PORTIONS 1, 2 AND 3 CONTAINING A TOTAL OF 3.72 ACRES MORE OR LESS.

EXHIBIT “B”

PLANNING CASE NO. PL23-0457

FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act, ("CEQA"), Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines sections 15301 (Existing Facilities). The proposed development is located wholly within an existing shopping center and commercial retail structure. The site has no value for special status species. The property can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.
3. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the February 21, 2024 staff report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.
4. All of the requirements of the California Environmental Quality Act have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the CEQA Exemption prepared for the Project.

Conditional Use Permit:

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

The existing North County Mall is a multistory regional shopping center, identified in the City's General Plan as an opportunity area for attractive businesses including office, commercial, and entertainment. The proposed batting cages would be a beneficial entertainment source for the community, and are identified in the North County Mall's list of permitted uses.

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

The project site has been developed for a variety of commercial uses within the North County Mall, and no building expansions are proposed as part of the project. The batting cage operation would be conducted entirely inside a 3,900 square foot tenant space within the commercial shopping center. There is adequate parking available on site, and all activities would be subject to the requirements of the adopted Escondido Zoning Code.

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

The conditional use permit has been determined to be compatible with the surrounding properties and General Plan policies. The proposed use is located within an existing shopping center, and follows all guidelines identified in Target Area G – Westfield Regional Shopping Center as identified within the General Plan Land Use and Community Form Element .

EXHIBIT “C”

PLANNING CASE NO. PL23-0457

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on December 19, 2023, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations, received on December 19, 2023; all designated as approved on February 21, 2024, and shall not be altered without express authorization by the Development Services Department.

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

A. General:

1. The conditional use permit shall become null and void if not utilized within 24 months of the effective date of approval.
2. All previous conditions of 80-182-PD, 81-176-PD, and any subsequent modifications, shall remain in effect unless expressly modified herein.
3. The conditional use permit allows for up to four, indoor batting cage lanes, as described in the February 21, 2024, Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth herein. No other activities are permitted by this approval. No outdoor use or component is permitted as a part of this condition use permit.
4. All business operations shall be conducted during standard North County Mall hours of operation. Hours of operation as of February 21, 2024, are listed as the following: Monday through Thursday: 10 a.m. to 8 p.m. Friday: 10 a.m. to 9 p.m. Saturday: 10 a.m. to 9 p.m. Sunday: 11 a.m. to 7 p.m. Any request to modify the number of batting lanes or hours of operation will be subject to Chapter 33, Article 61, Division 1, §33-1208.
5. No alcoholic beverages, nor any sale of such beverages, shall be allowed at the establishment.
6. A valid City of Escondido Business License shall be maintained at all times, and shall specify no more than four (4) batting cage lanes, as approved by this conditional use permit.
7. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.

8. No signage is approved as part of this permit. All proposed signage shall conform to Article 66 - Escondido Sign Ordinance and the North County Mall Comprehensive Sign Program. Separate sign permits will be required for project signage that is visible from outside the mall.
9. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08), to the satisfaction of the Planning Division.
10. The holder of the conditional use permit shall make the premises available for inspection by City staff during normal operating hours, and shall provide such business records, licenses, and other materials necessary to show compliance with these conditions of approval.
11. This item may be referred back to the Zoning Administrator for review and possible revocation or modification at a noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.
12. The legal description attached to this report as Exhibit "A" has been provided by the applicant, and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
13. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Zoning Administrator), a check payable to the "San Diego County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

ATTACHMENT 3 - NOTICE OF EXEMPTION

PL23-0457



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: "Dingers" Batting Cages / PL23-0457

Project Location - Specific: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APN: 271-030-20-00).

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

Description of Project: A request for a Minor Conditional Use Permit for an indoor recreation (batting cages) within the existing shopping center (North County Mall). The recreation area would occupy a 3,900 square foot suite with batting cages, netting and commercial pitching machines.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Francis Garcia

Address: 2178 Gibraltar Lane, Escondido, CA 92029

Telephone: 619-248-5879

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

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

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located in a developed area of the City, which has all services, public utilities, and access available on site.
- The request is to establish a batting cages facility inside the existing North County Mall, and does not propose an expansion to the existing building. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted commercial shopping center and all proposed changes would occur within the interior of the existing structure on site. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the proposed project would be located wholly within the interior of existing structures and involve a change of use within a developed suite. The project area is not environmentally sensitive as it is the interior of an existing structure.

Lead Agency Contact Person: Alex Rangel

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

Signature: _____

Alex Rangel
Assistant Planner I

_____ Date

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

ZONING ADMINISTRATOR

CASE NUMBER: PL23-0422

APPLICANT: Audi Escondido (AUG West AU, Inc. – Penske Automotive Group)

PROJECT LOCATION: 1556 Auto Park Way and 1189 Industrial Avenue (APNs: 232-542-25-00 and 232-392-44-00)

REQUEST: Minor Conditional Use Permit

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: General Industrial (GI) and Planned Commercial (PC)

ZONING: General Industrial (M-2) and Planned Development Commercial (PD-C)

BACKGROUND: Audi Escondido (UAG San Diego AU, Inc.) owns two contiguous parcels totaling 5.73 acres, currently operating as an auto dealership and parking lot. The subject properties are located within two distinct zones. The auto dealership fronting on Auto Park Way is located in the Planned Development Commercial Zone (Escondido Auto Park), and the adjacent parcel on the northern end is within the General Industrial (M-2) zone. The property to the north (APN: 232-392-44-00) is panhandle-shaped with access via a gated driveway off Industrial Avenue as well as ingress/egress through the Audi Dealership. The industrial parcel to the north is secured with an entry gate and six-foot-high chain-link fence with slats to provide screening.

PROJECT DESCRIPTION:

The project applicant (Audi Escondido) submitted a request to construct two vehicle repair buildings (3,724 square-foot each) on the industrial zoned parcel to the north to support the existing auto dealership operations. A Minor Conditional Use Permit (“MCUP”) is required for general vehicle repair in the M-2 zone pursuant to Zoning Code section 33-564, and subject to Article 57 (Miscellaneous Use Restrictions). Storage yards are a permitted use within the M-2 zone.

ANALYSIS:

The existing architecture of the 14,860 square foot showroom building (Audi Escondido) reflects a modern/contemporary theme. The proposed two new repair buildings would be located to the rear (north) of the existing showroom building, which would screen views of the proposed buildings from the Auto Park Way frontage. The proposed buildings are three sided (up to 20 feet in height to top of parapet) with open service bays facing inward toward each other. Twelve new parking spaces (with electric vehicle charging stations) would be incorporated between the rear

of the dealership building and new repair buildings on the industrial zoned parcel. The buildings would be constructed of masonry block and painted to be compatible with the color scheme of the existing dealership building to include white tone for the primary exterior walls and a darker gray lower band. The bay openings include an upper ribbed metal siding in silver aluminum finish.

The existing auto repair bays (approx. 3,200 square feet) located at the rear (north elevation) of the dealership building would be remodeled and used for storage, bathrooms, break room and hallway access. One existing open bay (361 square feet) would be retained and used for auto repair. The remaining open repair bays (2,839 square feet) would be enclosed with a stucco exterior finish, new entry doors and exterior paint schemed to match the new repair buildings.

The existing auto dealership and new repair buildings would require a minimum of 46 parking spaces for employees and customers, and 59 parking spaces would be available on site (34 spaces on the auto dealership site and 12 spaces on the industrial zone parcel). The 12 new spaces would include electric vehicle charging stations. The existing auto dealership requires a minimum of 17 parking spaces and the new vehicle repair buildings require 29 spaces (1:250 ratio). The existing striped vehicle inventory parking area does not generate demand for additional customer or employee parking spaces as it is associated with the auto dealership. However, the site contains sufficient striped spaces to designate additional parking for customers and employees as may be necessary based on operational needs. The project includes a condition to record a Lot Tie Agreement between the existing dealership parcel and the subject industrial zoned parcel, which will tie the shared parking, access and uses to the overall auto dealership operation.

ENVIRONMENTAL STATUS:

The California Environmental Quality Act ("CEQA") Guidelines list classes of discretionary projects that have been determined not to have a significant effect on the environment and as a result are exempt from further review under CEQA. The Project qualifies for an exemption under CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures).

REASON FOR STAFF RECOMMENDATION:

1. All of the requirements of CEQA have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the Categorical Exemption prepared in conformance with CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures).
2. The project is consistent with land use policies that support industrial and commercial/repair uses within the general industrial zone. Granting the Conditional Use Permit to allow light and general vehicle repair will not result in any conflicts with surrounding land, utilities, traffic/circulation or public facilities. The design of the new buildings would be compatible with the existing auto dealership buildings and would not have an adverse impact on adjacent industrial uses nor impact existing views. Sufficient on-site parking for customer and employees will be provided to serve the existing auto dealership and new repair buildings. Therefore, staff recommends the Minor Conditional Use Permit be approved.

Respectfully submitted,

J Paul

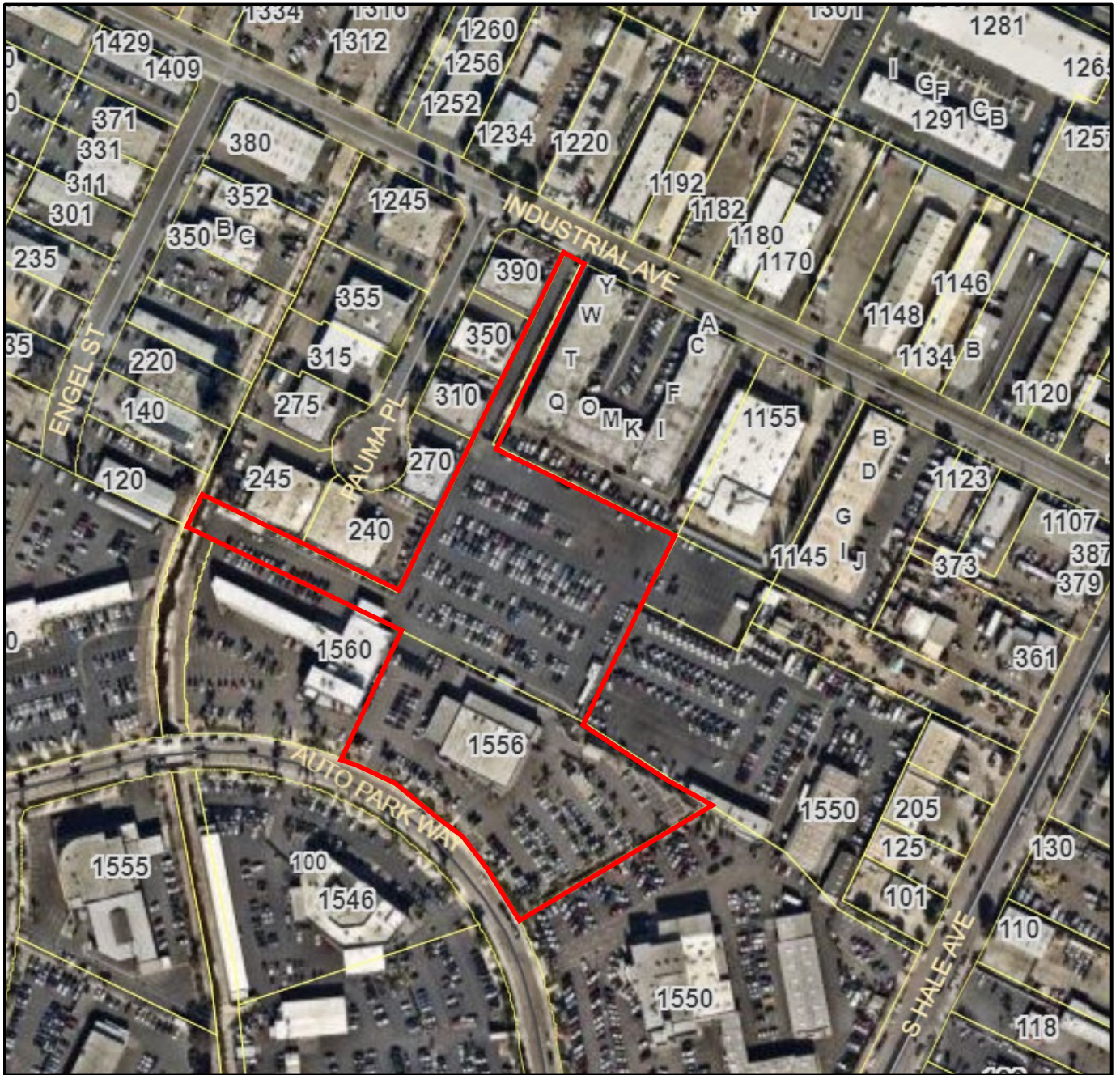
Jay Paul
Senior Planner

ATTACHMENTS:

1. Project Location
2. Zoning Administrator Resolution No. 2024-05, including Exhibits A, B, C, and D
3. CEQA Notice of Exemption

ATTACHMENT 1 – PROJECT LOCATION

PL23-0422



Assessor's Parcel Numbers: 232-542-25-00 and 232-392-44-00

ATTACHMENT 2 - DRAFT RESOLUTION

PL23-0422

Zoning Administrator

Hearing Date: February 21, 2024

Effective Date: March 5, 2024

RESOLUTION NO. 2024-05

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MINOR CONDITIONAL USE PERMIT
TO ALLOW VEHICLE REPAIR FACILITES WITHIN
THE GENERAL INDUSTRIAL (M-2) ZONE

APPLICANT: UAG San Diego AU, Inc. (Penske Automotive –
Escondido Audi)

CASE NO: PL23-0422

WHEREAS, the Zoning Administrator of the City of Escondido did, on February 21, 2024 hold a public hearing to consider a request for a Minor Conditional Use Permit (“MCUP”) to allow the development and operation of two vehicle repair buildings on a 5.73-acre project site (“Project”), located within the General Industrial (M-2) zone. The Project site fronts along Auto Park Way North and is located south of Industrial Avenue, between South Hale Avenue and North Andreasen Drive, addressed at 1556 Auto Park Way and 1189 Industrial Avenue (APNs: 232-542-25-00 and 232-392-44-00), and more particularly described in Exhibit “A” and incorporated by this reference as though fully set forth herein (“Property”);

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public meeting, including, without limitation, written information, and the staff report dated, February 21 2024, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code Article 61, Division 6 §33-1300 and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures); and

WHEREAS, a staff report was presented discussing the issues in the matter; and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Minor Conditional Use Permit (City File No. PL23-0422), subject to the Conditions of Approval attached as Exhibit "C" hereto, and as depicted in the Project Plans attached as Exhibit "D" hereto.

4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 21 day of February 2024.

VERONICA MORONES
Zoning Administrator
City of Escondido

ANNIE WARD
Witness

Note: This action may be appealed to Planning Commission pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL23-0422

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST HALF (EXCEPT THE NORTHWESTERLY 297 FEET THEREOF) OF LOT 3 IN BLOCK 301 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY 30 FEET OF THE NORTHWESTERLY 327 FEET OF SAID LOT 3 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID SOUTHWEST HALF OF LOT 3.

EXCEPTING THEREFROM THE INTEREST CONVEYED TO THE CITY OF ESCONDIDO, AS DESCRIBED IN A DOCUMENT RECORDED JULY 10, 1973 AS FILE NO. 1973-189949 OF OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 30.00 FEET OF THE NORTHWESTERLY 327.00 FEET OF LOT 3, BLOCK 301 OF RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, AND THE NORTHEASTERLY 30.00 FEET OF THAT PORTION OF THE SOUTHEASTERLY HALF OF HOWARD AVENUE ADJOINING SAID LOT 3 ON THE NORTHWEST AS VACATED AND CLOSED TO PUBLIC USE.

PARCEL 2:

THE SOUTHERLY 68.67 FEET OF PARCELS 5 AND 6 AS SHOWN ON THE MAP FILED IN BOOK OF PARCEL MAPS AT PAGE 8830 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS MORE PARTICULARLY SHOWN ON THE CITY OF ESCONDIDO LOT LINE ADJUSTMENT PLAT NO. 79-11, ATTACHED TO GRANT DEED RECORDED ON AUGUST 1, 1980 AS FILE NO. 1980-244247 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

A PERMANENT AND EXCLUSIVE EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR CURBS, RETAINING WALLS AND PAVING AND THE RIGHT OF INGRESS AND EGRESS BY AND THROUGH MEANS OF PEDESTRIAN TRAFFIC AND MOTOR OR OTHER VEHICLE MEANS OF TRANSPORT, ON OVER, ALONG AND ACROSS, ALL THAT REAL PROPERTY DESCRIBED AS THE NORTHERLY .83 FEET (EXCEPT WHERE BUILDINGS PRESENTLY EXIST) OF THE SOUTHERLY 69.50 FEET OF PARCELS 5 & 6 AS SHOWN ON THE MAP FILED IN BOOK OF PARCEL MAPS AT PAGE 8830 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, AS MORE PARTICULARLY SHOWN ON THE CITY OF ESCONDIDO LOT LINE ADJUSTMENT PLAT NO. 79-11, ATTACHED TO THE GRANT DEED RECORDED ON AUGUST 1, 1980 AS FILE NO. 1980-244237 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4: (NOT INCLUDED IN ABOVE REFERENCED TITLE REPORT)

PARCEL 1 OF PARCEL MAP NO. 12342 IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXHIBIT “B”
FINDINGS OF FACT
RESOLUTION NO. 2024-05

PLANNING CASE NUMBER: PL23-0422

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act, ("CEQA"), Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures). The proposed development is located on an infill industrial site surrounded by a variety of industrial and auto related land uses. The Project proposes two new buildings less than 10,000 square feet in total area. The subject site is currently paved and used for vehicle inventory storage. The new repair buildings and operation would be accessory to the adjacent auto dealership. The site has no value for special status species. The property can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.
3. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the February 21, 2024 staff report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.
4. All of the requirements of the California Environmental Quality Act have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the CEQA Exemption prepared for the Project.

Conditional Use Permit Determinations

1. Granting the Conditional Use Permit to construct and operate two vehicle repair buildings (3,724 square feet each) at the industrial-zoned site is based on sound principles of land use because adequate parking, access, on-site circulation, utilities and storm water facilities will be provided. The proposed Project would not diminish the quality-of-life standards of the General Plan because the

Project would not materially degrade the public facilities, nor create excessive noise, and adequate public services are currently provided on-site. The new buildings would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed use is in response to services, such as, automotive repair required by the community.

2. The proposed Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area in which it is located. The project site is zoned General Industrial (M-2) and adjacent to general industrial and similar auto-related uses. On-site grading/ground disturbance would be minimal. The proposed buildings would be consistent with the height limits of the underlying zone and the new structures would be compatible with adjacent commercial and industrial buildings and uses. Adequate parking, access, on-site circulation, utilities and storm water facilities will be provided. The Project would not materially degrade the public facilities, nor create excessive noise, and adequate public services are currently provided on-site.
3. The Project would be in conformance with Article 57 of the Zoning Code, section 33-1114 because all repairs would be conducted within a permanent structure. The quality of the architecture and building materials of all on-site structures meet or exceed surrounding structures. The proposed repair building openings have oriented towards existing and proposed buildings, and away from the public right-of-way to the extent practicable. Appropriate perimeter fencing with screening materials is provided around the perimeter of the site. Adequate landscaping is provided along the Auto Park Way frontage. The proposed use would not result in adverse noise impacts produced by amplified sound, or other sound-producing equipment. A minimum of 46 parking spaces are required for the Project and up to 59 parking spaces are available on site for customers and employees. The Project site contains a surplus of additional parking spaces that can be utilized as may be necessary to support ongoing operational needs. The parking spaces are easily accessible and located separately from vehicle display or storage areas. Appropriate measures have been included with the Conditional Use Permit to ensure the property will be developed and maintained in an orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. In addition, all tires, barrels, new or discarded auto parts will be screened from view from adjacent properties and streets by a solid screen barrier.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the surrounding area and it has been determined to be compatible with the surrounding Auto Park, auto related uses and a variety of industrial operations and outdoor storage and parking areas. The Conditional Use Permit is subject to conditions of approval necessary and desirable to preserve the public health, safety, and general welfare.

EXHIBIT "C"

CONDITIONS OF APPROVAL

PLANNING CASE NO. PL23-0422

This Project is conditionally approved as set forth on the application received by the City of Escondido December 11, 2023 and the Project drawings consisting of Site Plans, Floor Plans and Architectural Elevations; all designated as approved on February 21, 2024 and shall not be altered without express authorization by the Development Service Department.

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

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** The rights granted within this Permit shall be utilized within two years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code (Article 33, Division 1, §33-1206), or it shall expire and become null and void.

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

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

4. Conformance to Approved Plans.

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

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

6. Certificate of Occupancy.

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

7. Availability of Permit Conditions.

- a. Prior to building and/or grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms and conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other

materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal and state laws.

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

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

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

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

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

12. Clerk Recording.

- a.** State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no

project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

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

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

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

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

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

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including

without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and

reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

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

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

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

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

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

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of the Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

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

C. Parking and Loading/Unloading.

1. A minimum of 46 parking spaces shall be provided on the site. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount (59 identified on the plans), shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. In accordance with the California Green Building Standard Code, clean air vehicles (CAV) parking spaces shall be provided as required by the Building Division and building code.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. Applicant shall install all required improvements including any screening walls/fencing, storm improvements, and landscaping as may be required by this use permit.

E. Specific Planning Division Conditions:

1. The project relies on shared facilities and access between two parcels. Prior to issuance of Building Permits, a Lot Tie Agreement shall be recorded between APNs 232-542-25-00 and 232-392-44-00. A Lot Tie Agreement application along with any required application/processing fees shall be submitted to the Planning Division with the application.
2. The auto-repair operation shall maintain conformance with the operational requirements of Zoning Code Article 57, section 33-1114.
3. The outdoor storage pad area shall be located within a fenced and secured area with slats incorporated into the chain-link fencing.

F. Specific Building Division Conditions:

1. Approval and subsequent development are subject to all conditions and requirements of the California Building Code and Building Division.

G. Specific Fire Department Conditions:

1. Fire underground lines, fire sprinkler, and fire alarm plans shall be a deferred submittal.

H. Specific Engineering Division Conditions:

GENERAL

1. The applicant shall provide the City Engineer with a Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading Plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Grading/Private Improvement plans prepared by a Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists.

4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Grading Plan. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. No Building Permits shall be issued for any construction until the grading plan is approved and either:
 - a) All conditions of the project 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.
6. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

GRADING

1. A precise site grading and drainage plan together with an erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by a digital copy of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. 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.
4. Lot drainage shall meet the requirements of current Escondido Design Standards, to the satisfaction of the City Engineer.
5. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.

DRAINAGE

1. Final on-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. 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 owner.

3. The project shall limit drainage flows to their pre-construction rates
4. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
5. All site drainage with emphasis on the roadway, parking, and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment.
6. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts from buildings shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.
7. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main. Fire service lines shall connect to a minimum 8-inch water main.
2. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
3. A reduced pressure detector check assembly is required for the project and shall be located just inside the property line. Existing detector check assemblies shall meet current City of Escondido standards.
4. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
5. A minimum 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
7. There shall be no permanent structures located within the City's Public utility Easements.

8. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
9. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
10. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

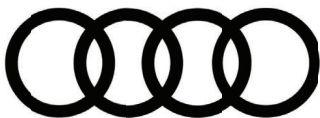
SEWER

1. A private 6-inch minimum PVC sewer lateral with a standard clean-out within 18-inches of the Public Utility Easement or ROW is required for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
5. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
6. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
7. The Developer shall cap and plug at the property line all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
8. The location of all sewer laterals shall be shown on the grading and improvement plans.

EXHIBIT D PROJECT PLANS



*NOTE: RENDERING IS ONLY A GRAPHICAL REPRESENTATION OF GENERAL DESIGN INTENT AND FINISH. IMAGE MAY NOT BE A COMPLETE AND FULLY ACCURATE REPRESENTATION OF ALL ARCHITECTURAL DETAIL OR DESCRIPTION INCLUDED IN THESE DRAWINGS.



Audi

AUDI ESCONDIDO

1556 AUTO PARK WAY,
ESCONDIDO, CA 92029

PLANNING SUBMITTAL
11/07/2023



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PROJECT DATA

PROJECT DESCRIPTION:
CONDITIONAL USE PERMIT (CUP) FOR CONSTRUCTION OF AUTOMOBILE SERVICE WORKSHOP BUILDING ADDITION AT EXISTING AUTOMOBILE DEALERSHIP (AUDI ESCONDIDO), BUILDING ADDITION ON ADJACENT PARCEL ZONED M-2. PROJECT SCOPE INCLUDES LOT 2E.

PROJECT INFORMATION:
PROJECT ADDRESSES: 1556 AUTO PARK WAY ESCONDIDO, CA 92029 1189 INDUSTRIAL AVE ESCONDIDO, CA 92029
PROPERTY OWNER: PENSKE AUTOMOTIVE GROUP 4910 HEARNEY MESA ROAD SAN DIEGO, CA 92111
TENANT: AUDI ESCONDIDO

ZONING (PARCEL ONE):
ADDRESS: 1556 AUTO PARK WAY N ESCONDIDO, CA 92029
APN: 222-542-2500
LEGAL DESCRIPTION: NONE
ZONING: PD-C - PLANNED DEVELOPMENT COMMERCIAL
OVERLAY: NONE
USE: AUTO SALES AND REPAIR
DEVELOPMENT STANDARDS (PARCEL ONE):
LOT AREA: NO CHANGE
LOT DIMS: NO CHANGE
SETBACKS: NO CHANGE
HEIGHT: NO CHANGE
LOT COVERAGE/FAR: NO CHANGE
FLOOR AREA: SEE CALCULATIONS BELOW
PARKING: SEE CALCULATIONS BELOW

ZONING (PARCEL TWO):
ADDRESS: 1189 INDUSTRIAL AVE, ESCONDIDO, CA 92029
APN: 222-392-4400
LEGAL DESCRIPTION: TR 724 B/LA 301 LOT 3 (EX DOC84-478065) PAR 2 PER D78-517139 & DB-244247N
ZONING: M-2 - GENERAL INDUSTRIAL
OVERLAY: NONE
USE: AUTO SALES AND REPAIR
DEVELOPMENT STANDARDS (PARCEL TWO):
LOT AREA: 140,743 SQ FT / 3.23 AC
LOT DIMS: NSR
SETBACKS: 10'-0" - FRONT
NONE - SIDE
NONE - REAR
HEIGHT: CBC COVERS
LOT COVERAGE/FAR: NO CHANGE
FLOOR AREA: SEE CALCULATIONS BELOW
PARKING: SEE CALCULATIONS BELOW

BUILDING AREA CALCULATIONS:			
TOTAL EXISTING BUILDING #1	15,193 SQ. FT.	-	-
TOTAL EXISTING SERVICE CANOPY	915 SQ. FT.	-	-
TOTAL PROPOSED BUILDING #2:	-	7,448 SQ. FT.	-
TOTAL BUILDING AREA:	3,200 SQ. FT.	23,088 SQ. FT.	-

REQUIRED PARKING:
PER ESCONDIDO MUNICIPAL CODE, ARTICLE 39, SECTION 33-760
AREA WITHIN A BUILDING: PER SECTION 33-760 CAR DEALERSHIP, INDOOR SPACE REQUIRES 1 SPACE FOR EACH 2,000 SQFT

PER SECTION 33-760, REPAIR GARAGES REQUIRES, 1 SPACE FOR EACH 1,500 SQFT DISPLAY FLOOR AREA	0/1000	0
PER SECTION 33-760, REPAIR GARAGES REQUIRES, 1 SPACE FOR EACH 800 SQFT...	2,400/800	3
PER SECTION 33-760, REPAIR GARAGES REQUIRES, 1 SPACE FOR EACH 250 SQFT OF GARAGE FLOOR AREA	7,448/250	30
TOTAL REQUIRED OFF-STREET PARKING STALLS PROVIDED PARKING:		47

ACCESSIBLE SPACES: PER 2022 CBC TABLE 11B-208.2 (2 SPACES REQUIRED) PER 2022 CBC SECTION 11B-208.2.4, 18" SPACE TO BE VAN ACCESSIBLE: (1) VAN ACCESSIBLE, (1) STANDARD

STALLS PER ESCONDIDO MUNICIPAL CODE, ARTICLE 39, SECTION 33-768:

STANDARD STALLS: SIZE PER AMC TABLE 23.52.070 (A)(1) - 8'-6" X 18'-0" @ 90 DEG. WITH 24'-0" BACKUP ASBLE	43
COMPACT STALLS: SIZE 8'-6" X 16'-0" @ 90 DEG WITH 24'-0" DRIVE ASBLE	0
EV CHARGING STALLS	0
CLEAN AIR VEHICLES STALLS	0
TOTAL PROVIDED OFF-STREET PARKING STALLS	47

NOTE: 2'-0" BUMPER OVERHANGS ALLOWED AT CURB
NOTE: TYPICAL STRIPING AT REQUIRED STALLS TO HAVE 4" DOUBLE STRIPE EACH SIDE 18" WIDE.
NOTE: REQUIRED PARKING STALLS NUMBERED IN SEQUENTIAL ORDER - SHOWN ON PLANS FOR REFERENCE ONLY.

SHEET INDEX

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B-03	PHOTO EXHIBIT		

PLAN

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P-02	SECURITY AND SAFETY PLANS		
P-03	SCAPE PLAN, GRADING AND UTILITY PLAN		
P-04	CONCRETE GRADING AND UTILITY PLAN		
P-05	EXHIBIT		

SECTION

S-10	ELEVATION: EXTERIOR/REAR		
S-11	ELEVATION: SIDE		
S-12	DIFF FLOOR PLAN: EXIST		
S-13	DIFF FLOOR PLAN: PROPOSED		
S-14	FIRST LEVEL REFLECTED CEILING PLAN		
S-15	POOF PLAN: PROPOSED		
S-16	EXISTING ELEVATIONS		
S-17	EXTERIOR ELEVATION: SERVICE WORKSHOP		
S-18	EXTERIOR ELEVATION: DEALERSHIP BLDG. PROPOSED		



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AUDI ESCONDIDO
1556 AUTO PARK WAY, ESCONDIDO, CA 92029



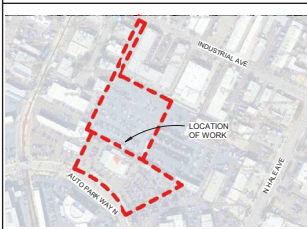
SHEET TITLE:

COVER SHEET

PLANNING SUBMITTAL	11/07/2023
REVISION	DATE

PERMIT NO. 1383
SHEET NO.

VICINITY MAP



PL-0.1



EXTERIOR RENDERING - SOUTH WEST

SCALE:



EXTERIOR RENDERING - SOUTH EAST

SCALE:



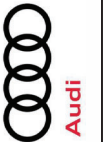
BIRDS EYE VIEW - SOUTH WEST

SCALE:



BIRDS EYE VIEW - SOUTH EAS

SCALE:



SHEET TITLE:

EXTERIOR PERSPECTIVE VIEWS

PLANNING SUBMITTAL	1/15/2025
REV#	DESCRIPTION

PERMIT NO. T.B.D.

SHEET NO.



SOUTH WEST
SCALE: 12" = 1'-0"

A
PL-0.3



SOUTH
SCALE: 12" = 1'-0"

B
PL-0.3



SOUTH EAST
SCALE: 12" = 1'-0"

C
PL-0.3



KEY PLAN
SCALE: 1" = 100'-0"

4
PL-0.3



SHEET TITLE:

PHOTO EXHIBIT

PLANNING SUBMITTAL 11/07/2023

NO.	DESCRIPTION

PERMIT NO. T.B.E.

SHEET NO.

PL-0.3

EASEMENTS AND EXCEPTIONS

THE FOLLOWING IS A LIST OF ALL EASEMENTS, SERVITUDES, RIGHTS OF WAY, ACCESS, AND OTHER SURVEY RELATED DOCUMENTS THAT BURDEN THE SUBJECT PROPERTY WHICH ARE LISTED UNDER THE EXCEPTIONS FOR THE ABOVE REFERENCED PRELIMINARY REPORT. ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF SAID EXCEPTIONS ARE MORE FULLY DESCRIBED IN THE ABOVE REFERENCED TITLE REPORT, ANY AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS (CCRs), FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT WHICH ARE NOT SURVEY RELATED ARE NOT LISTED HEREON.

(1) INDICATES EXCEPTION ITEM IS PLOTTABLE AND SHOWN HEREON.

THE FOLLOWING ITEMS AFFECT PARCEL 1, 2 AND 3:

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 232-392-44-00
FISCAL YEAR: 2023-2024
1ST INSTALLMENT: \$16,323.89, OPEN
PENALTY: \$1,842.39 (DELINQUENT AFTER DECEMBER 10)
2ND INSTALLMENT: \$16,323.89, OPEN
PENALTY AND COST: \$1,842.39 (DELINQUENT AFTER APRIL 10)
CODE AREA: 04238

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(1) EASEMENT(S) OR RIGHT(S) OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD:

PURPOSE: INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THEREON OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED.
AFFECTS: PARCEL 3

5. EASEMENTS OR RIGHTS OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ESCONDIDO IRRIGATION DISTRICT
PURPOSE: PIPELINES AND DITCHES
RECORDING DATE: AUGUST 1, 1985
RECORDING NO.: BOOK 238, PAGE 390 OF DEEDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: A. D. BEARDSLEY AND MARJORIE P. BEARDSLEY, HUSBAND AND WIFE, AS JOINT TENANTS
PURPOSE: ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 13, 1957
RECORDING NO.: IN BOOK 688B, PAGE 556 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: RAY E. SHAFER AND MARY E. SHAFER, HUSBAND AND WIFE, AS JOINT TENANTS
PURPOSE: ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 13, 1957
RECORDING NO.: IN BOOK 688B, PAGE 560 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ESCONDIDO
PURPOSE: MAINTENANCE AND OPERATING DRAINAGE WORKS AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 10, 1973
RECORDING NO.: 73-18929 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ESCONDIDO
PURPOSE: STREET AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 10, 1973
RECORDING NO.: 73-18949 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: SEPTEMBER 6, 1979
RECORDING NO.: 79-37393Z OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: NOVEMBER 28, 1979
RECORDING NO.: 79-49993J OFFICIAL RECORDS

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: FEBRUARY 5, 2003
RECORDING NO.: 2003-013426W OFFICIAL RECORDS

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: LAWRENCE H. CUSHMAN, TRUSTEE OF THE STEPHEN P. CUSHMAN CHILDREN'S IRREVOCABLE TRUST DATED DECEMBER 30, 1978
PURPOSE: ANY BUSINESS ACTIVITIES THAT GRANTEE MAY CONDUCT FROM TIME TO TIME UPON THE APPROPRIATE PROPERTY, INCLUDING, WITHOUT LIMITATION, VEHICLE SALES, STORAGE, REPAIRS, AND REPAIRS AND CONSTRUCTION THEREOF OF IMPROVEMENTS TO BE UTILIZED IN CONNECTION WITH SAID ACTIVITIES
RECORDING DATE: JANUARY 19, 2006
RECORDING NO.: 2006-004200J OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

13. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

MAP: RECORD OF SURVEY MAP NO. 23407
RECORDING DATE: OCTOBER 8, 2019

14. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

THE FOLLOWING ITEMS AFFECT PARCEL 4:

15. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 232-542-25-00
FISCAL YEAR: 2023-2024
1ST INSTALLMENT: \$34,138.79, OPEN
PENALTY: \$4,121.87 (DELINQUENT AFTER DECEMBER 10)
2ND INSTALLMENT: \$34,138.79, OPEN
PENALTY AND COST: \$4,121.87 (DELINQUENT AFTER APRIL 10)
CODE AREA: 04015

16. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

18. EASEMENTS OR RIGHTS OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ESCONDIDO IRRIGATION DISTRICT
PURPOSE: PIPELINES AND DITCHES
RECORDING DATE: AUGUST 1, 1985
RECORDING NO.: BOOK 238, PAGE 390 OF DEEDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: STORM DRAIN
AFFECTS: AS SHOWN ON SAID MAP
RECORDING NO.: PARCEL MAP NO. 12342

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: PUBLIC UTILITIES
AFFECTS: AS SHOWN ON SAID MAP
RECORDING NO.: PARCEL MAP NO. 12342

21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: JUNE 1, 1981
RECORDING NO.: 81-16982Z OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: JUNE 5, 1981
RECORDING NO.: 81-17589S OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: JULY 6, 1981
RECORDING NO.: 81-21505S OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: APRIL 7, 1982
RECORDING NO.: 82-094984 OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: DECEMBER 15, 1987 RECORDING NO.: 87-688817 OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: FEBRUARY 3, 1994
RECORDING NO.: 1994-007893J OFFICIAL RECORDS

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: MARCH 5, 1999
RECORDING NO.: 1999-0163504 OFFICIAL RECORDS

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ESCONDIDO
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MAY 3, 1996

RECORDING NO.: 1996-0225181 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

23. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: FEBRUARY 5, 2003
RECORDING NO.: 2003-013426W OFFICIAL RECORDS

24. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$126,000,000.00
DATE: JUNE 27, 2019
TRUSTOR/GRANTOR: UAF SAN DIEGO ALL INC.
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: TOYOTA MOTOR CREDIT CORPORATION, A CALIFORNIA CORPORATION
LOAN NO.: NOT SHOWN
RECORDING DATE: JULY 1, 2019
RECORDING NO.: 2019-0259227 OFFICIAL RECORDS

25. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY MAP NO. 23407

RECORDING DATE: OCTOBER 8, 2019

THE FOLLOWING ITEMS AFFECT PARCEL 5:

26. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 232-542-36-00
FISCAL YEAR: 2023-2024
1ST INSTALLMENT: \$1,841.67, OPEN
PENALTY: \$1,841.67 (DELINQUENT AFTER DECEMBER 10)
2ND INSTALLMENT: \$1,841.67, OPEN
PENALTY AND COST: \$194.16 (DELINQUENT AFTER APRIL 10)
CODE AREA: 04227

27. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

28. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

29. EASEMENTS OR RIGHTS OF WAY FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ESCONDIDO IRRIGATION DISTRICT
PURPOSE: PIPELINES AND DITCHES
RECORDING DATE: AUGUST 1, 1985
RECORDING NO.: BOOK 238, PAGE 390 OF DEEDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ESCONDIDO LAND AND TOWN COMPANY
PURPOSE: WATER PIPES
RECORDING DATE: OCTOBER 7, 1968
RECORDING NO.: IN BOOK 448, PAGE 275 DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ESCONDIDO IRRIGATION DISTRICT
PURPOSE: RIGHT OF WAY NOT EXCEEDING 6 FEET IN WIDTH FOR THE USE AND MAINTENANCE OF WATER AND DITCHES PIPES, PIPES, CONDUITS AND ADJUNCTS FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 21, 1938
RECORDING NO.: IN BOOK 801, PAGE 426 OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

32. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

MAP: RECORD OF SURVEY MAP NO. 23407
RECORDING DATE: OCTOBER 8, 2019

33. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

THE FOLLOWING ITEMS AFFECT PARCEL 6:

- 34. NOT A PART OF THIS SURVEY
35. NOT A PART OF THIS SURVEY
36. NOT A PART OF THIS SURVEY
37. NOT A PART OF THIS SURVEY
38. NOT A PART OF THIS SURVEY
39. NOT A PART OF THIS SURVEY
40. NOT A PART OF THIS SURVEY
41. NOT A PART OF THIS SURVEY
42. NOT A PART OF THIS SURVEY
43. NOT A PART OF THIS SURVEY
44. NOT A PART OF THIS SURVEY
45. NOT A PART OF THIS SURVEY

DATE: 11/20/2024 4:48:38 PM

FILENAME: C:\JUNE AREA\PORT ESCONDIDO\AUSTIN\PROJECT\DOCUMENTS\OFFICE-COPY-CC-COVENANTS_WARNINGS



ESCONDIDO AUDI
15556 AUTO PARKWAY, ESCONDIDO, CA 92029

EASEMENTS & EXCEPTIONS

Table with columns for Date, Page, and other tracking information.

C-2

DATE: 10/20/2023 11:48 AM

PLANING: P, LUMP, AREA, UTILITY, ESCONDIDO, AUDI (P&ID), DOCUMENTARY (P&ID)-CON-24-COLU-03

MATCHLINE - SEE BELOW LEFT

MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE SHEET C-4

LEGEND:

ITEM	SYMBOL
PROJECT BOUNDARY	-----
CONTRIBUTOR	-----
RIGHT-OF-WAY	-----
LOT LINE	-----
SHOOT LINE	-----
FLOWLINE	-----
EX UTILITY	-----
EX CONTOUR	-----
EX FENCE	-----
EX CURB & GUTTER	-----
PROPOSED STORM DRAIN	-----
PROPOSED FIBER GUTTER	-----
PROPOSED CONTOUR	-----
PROPOSED FINISH FLOOR ELEVATION	FF-6500
PROPOSED TOP OF CURB ELEVATION	374.001C
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED SWAGMANT	374
PROPOSED CURB	-----
PROPOSED CURB & GUTTER	-----
PROPOSED PCC PAVEMENT	-----
PROPOSED AC PAVEMENT (HEAVY)	-----



ESCONDIDO AUDI

1556 AUTO PARK WAY / ESCONDIDO, CA 92029

SHEET 001A

CONCEPTUAL GRADING & UTILITY PLAN

DATE: 10/20/2023

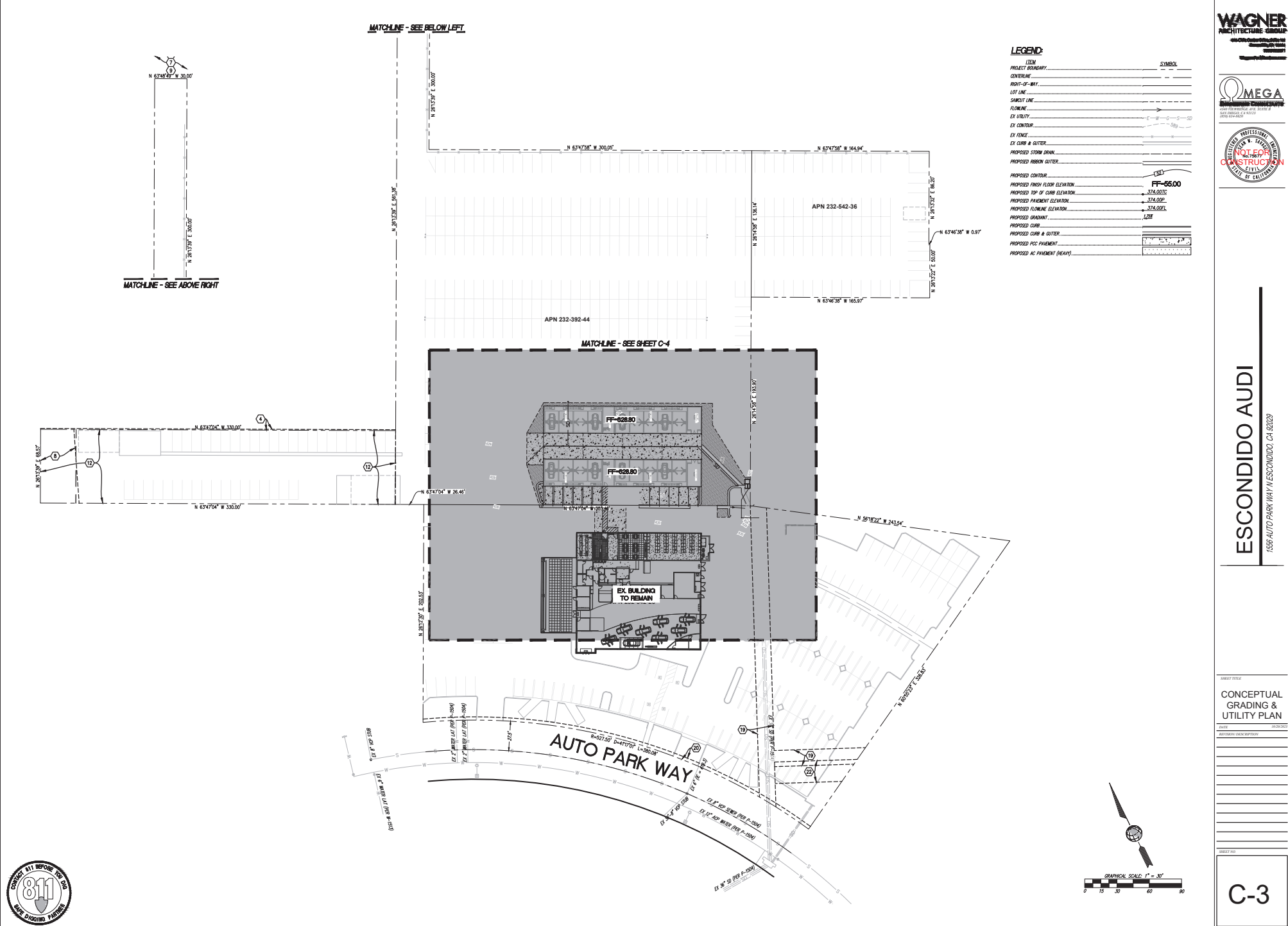
REVISION: 2024.09.20.001

SHEET NO.

C-3

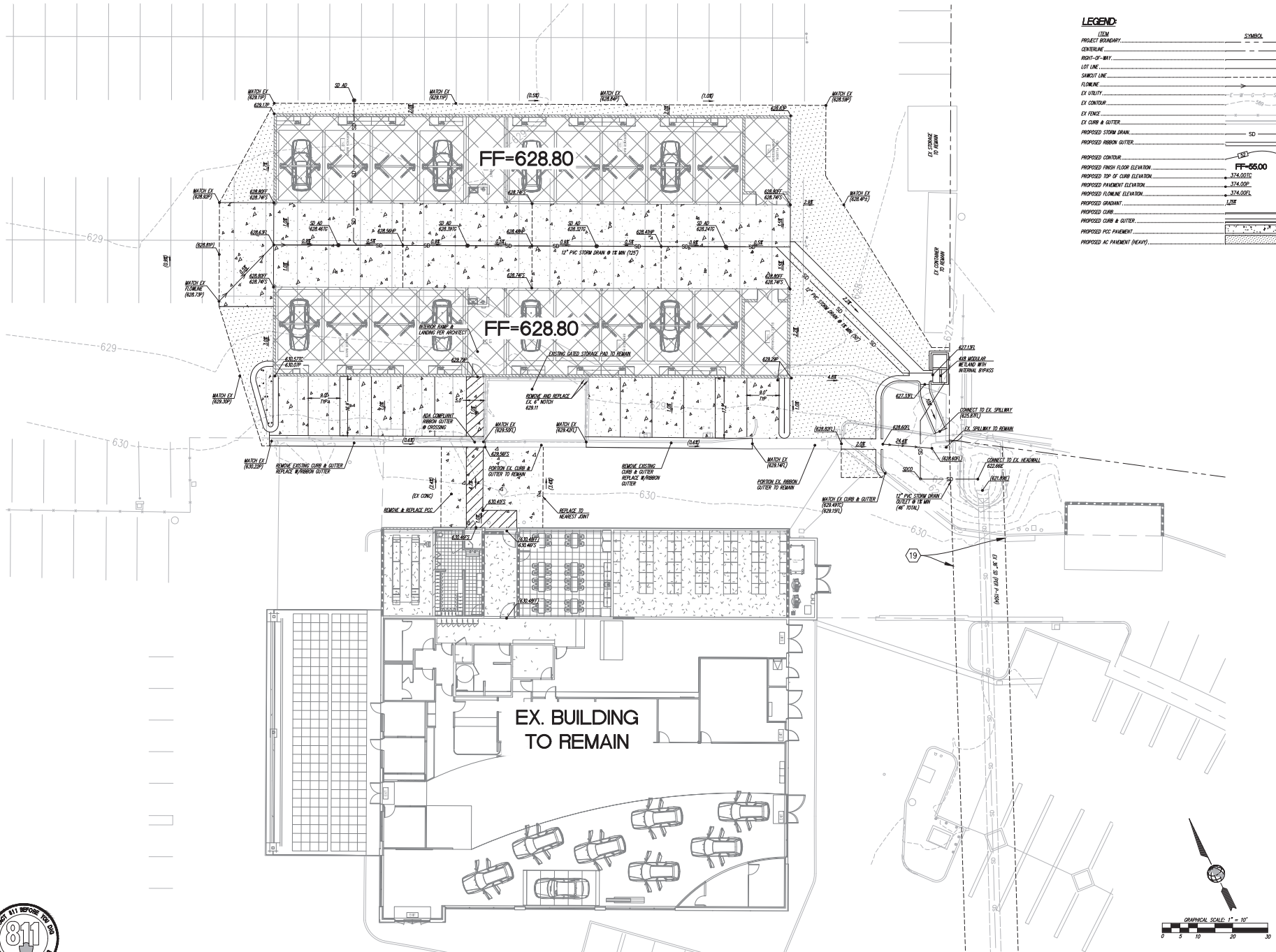


GRAPHICAL SCALE: 1" = 30'



DATE: 10/20/2023 2:00:07 PM

PLANING: P. LUMB, AREA: LDRY, ESCONDIDO AUDI (LDRY) (PROJECT) (038-COP-CO-COMM) (LDRY)



LEGEND:

ITEM	SYMBOL
PROJECT BOUNDARY
CONTRIBUTOR
RIGHT-OF-WAY
LOT LINE
SHORT CUT LINE
FLOWLINE
EX UTILITY
EX CONDUIT
EX TRENCH
EX CURB & GUTTER
PROPOSED STORM DRAIN
PROPOSED RIBBON GUTTER
PROPOSED CONTOUR
PROPOSED FINISH FLOOR ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED PAVEMENT ELEVATION
PROPOSED FINISHED FLOOR ELEVATION
PROPOSED SHADOWN
PROPOSED CURB
PROPOSED CURB & GUTTER
PROPOSED PCC PAVEMENT
PROPOSED AC PAVEMENT (HEAVY)



ESCONDIDO AUDI

1556 AUTO PARK WAY ESCONDIDO, CA 92029

SHEET 004

CONCEPTUAL GRADING & UTILITY PLAN

DATE: 10/20/2023

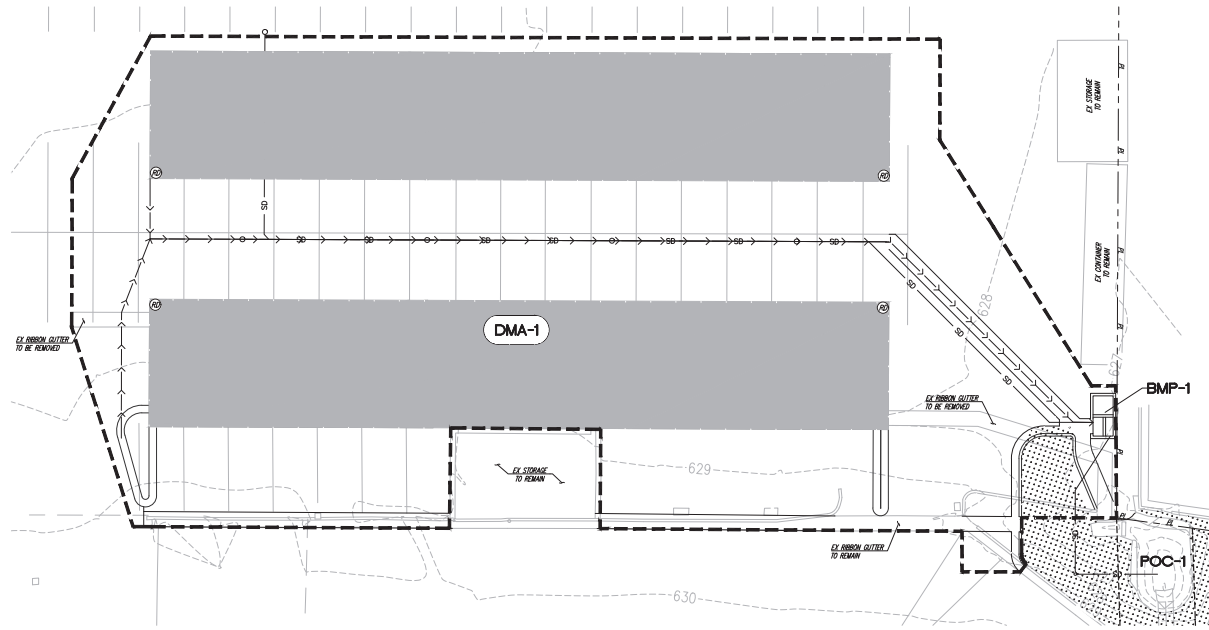
ATTORNEY: PAUL W. WATSON

SHEET NO.

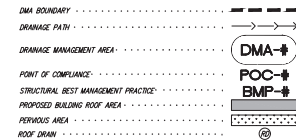
C-4

DATE: 11/02/2021 4:28:37 PM

PLANING: C:\PWB\AREA\0707\ESCONDIDO\A07\0707-C05-CIP-04-DMA100



LEGEND



DMA DATA TABLE

DMA-NO.	TOT. AREA (SQ)	IMP. AREA (SQ)	PERVIOUS AREA (SQ)	IMP. (%)	DCV (CF)	Q (CF)	TYP./RECALC BY
DMA-1	12,582	12,387	198	98.9	680	0.07	BMP-1

BMP DATA TABLE

BMP-#	RESIDUAL AREA (SQ)	TREATMENT FLOWRATE (CF)	DESCRIPTION
BMP-1	DMA-1	0.115	CONTECH MODULAR METALAND SYSTEM MODEL: MWS-L-4-B-V

MISC NOTES

- UNDER THE MWS METALAND SOIL GROUP FOR SITE IS TYPE B
- GROUNDWATER DEPTH HAS NOT BEEN DETERMINED, BUT IS ASSUMED TO BE 5 FT BELOW GRADE
- NO EXISTING NATURAL HYDROLOGIC FEATURES
- NO OTHER CONCRETE SURFACES NEAR SITE
- AVOID USING COPPER WHEN SELECTING ROOF DRAINAGE AND ROOFING TRIM MATERIALS

MAINTENANCE NOTES

- MODULAR METALAND SYSTEM MAINTENANCE SCHEDULE:**
- REMOVE TRASH FROM SCREENING DEVICE - AVERAGE MAINTENANCE INTERVAL IS 12 TO 18 MONTHS
 - REMOVE SEDIMENT FROM SEPARATION CHAMBER - AVERAGE MAINTENANCE INTERVAL IS 12 TO 24 MONTHS
 - REPLACE CARTRIDGE FILTER MEDIA - AVERAGE MAINTENANCE INTERVAL IS 12 TO 18 MONTHS
 - REPLACE DOWN DRAIN FILTER MEDIA - AVERAGE MAINTENANCE INTERVAL IS 12 TO 24 MONTHS
 - TRIM VEGETATION - AVERAGE MAINTENANCE INTERVAL IS 6 TO 12 MONTHS

ACCESS TO STRUCTURAL BMP:

- MANHOLE ON MWS UNIT

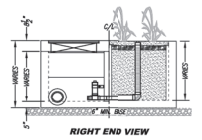
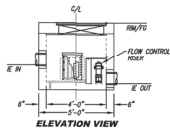
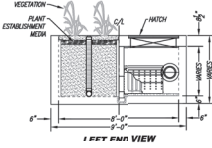
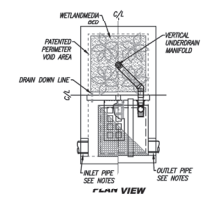
SOURCE CONTROL BMP NOTES

- ALL APPLICABLE SOURCE CONTROL BMP'S SHALL BE UTILIZED.
- SC-1 PREVENT EROSION DISCHARGE INTO THE MSA. INTERIOR FLOOR DRAINAGE SHALL BE DRAINED TO THE MODULAR METALAND BIORETENTION BASIN OF THE SANITARY SEWER.
- SC-2 ALL CRACK REPAIRS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID RUN STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
- SC-3 ALL CRACK REPAIRS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID RUN STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
- SC-4 MWS UNIT NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
- SC-50 LANDSCAPE/INDOOR PESTICIDE USE
- SC-51 WEEDS/EQUIPMENT CLEAN AND MAINTENANCE
- SC-52 FIRE SPRINKLER TEST WATER
- SC-53 PLAZAS, SIDEWALKS, AND PARKING LOTS

SITE SPECIFIC DATA

PROJECT NUMBER	0707		
PROJECT NAME	ESCONDIDO AUDI		
PROJECT LOCATION	ESCONDIDO, CA		
STRUCTURE ID	BMP-1		
TREATMENT REQUIRED	FLOW REDUC (CF)		
FLOW REDUC (CF)	0.115		
PEAK BYPASS REQUIRED (CF)	- IF APPLICABLE		
PIPE DATA	INLET	MATERIAL	DIAMETER
INLET PIPE 1	TBD	TBD	TBD
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	TBD	TBD	TBD
PRE-TREATMENT	BIORETENTION	DISCHARGE	
BMP ELEVATION	TBD		
SURFACE LOAD	PEDESTRIAN		

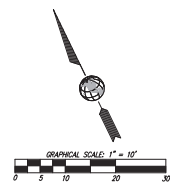
NOTES:
* PRELIMINARY NOT FOR CONSTRUCTION



TREATMENT FLOW (CF)	0.115
OPERATING HEAD (FT)	3.4
PRE-TREATMENT LOADING RATE (GPM/SQ)	2.0
METALAND MEDIA LOADING RATE (GPM/SQ)	1.8



MWS-L-4-B-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



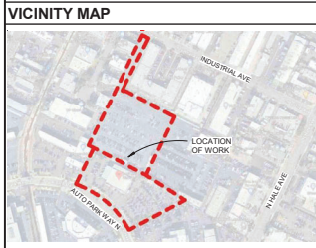
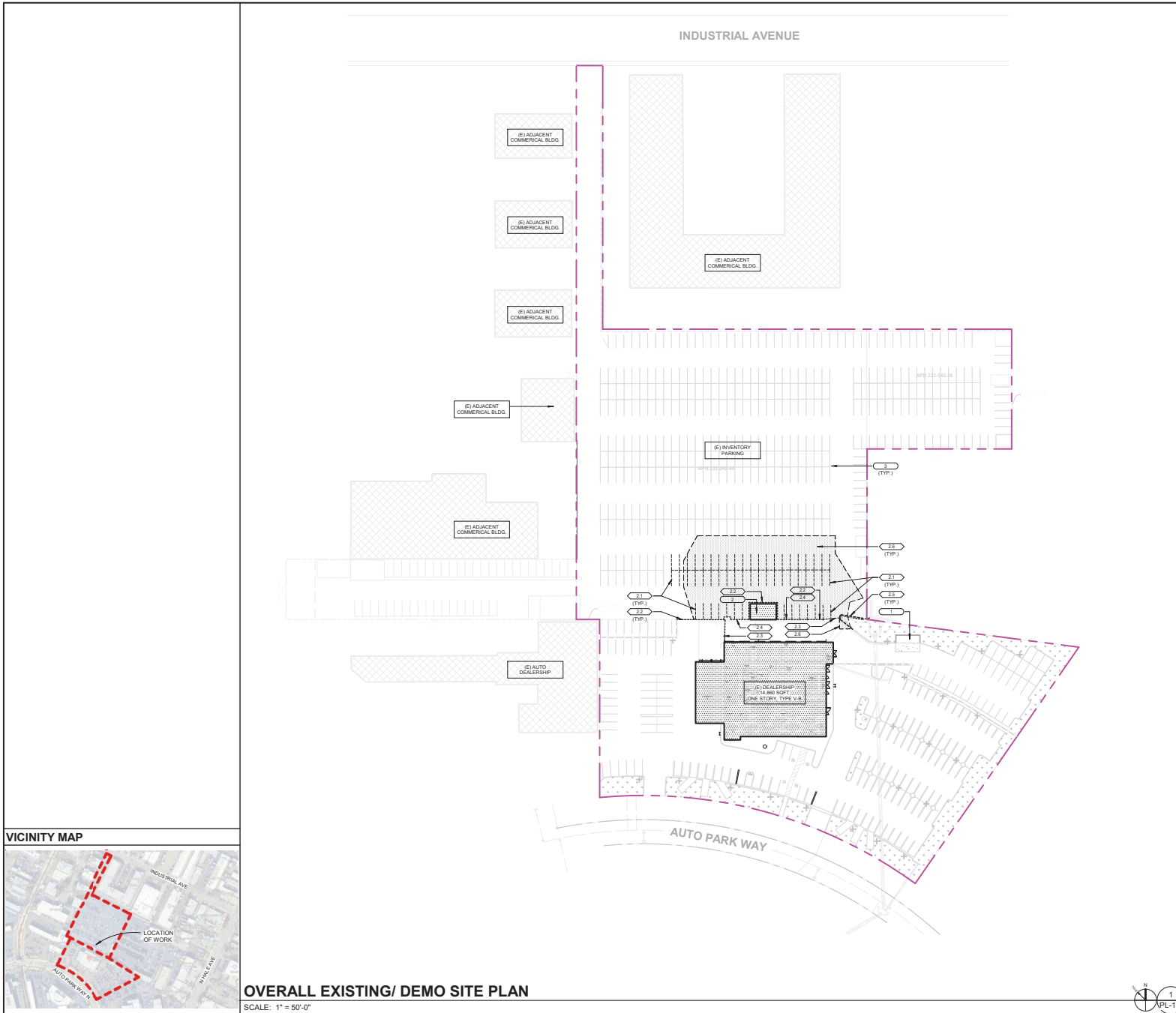
ESCONDIDO AUDI
15356 AUTO PARKWAY, ESCONDIDO, CA 95029

SHEET TITLE
DMA EXHIBIT

DATE: 11/02/2021
AUTHOR: PWB/SP/2021

SHEET NO.

C-5



OVERALL EXISTING/ DEMO SITE PLAN
 SCALE: 1" = 50'-0"

GENERAL DEMOLITION NOTES

- DEMOLITION NOTES ARE GENERAL - CONTRACTOR TO REVIEW WITH OWNER FOR FINAL DEMOLITION EVALUATION. ADDITIONAL DEMOLITION MAY BE REQUIRED TO FINALIZE WORK. CONTACT ARCHITECT TO REVIEW PRIOR TO START. REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR COORDINATION.
- NEITHER OWNER OR DESIGN TEAM HAVE HAD TESTING OF HAZARDOUS MATERIALS ON SITE OR WITHIN STRUCTURES. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM SUCH TESTING AND PERFORM ALL DEMOLITION ACTIVITIES IN ACCORDANCE WITH LOCAL REQUIREMENTS. WHEN HAZARDOUS MATERIALS ARE KNOWN TO EXIST.
- REMOVE ADDITIONAL AREAS AS REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DRAWINGS TO COORDINATE EXISTING AND NEW. COMPLETE, CLEAN, AND COORDINATED FINISH MATERIALS.
- PATCH AND REPAIR DAMAGED SURFACES TO NEW CONDITION. ALSO, PATCH AND REPAIR AREAS, OUTSIDE OF SCOPE THAT HAVE BEEN DISTURBED TO MEET NEW CONDITION.
- LOCATE AND CAP ALL EXISTING UTILITIES ON SITE AND MARK LOCATIONS. NOTIFY ARCHITECT OF RECORD AND CIVIL ENGINEER REGARDING ANY UTILITIES NOT SHOWN. REMOVE AS REQUIRED TO FACILITATE NEW CONSTRUCTION.

DEMO SITE PLAN NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS ARE REFERENCED ON THIS SHEET. CONTRACTOR TO REVIEW ALL SHEETS PRIOR TO WORK.
- EXISTING TRASH ENCLOSURE TO REMAIN
 - EXISTING OIL FLUIDS AND COMPRESSOR RM TO REMAIN
 - EXISTING BOLLARDS AND SIGNAGE TO REMAIN

DEMO SITE CONSTRUCTION NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS ARE REFERENCED ON THIS SHEET. CONTRACTOR TO REVIEW ALL SHEETS PRIOR TO WORK.
- 02.00.00 - EXISTING CONDITIONS
- 02.41.19 DEMOLITION AND REMOVAL OF EXISTING PAVEMENT MARKINGS
 - 02.41.19 DEMOLITION AND REMOVAL OF PORTION OF EXISTING CHAIN LINK (AND SLAT) FENCE. CONFIRM EXTENT OF REMOVAL WITH OWNER. CONFIRM WITH OWNER IF FENCE CAN BE REUSED PRIOR TO WORK.
 - 02.41.19 DEMOLITION AND REMOVAL OF PORTION OF EXISTING CHAIN LINK (AND SLAT) GATE. CONFIRM EXTENT OF REMOVAL WITH OWNER. CONFIRM WITH OWNER IF GATE CAN BE REUSED PRIOR TO WORK.
 - 02.41.19 DEMOLITION AND REMOVAL OF EXISTING CURB AND GUTTER. RE: CIVIL FOR EXTENT OF DEMO AND REPLACEMENT.
 - 02.41.19 DEMOLITION AND REMOVAL OF PORTION OF EXISTING CURB AND GUTTER. RE: CIVIL FOR EXTENT OF DEMOLITION AND REPLACEMENT.
 - 02.41.19 DEMOLITION AND REMOVAL OF EXISTING APC PAVING. RE: CIVIL FOR EXTENT OF DEMOLITION AND REPLACEMENT. PREP AREA FOR NEW WORK.

DEMO SITE PLAN LEGEND

- PROPERTY LINE RE: CIVIL
- LANDSCAPING AREA
- CONCRETE PAVING
- ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANTS



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AUDI ESCONDIDO
 1556 AUTO PARK WAY, ESCONDIDO, CA 92029

Audi

SHEET TITLE:
SITE PLAN - EXISTING/DEMO

PLANNING SUBMITTAL 1/15/2023

REV.	DESCRIPTION	DATE

PERMIT NO. 18.0

SHEET NO.

PL-1.0

PROJECT DATA

PROJECT DESCRIPTION:
CONDITIONAL USE PERMIT (CUP) FOR CONSTRUCTION OF AUTOMOBILE SERVICE WORKSHOP INCLUDING ADDITION AT EXISTING AUTOMOBILE DEALERSHIP (AUDI ESCONDIDO) BUILDING ADDITION ON ADJACENT PARCEL ZONED M-2. PROJECT SCOPE INCLUDES LOT 1E.

PROJECT INFORMATION:
PROJECT ADDRESSES: 1556 AUTO PARK WAY ESCONDIDO, CA 92029
1189 INDUSTRIAL AVE ESCONDIDO, CA 92029

PROPERTY OWNER: PENSKO AUTOMOTIVE GROUP
4910 KEARNEY MEZA ROAD
SAN DIEGO, CA 92111

TENANT: AUDI ESCONDIDO

ZONING (PARCEL ONE): 1556 AUTO PARK WAY N. ESCONDIDO, CA 92029
APN: 232-542-2500

LOCAL DESCRIPTION: NONE
ZONING: PD-C - PLANNED DEVELOPMENT COMMERCIAL
OVERLAY: NONE
USE: AUTO SALES AND REPAIR

DEVELOPMENT STANDARDS (PARCEL ONE):
LOT AREA: NO CHANGE
SETBACKS: NO CHANGE
HEIGHT: NO CHANGE

DEVELOPMENT STANDARDS (PARCEL TWO):
ADDRESS: 1189 INDUSTRIAL AVE. ESCONDIDO, CA 92029
APN: 232-392-4400

LEGAL DESCRIPTION: TR 724 BLK 301 "LOT 3" (EX DOC85-478095) PAR 2 PER D78-817139 & D80-244247N

ZONING: M-2 - GENERAL INDUSTRIAL
OVERLAY: NONE
USE: AUTO SALES AND REPAIR

DEVELOPMENT STANDARDS (PARCEL TWO):
LOT AREA: 140,721 SQ FT / 3.23 AC
LOT COVERS: 8%

DEVELOPMENT STANDARDS (PARCEL TWO):
HEIGHT: NONE - REAR
SETBACKS: NONE - SIDE
HEIGHT: NONE - REAR

DEVELOPMENT STANDARDS (PARCEL TWO):
LOT COVERS: 8%
FLOOR AREA: SEE CALCULATIONS BELOW
PARKING: SEE CALCULATIONS BELOW

BUILDING AREA CALCULATIONS:
TOTAL EXISTING BUILDING #1: 15,138 SQ. FT.

TOTAL EXISTING SERVICE CAPACITY: 515 SQ. FT.
TOTAL PROPOSED BUILDING #2: 7,448 SQ. FT.

TOTAL BUILDING AREA: 3,200 SQ. FT.
23,088 SQ. FT.

REQUIRED PARKING:
PER ESCONDIDO MUNICIPAL CODE, ARTICLE 39, SECTION 33-762

AREA WITHIN A BUILDING PER SECTION 33-760: 14,880/2000 7

CAR DEALERSHIP, INDOOR SPACE REQUIRES 1 SPACE FOR EACH 2,000 SQFT

OUTDOOR DISPLAY PER SECTION 33-760, CAR DEALERSHIP, OUTDOOR SPACE REQUIRES 1 SPACE FOR EACH 20 OUTDOOR DISPLAY SPACES

PER SECTION 33-760, REPAIR GARAGES REQUIRES 1 SPACE FOR EACH 1,000 SQFT DISPLAY FLOOR AREA

PER SECTION 33-760, REPAIR GARAGES REQUIRES 1 SPACE FOR EACH 800 SQFT

PER SECTION 33-760, REPAIR GARAGES REQUIRES 1 SPACE FOR EACH 250 SQFT OF GARAGE FLOOR AREA

TOTAL REQUIRED OFF-STREET PARKING STALLS PROVIDED PARKING: 47

ACCESSIBLE SPACES: PER 2022 CBC TABLE 11B-208.2 (2 SPACES REQUIRED) PER 2022 CBC SECTION 11B-208.2.4, 1% SPACE TO BE VAN ACCESSIBLE: (1) VAN ACCESSIBLE, (1) STANDARD

STALLS PER ESCONDIDO MUNICIPAL CODE, ARTICLE 39, SECTION 33-768

STANDARD STALLS: SIZE 8'-6" X 16'-0" @ 90 DEG WITH 24'-0" DRIVE AISLE

COMPACT STALLS: SIZE 6'-6" X 16'-0" @ 90 DEG WITH 24'-0" DRIVE AISLE

EV CHARGING STALLS: 0
CLEAN AIR VEHICLES STALLS: 0

TOTAL PROVIDED OFF-STREET PARKING STALLS: 47

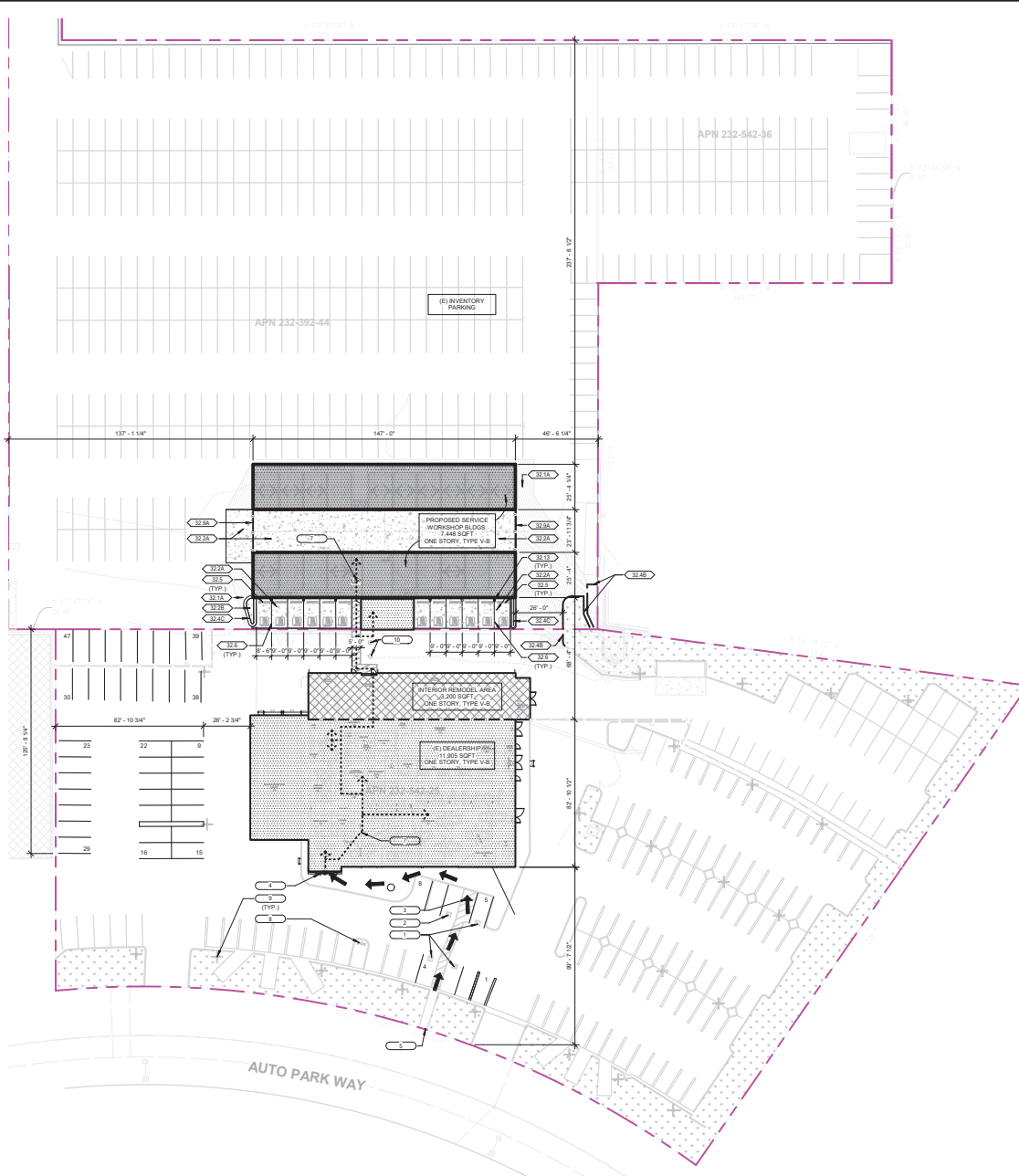
NOTE: 2' BUFFER OVERHANGS ALLOWED AT CURB
NOTE: TYPICAL STRIPINGS AT REQUIRED STALLS TO HAVE 4" DOUBLE STRIPE EACH SIDE 18' WIDE
NOTE: REQUIRED PARKING STALLS NUMBERED IN SEQUENTIAL ORDER - SHOWN ON PLANS FOR REFERENCE ONLY

VICINITY MAP



PARTIAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL SITE PLAN NOTES

- 1. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS. HAND SURVEY OR PHOTOGRAPHIC INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
2. ARCHITECTURAL SITE PLAN FOR GOVERNMENT REFERENCE ONLY REFER TO CIVIL PLANS FOR ACCURATE SITE IMPROVEMENTS, PROPERTY LINES, EASEMENTS, EXACT DIMENSIONS AND FINISH CONCRETE FINISHING HORIZONTAL & VERTICAL CONTROL. SETBACKS OF RECORD AND ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN. WHERE CONFLICTS EXIST, CIVIL PLANS SHALL GOVERN.
3. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN, AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY THE ARCHITECT IN WRITING PRIOR TO COMMENCING ANY WORK.
4. ALL FINISH GRADES AROUND THE BUILDING EXTERIOR OF THE STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE. SURFACE SLOPE OF EXTERIOR PAVING SHALL NOT EXCEED 1/4" PER FOOT (2% UP TO DOORS). THRESHOLDS FOR A MIN. DISTANCE OF 3 FEET OUT FROM ALL EXTERIOR DOOR OPENINGS. (CBC SEC. 1003.3.1.6)
5. LOCATE AND CAP ALL UTILITIES AND MARK LOCATIONS

KEY SITE PLAN NOTES

- 1. STANDARD ACCESSIBLE STALL
2. STANDARD VAN ACCESSIBLE STALL
3. ACCESSIBLE SITE PATH OF TRAVEL: 48" MIN WIDTH WALKWAY - 5% MAX SLOPE, SLOPE IN DIRECTION OF TRAVEL - 2% MAX CROSS SLOPE PER 2022 CBC SECTION 11B-403.3 AND 11B-403.5
4. ACCESSIBLE BUILDING ENTRY
5. ACCESSIBLE SITE ENTRY
6. ACCESSIBLE SITE RAMP
7. PRIMARY PATH OF TRAVEL TO ALTERED AREAS TO COMPLY WITH ALL ACCESSIBLE FEATURES
8. LOCATION OF EXISTING FIRE HYDRANT
9. LOCATION OF EXISTING LIGHT POLES
10. LOCATION OF EXISTING SAND OIL INTERCEPTOR

SITE CONSTRUCTION NOTES

- NOTES ARE GENERAL FOR NEW TYPE. NOT ALL ITEMS MAY BE REFERENCED ON THIS SHEET CONTRACTOR & SUBS RESPONSIBLE TO REVIEW ALL SHEETS PRIOR TO INSTALLATION
32.00.0 - EXTERIOR IMPROVEMENTS
32.01.0 - PROVIDE ASPHALT SEAL COAT RE. CIVIL FOR EXTERIOR AND SPECIFICATIONS
32.1A - PROVIDE ASPHALT SEAL COAT RE. CIVIL FOR EXTERIOR
32.2A - PROVIDE CONCRETE PAVING RE. CIVIL FOR EXTERIOR AND SPECIFICATIONS
32.2B - PROVIDE DECORATIVE CONCRETE PAVING
32.3 - NOT USED (PAVERS)
32.4A - PROVIDE CONCRETE CURB, 6" HIGH RE. CIVIL
32.4B - PROVIDE CONCRETE CURB, 6" HIGH ROLLED RE. CIVIL
32.4C - PROVIDE CONCRETE CURB, 6" HIGH ROLLED RE. CIVIL
32.5 - PROVIDE PARKING WHEEL STOP
32.6 - PROVIDE PAVEMENT STRIPING
32.7 - PROVIDE TACTILE WARNING SURFACE
32.8A - PROVIDE FENCE - CHAIN LINK
32.8B - PROVIDE FENCE - GALVANIZED WROUGHT IRON
32.8A - PROVIDE GATES - CHAIN LINK
32.8B - PROVIDE GATES - LOW SWINGING
32.9C - PROVIDE GATES - LOW ROLLING
32.10 - PROVIDE BOLLARDS
32.11A - PROVIDE LIGHTING - NEW SITE LIGHT POLE 34" HIGH MULT HEAD LED SHIELDED FIXTURE RE. ELEC. AND (ARCH DETAIL) XXXI X. CONFORM FINAL LOCATIONS WITH ARCHITECT
32.11B - PROVIDE LIGHTING - NEW WALL MOUNTED LED FIXTURE RE. ELEC. FOR HEIGHTS AND FINISH RE. ELEVATION.
32.11C - PROVIDE LIGHTING - (MODIFICATIONS TO EXISTING SITE LIGHTING)
32.12 - PROVIDE SIGNAGE
32.13 - PROVIDE EV CHARGER. CONFIRM FINAL LOCATION WITH OWNER

SITE PLAN LEGEND

- PROPERTY LINE RE. CIVIL
LANDSCAPING AREA
CONCRETE PAVING, PER CIVIL
ACCESSIBLE PATH OF TRAVEL



100% OCCUPANCY AND THE SEALS AND THE DESIGN INCORPORATED AS SHOWN AS AN INSTRUMENT OF PROFESSIONAL ARCHITECTURE. THE ARCHITECT'S SIGNATURE SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT.

AUDI ESCONDIDO
1556 AUTO PARK WAY, ESCONDIDO, CA 92029



SHEET TITLE:

PARTIAL SITE PLAN

PLANNING SUBMITTAL 11/02/2023

REV# DESCRIPTION

Table with columns for revision number and description.

PERMIT NO. 19.0A

SHEET NO.

PL-1.1



GENERAL BUILDING DEMO NOTES

- 1. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- 2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING BUILDING CONDITIONS.
- 3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF DEMOLITION COMMENCEMENT TO A. SCHEDULE SEQUENCE AND COORDINATE ALL WORK. B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL SHORE AND BRACE EXISTING STRUCTURE AS REQUIRED. THE DESIGN Adequacy AND SAFETY OF SECTION OF THIS SHORING AND BRACING AND ANY OTHER TEMPORARY STRUCTURE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 5. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 6. IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
- 7. REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL ENTRY CURTAIN WALLS REMOVAL INCLUDES FINISHES, DOORS, AND DOOR FRAMES. WINDOWS AND WINDOW FRAMES, CASINGWORK AND FINISHES AS REQUIRED. REPAIR HOLES IN FLOORS OR EXISTING WALLS.
- 8. DEMOLITION OF THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- 9. CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. NOTIFY STRUCTURAL ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
- 10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.
- 11. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR MATERIAL AND FINISHES.
- 12. IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTORS WORK.
- 13. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
- 14. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO CUSTOMERS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- 15. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
- 16. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
- 17. DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BY THE OWNER'S REPRESENTATIVE, SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE AND DISPOSED OF IN A LAWFUL MANNER.
- 18. ALL SHEETS TO BE REVIEWED TO COMPLETE FINAL DESIGN SCOPE. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DEMO AS IT RELATES TO THE COMPLETE FINISHED PRODUCT.

STRUCTURAL DEMO NOTES

- 1. ALL STRUCTURAL COLUMNS, BEAMS, FLOORS, AND LOAD BEARING CMU WALLS SHALL REMAIN IN PLACE. I.D.O. REFER TO 8-DWG FOR LOCATIONS.

ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION DEMO NOTES

- 1. CONTRACTOR TO REMOVE ALL EXISTING ELECTRICAL EQUIPMENT FROM EXISTING WALL BEING REMOVED UNDER THIS CONTRACT. ALL EXISTING CONDUIT AND WIRING FEEDING ELECTRICAL EQUIPMENT TO BE REMOVED OR TERMINATED AS DESCRIBED BELOW:
 - 1.1. A. CONDUIT FEEDING EQUIPMENT FROM SLAB TO BE CUT OFF BELOW SLAB AND ABANDONED WITH HOLE IN SLAB BEING PATCHED.
 - 1.2. B. CONDUIT FEEDING EQUIPMENT FROM ABOVE DROPPED CEILING TO BE DISCONNECTED AND REMOVED BACK TO SOURCE. DAMAGE TO CEILING TO BE REPLACED OR REPAIRED TO MATCH EXISTING.
 - 1.3. C. CONTRACTOR TO MAINTAIN THE INTEGRITY OF ALL EXISTING FEED-THROUGH CIRCUITRY WHERE EXISTING ELECTRICAL EQUIPMENT HAS BEEN REMOVED FROM POINT OF CIRCUIT. NEW WIRE TO BE PULLED THE ENTIRETY OF CIRCUIT.
- 2. EXISTING CIRCUIT BREAKERS FEEDING EXISTING LIGHTING, RECEPTACLES, OR EQUIPMENT, WHERE ENTIRE CIRCUIT HAS BEEN REMOVED, TO BE LABELED "SPARE". RE-USE "SPARE" CIRCUIT BREAKERS WHERE NOTED ON DRAWINGS.
- 3. CONTRACTOR TO MAINTAIN THE INTEGRITY OF ALL EXISTING CIRCUITRY TO REMAIN.
- 4. ALL EXISTING EQUIPMENT SHOWN IS FROM THE ORIGINAL CONTRACT DOCUMENTS AND IS TO BE USED AS A GUIDE FOR POSSIBLE EQUIPMENT LOCATIONS. CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS AND QUANTITIES.
- 5. CONTRACTOR SHALL DEMOLISH ALL DEVICES POWER, LIGHTINGS, FIRE ALARM, DATA, AND MISC. ELECTRICAL DEVICES (UNLESS OTHERWISE INDICATED).
- 6. CONTRACTOR SHALL MAINTAIN POWER TO ALL HVAC, PLUMBING, AND MISC. SYSTEMS THAT ARE EXISTING TO REMAIN. CONTRACTOR SHALL FIELD COORDINATE WHICH UPS/STAMP DEVICES, PANELS, FEEDERS, SWITCHBOARDS, AND ETC. MUST REMAIN IN SERVICE TO ACCOMMODATE THESE PIECES OF EQUIPMENT.
- 7. CONTRACTOR SHALL EITHER REMOVE DEMOLISHED EQUIPMENT FROM SITE OR TURN OVER TO OWNER. COORDINATE WITH OWNER.
- 8. CONTRACTOR SHALL COORDINATE THE UNAVOIDABLE DISRUPTION OF PLUMBING SERVICE WITH THE OWNER'S REPRESENTATIVE WHEN THE FIRING TO BE DEMOLISHED IS DISCONNECTED FROM THE EXISTING PLUMBING SERVICE LINES, WHICH SHALL REMAIN.

GENERAL DEMO PLAN NOTES

- 1. DEMOLITION NOTES ARE GENERAL - CONTRACTOR TO REVIEW WITH OWNER FOR FINAL DEMOLITION EVALUATION. ADDITIONAL DEMOLITION MAY BE REQUIRED TO FINALIZE WORK. CONTACT ARCHITECT TO REVIEW PRIOR TO START. REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR COORDINATION.
- 2. NEITHER OWNER OR DESIGN TEAM HAVE HAD TESTING OF HAZARDOUS MATERIALS ON SITE OR WITHIN STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM SUCH TESTING AND PERFORM ALL DEMOLITION ACTIVITIES IN ACCORDANCE WITH LOCAL REQUIREMENTS. WHEN HAZARDOUS MATERIALS ARE KNOWN TO EXIST:
- 3. REMOVE ADDITIONAL AREAS AS REQUIRED BY ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DRAWINGS TO COORDINATE EXISTING AND NEW. COMPLETE, CLEAN, AND COORDINATED FINISH MATERIALS.
- 4. PATCH AND REPAIR DAMAGED SURFACES TO NEW CONDITION. ALSO, PATCH AND REPAIR AREAS, OUTSIDE OF SCOPE THAT HAVE BEEN DISTURBED TO MEET NEW CONDITIONS.

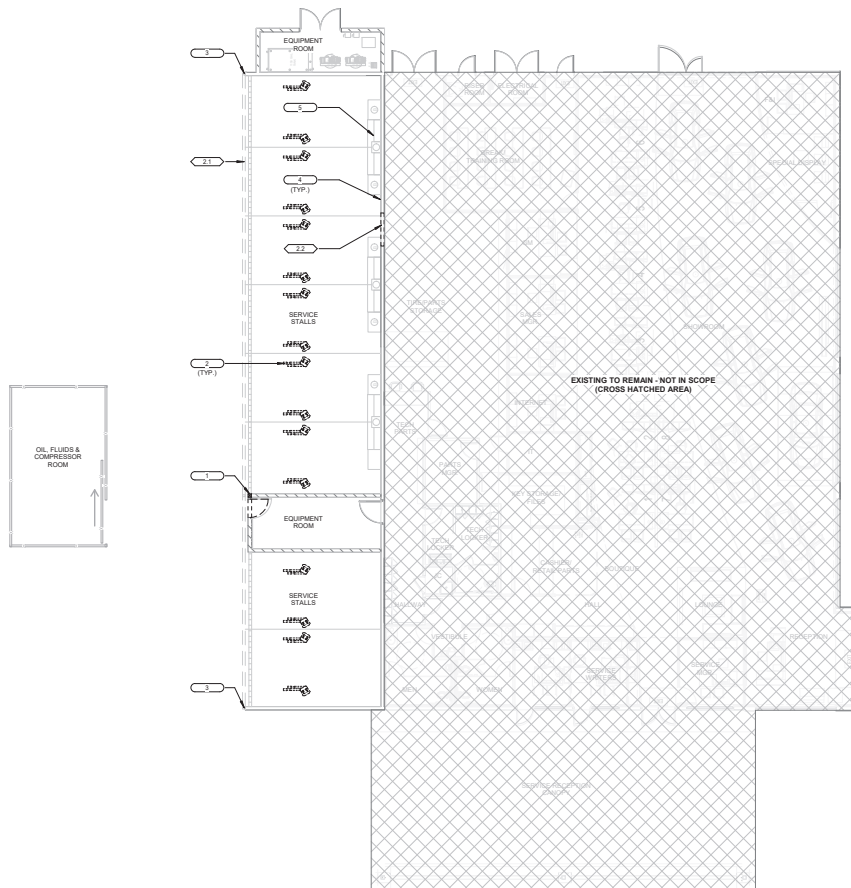
KEY DEMO PLAN NOTES

- 1. EXISTING COLUMN TO REMAIN: PROTECT IN PLACE DURING CONSTRUCTION
- 2. COORDINATE REMOVAL OF EXISTING IN-GROUND CAR SERVICE LIFT WITH OWNER. PATCH AND REPAIR DAMAGED SURFACES TO NEW CONDITION. CONFIRM WITH OWNER EXTENT OF REMOVAL OF EXISTING POWER/GAS/AND AIR/FLEUID/GAS LINES TO LIFT LOCATIONS
- 3. EXISTING DOWNSPOUT TO REMAIN: PROTECT IN PLACE DURING CONSTRUCTION
- 4. COORDINATE REMOVAL OF EXISTING WALL MOUNTED GRAPHICS WITH OWNER. DISPOSE OR RELOCATE PER OWNER'S INSTRUCTIONS. PATCH AND REPAIR DAMAGED SURFACES TO NEW CONDITION
- 5. COORDINATE REMOVAL OF EXISTING BENCHES WITH OWNER. DISPOSE OR RELOCATE PER OWNER INSTRUCTIONS. CONFIRM WITH OWNER EXTENT OF REMOVAL OF EXISTING POWER/GAS AND AIR/FLEUID/GAS LINES TO BENCH LOCATIONS

KEY DEMO CONSTRUCTION NOTES

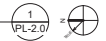
NOTES ARE GENERAL FOR VIEW TYPE - NOT ALL ITEMS MAY BE REFERENCED ON THIS SHEET. CONTRACTOR & SUBS RESPONSIBLE TO REVIEW ALL SHEETS PRIOR TO INSTALLATION.

1. SITE	NOT USED
2. WALLS AND FLOORS	2.1 DEMOLISH AND REMOVE EXISTING TRENCH DRAIN. PROTECT ADJACENT STRUCTURE AND REPAIR DAMAGED SURFACES TO NEW CONDITION
2.2	DEMOLISH PORTION OF EXISTING CONCRETE PANEL WALL FOR NEW OPENING RE: FLOOR PLAN
3. DOORS AND WINDOWS	3.1 NOT USED
4. CEILING AND SOFFITS	4.1 NOT USED
5. M/FE AND FIRE	5.1 NOT USED
6. EQUIPMENT	6.1 NOT USED



1ST FLOOR PLAN - DEMO

SCALE: 3/32" = 1'-0"



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- PORTION OF BUILDING TO BE DEMOLISHED



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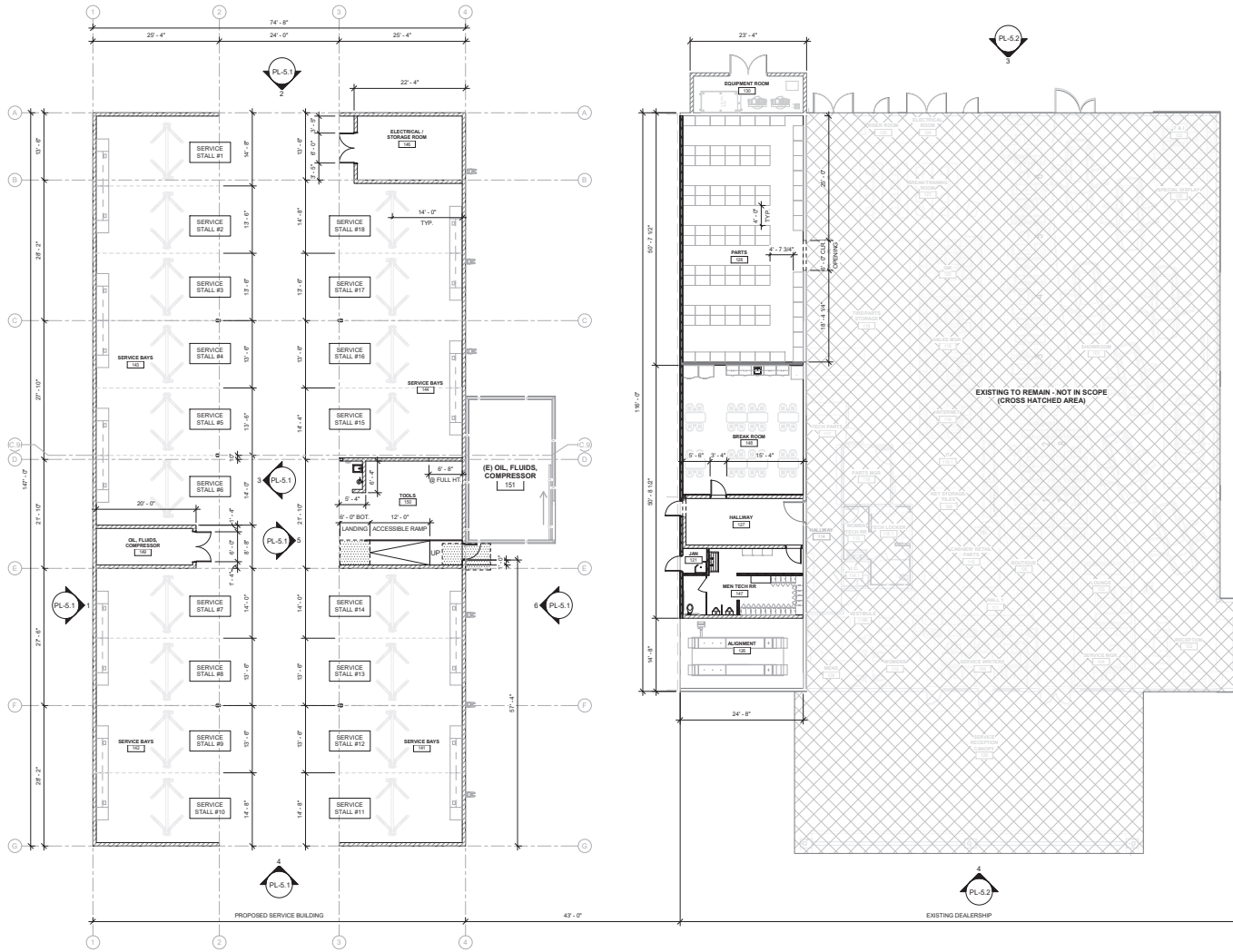
AUDI ESCONDIDO
1556 AUTO PARK WAY, ESCONDIDO, CA 92029



SHEET TITLE:
1ST FLOOR PLAN - DEMO

PLANNING SUBMITAL	11/07/2025
REV#	DESCRIPTION

PERMIT NO: **T.B.O.**
SHEET NO: **PL-2.0**



GENERAL FLOOR PLAN NOTES

- A. PLACEMENT OF LIGHT SWITCH SHALL BE MAX 4' AWAY FROM STRIKE SIDE OF DOOR IN ALL POSSIBLE LOCATIONS
- B. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CSC TABLE 8.8. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 03.1.
- C. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE UNLESS INDICATED ON DOOR SCHEDULE
- D. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SIGN AT THE MAIN EXIT DOOR READING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. (SECTION 105.1.1)
- E. ALL INTERIOR WALLS FINISHING TO BE 3/8" 20 GA. (33 MIL) METAL STUD MINIMUM UNLESS NOTED OTHERWISE OR FOR HEIGHT RESTRICTIONS. (STD. GA. PER MANUF. FOR HT.)
- F. PROVIDE FIRE EXTINGUISHER IN CABINETS LOCATIONS PER EGRESS PLANS) AND VERIFIED IN FIELD BY FIRE DEPARTMENT. COORDINATE FINAL LOCATIONS WITH THE ARCHITECT AND OWNER. SUPPLY SEAM RECEIRED CABINETS, STAINLESS STEEL FINISH, FULL CLASS DOOR, IN METAL STUD WALLS WHERE POSSIBLE
- G. SUPPLY A MINIMUM 15 ML. VISQUEEN VAPOUR BARRIER IN MOISTURE SENSITIVE AREAS INCLUDING OFFICES AND SHOWROOMS RE: STRUCTURAL AND SOLS REPORT FOR FINAL DESIGN REQUIREMENTS
- H. USE CMU BLOCK WITH ROUNDED EDGES ON ALL END OF RUN WALLS AND OPENINGS (DOORWAYS, HALF WALLS, ETC.)

KEY FLOOR PLAN NOTES

NOTES ARE GENERAL FOR VIEW TYPE - NOT ALL ITEMS MAY BE REFERENCED ON THIS SHEET

WALL LEGEND

- [Symbol] FRAMED WALL RE: WALL TYPES
- [Symbol] STRUCTURAL WALL RE: WALL TYPES
- [Symbol] 8" CMU WALL RE: WALL TYPES
- [Symbol] 12" CMU WALL RE: WALL TYPES
- [Symbol] 2 HR RATED WALL

LEGEND

- | Room Name | ROOM NAME & NUMBER |
|--------------|--|
| [Symbol] 101 | WALL TYPE TAG. RE: WALL DETAILS ON SHEETS A6.0.1 THRU A6.0.3 |
| [Symbol] 102 | DOOR TYPE TAG. RE: DOOR SCHEDULE ON SHEET A6.1 |
| [Symbol] 103 | WINDOW TYPE TAG. RE: WINDOW TYPES ON SHEETS A6.3 & A6.4 |
| [Symbol] 104 | BUILDING SECTION REFERENCE (SECTION JOG) |
| [Symbol] 105 | ENLARGED FLOOR PLAN OR DETAIL REFERENCE (DETAIL REFERENCE) |
| [Symbol] | T.O.P. TOP OF PARAPET |
| [Symbol] | T.O.S. TOP OF SURFACE |



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1556 AUTO PARK WAY, ESCONDIDO, CA 92029



SHEET TITLE:
1ST FLOOR PLAN - PROPOSED

PLANNING SUBMITTAL	11/07/2023
REV#	DESCRIPTION

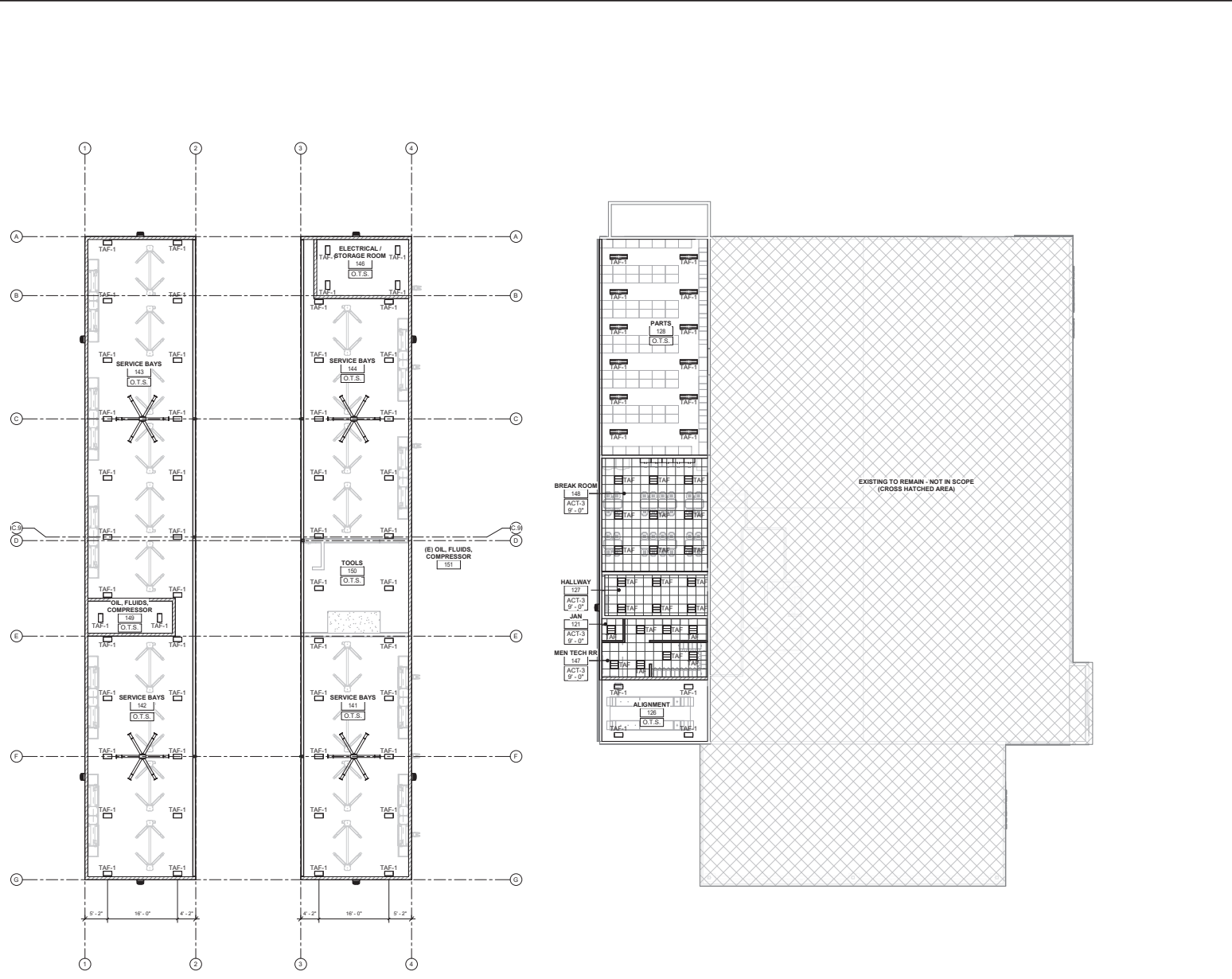
PERMIT NO. 178.0

SHEET NO.

1ST FLOOR PLAN - PROPOSED
SCALE: 3/32" = 1'-0"



PL-2.1



FIRST LEVEL REFLECTED CEILING PLAN

SCALE: 3/32" = 1'-0"



GENERAL CEILING PLAN NOTES

- A. THE LIGHTING LAYOUT SHOWN IS BASED ON BRAND DESIGN INTENT DOCUMENT. LIGHTING QUANTITY AND FINAL LAYOUT SHALL BE PER ELECTRICAL DESIGN CONSULTANT AND COORDINATED WITH ARCHITECT AND OWNER TO VERIFY APPROPRIATE LIGHTING LEVELS AND ENERGY CODES REQUIREMENTS (ELECTRICAL TO PROVIDE PHOTOMETRIC FOR OWNER APPROVAL).
- B. THE LIGHTING FIXTURE SCHEDULE IS BASED ON BRAND DESIGN INTENT DOCUMENT. REFER TO ELECTRICAL FOR SPECIFICATIONS (NOTE: SUBSTITUTIONS TO BE SUBMITTED TO BRAND ARCHITECT FOR APPROVAL). CONTRACTOR TO SUPPLY INFORMATION AS REQUIRED TO SUB-CONTRACTOR.
- C. REFER TO ARCHITECTURAL FOR LOCATION OF LIGHTING (WHEN SHOWN) SEE ELECTRICAL PLAN FOR SPECIFICATION & LIGHTING NOT SHOWN.
- D. REFER TO ARCHITECTURAL FOR LOCATION OF REGISTER. SEE MECHANICAL PLAN FOR SPECIFICATION. (WHEN SHOWN)
- E. SPECIALTY LIGHTING WHEN SHOWN TO FOLLOW MANUFACTURERS SPECIFICATIONS AND INCLUDE ANY ADDITIONAL ELECTRICAL AND ATTACHMENT AS REQUIRED.
- F. ALL CEILING GRID CENTERED IN ROOM U.N.O-MUST BE CORD. WITH OWNER'S REP PRIOR TO INSTALLATION.
- G. ALL LIGHTS CENTERED IN CEILING TILE U.N.O-MUST BE CORD. WITH OWNER'S REP PRIOR TO INSTALLATION.
- H. WHEN REQUIRED TO INSTALL STROBE LIGHTS LOCATE BETWEEN 80-96" AFF OR 8" MIN BELOW THE CEILING, WHICHEVER IS LOWER.
- I. WHERE CEILING HEIGHT VARIES TO UNDERSIDE OF ROOF STRUCTURE, SEE SECTIONS.
- J. SUSPENDED CEILING SHALL COMPLY WITH ASTM C635 AND ASTM C636 PER BC SECTION 803.9.1.1.
- K. CONTRACTOR TO PROVIDE FIRE SPRINKLER SHOP DRAWING FOR REVIEW BY ARCHITECT PRIOR TO FINAL APPROVAL.
- L. SPRINKLER HEADS AND SPRINKLER LINES MUST WORK WITHIN THE DESIGNED CEILING AND CEILING HEIGHTS AND TO BE COORDINATED WITH MECHANICAL, ELECTRICAL, STRUCTURAL AND GLAZING. NOT TO BE IN CONFLICT WITH S&D SYSTEMS AND ALIGN TO THE BEST OF THEIR ABILITY PRIOR TO INSTALLATION. CONTRACTOR TO WALK THE SITE AND REVIEW PLACEMENT PRIOR TO FINAL INSTALLATION. ADDITIONAL HEADS MAY BE REQUIRED FOR ALIGNMENT BEYOND CODE MINIMUMS. CONTRACTOR TO WORK WITH OWNER/ARCHITECT ON FINAL DESIGN PRIOR TO SUBMITTAL TO CITY.
- M. FRONT OF HOUSE/CUSTOMER CONTACT AREAS TO HAVE CONCEALS ESCUTCHEON COVER PLATE THAT MATCH CEILING FINISH-ARCHITECT OR OWNER'S REP TO REVIEW PRIOR TO INSTALLATION. BACK OF HOUSE TO BE CONFIRMED WITH OWNER/ARCHITECT ON ESCUTCHEON PRIOR TO BID.
- N. EXTERIOR EXPOSED SOFFITS TO RECEIVE 5/8" MIN. THICK DENGLOSS SHEATHING EXTERIOR GYP OR APPROVED EQUAL WHERE SHOWN.
- O. RIGID HVAC DUCTS IN OPEN AREAS TO BE PAINTED TO MATCH CEILING REGISTERS IN SAME AREA TO MATCH WALL FINISH OR AT A MIN. FINISHED WHITE.
- P. CONTRACTOR TO INCLUDE ADDITIONAL WALL FRAMING AND FINISHES AS REQUIRED TO MEET NEW CEILING HEIGHTS.
- Q. CONTRACTOR TO NOTIFY ARCHITECT OF ANY MODIFICATIONS TO CEILING HEIGHTS ADJUSTED DUE TO EXISTING FRAMING ABOVE AND/OR UTILITIES THAT CAN'T BE RELOCATED.

EXIT SIGNAGE REQUIREMENTS

SEE A0.2 EGRESS AND ACCESS PLAN FOR INFORMATION



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SHEET TITLE:

FIRST LEVEL REFLECTED CEILING PLAN

PLANNING SUBMITTAL 11/07/2023

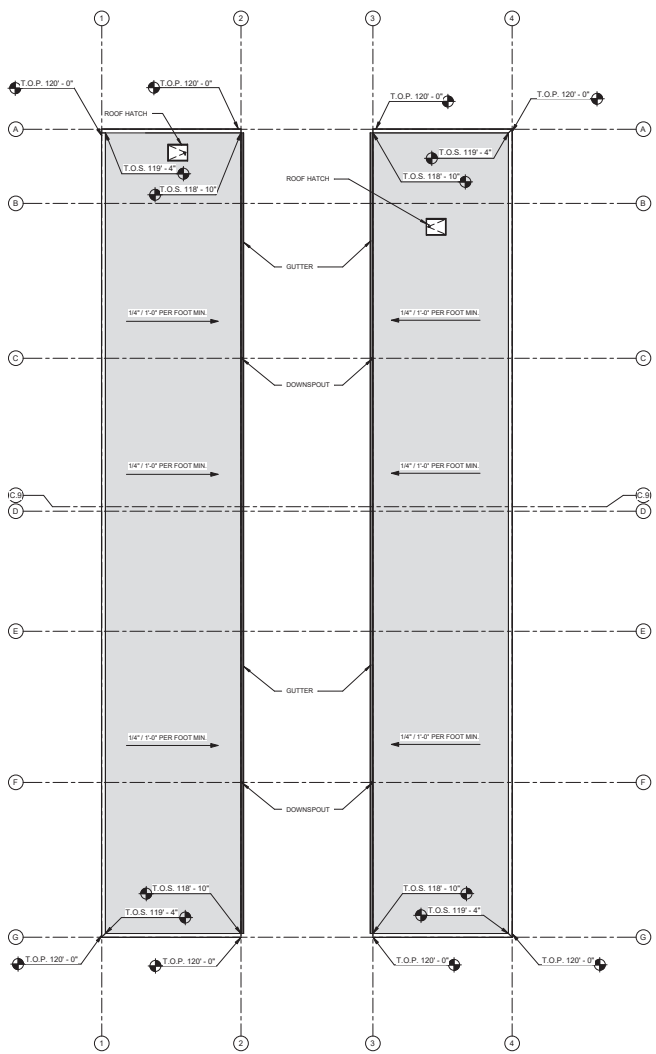
REV#

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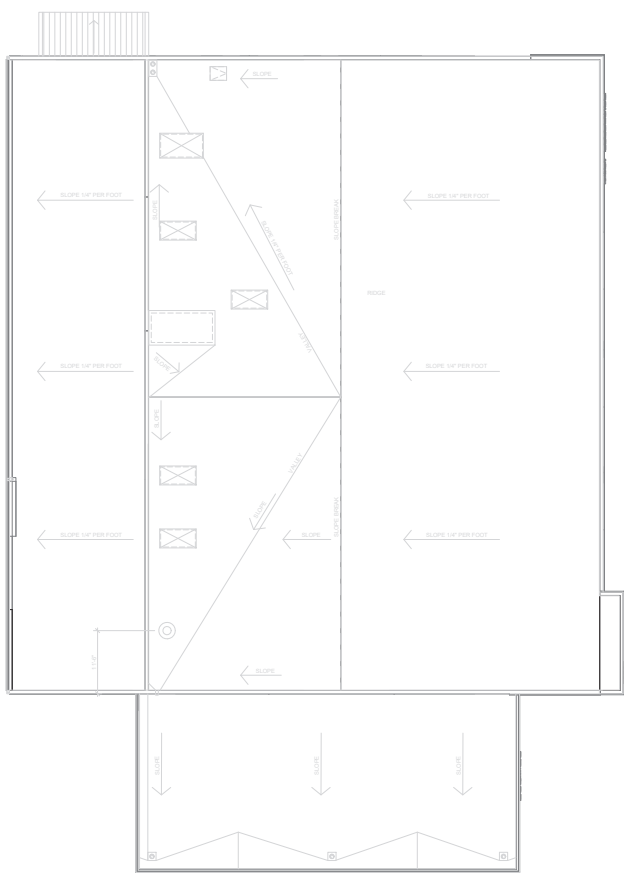
PERMIT NO. T.B.O.

SHEET NO.

PL-3.1



ROOF PLAN
SCALE: 3/32" = 1'-0"



GENERAL ROOF PLAN NOTES

- A. EQUIPMENT PARASCURBS CAN NOT EXCEED 1" FROM FINISHED SURFACE OF ROOF STRUCTURE
- B. SEE ELEV'S AND SECTS FOR HEIGHTS OF PARAPETS NOT SHOWN HERE.
- C. REFER TO SERVICE MANUFACTURES DRAWINGS FOR EQPT LAYOUT
- D. REVIEW STRUCTURAL DRAWINGS PRIOR TO ERECTION AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER FOR AN ADDITIONAL CLARIFICATION PRIOR TO START OF WORK.
- E. FINAL DESIGN FOR OPENINGS FOR MECHANICAL UNITS SHALL BE COORDINATED WITH STRUCTURAL AND MECHANICAL- FLASH AND SEAL PER ROOFING MANUFACTURES RECOMMENDATIONS
- F. REVIEW STRUCTURAL/MECHANICAL DRAWINGS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER FOR CLARIFICATIONS OR ADDITIONAL INFORMATION AS REQUIRED PRIOR TO ERECTION
- G. FINAL DESIGN FOR OPENINGS FOR MECHANICAL UNITS SHALL BE COORDINATED WITH STRUCTURAL AND MECHANICAL- FLASH AND SEAL PER ROOFING MANUFACTURES RECOMMENDATIONS
- H. SUPPLY COMMERCIAL GRADE LOCKABLE HOSE BID @ ROOF FOR MAINTENANCE REQUIREMENTS RE PLUMBING



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SHEET TITLE:
ROOF PLAN - PROPOSED

ROOF FINISH SPECIFICATIONS

MANUFACTURER:
REQUIRED CARLSLE 60 MIL SINGLE PLY HEAT WELDED ADHERED TPO ROOF SYSTEM WITH 20 YEAR INCL WARRANTY (VERISCO IS NOT AN ACCEPTABLE SUBSTITUTION). REVIEW ALL MANUFACTURER SPECIFICATIONS FOR ATTACHMENT, SUBSTRATE REQUIREMENTS, TEMPERATURE SURFACE INSTALLATION, AND/OR ANY ADDITIONAL REQUIREMENTS AS SPECIFIED PER THE TPO APPLICATION.

SURFACE PREPARATION:
CONTRACTOR SHALL VERIFY AND INSPECT ROOF SUBSTRATE FOR ANY UNACCEPTABLE CONDITIONS BASED ON MANUFACTURERS SPECIFICATIONS PRIOR TO START OF WORK.

INSTALLATION:
INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
CONTACT ARCHITECT FOR CLARIFICATIONS PRIOR TO INSTALLATION WHEN A CONFLICT ARISES OR ADDITIONAL INFORMATION IS NECESSARY.

REQUIRED SOLAR REFLECTANCE INDEX (SRI):
PER ASTM E1980 LOW-SLOPED ROOF < 2:12 = 78

SYMBOL AND LEGEND

T.O.P. = TOP OF PARAPET
T.O.S. = FINISHED SURFACE
ALL T.O.P. AND T.O.S. ARE NOTED FROM THE SHOWROOM FINISHED FLOOR

PLANNING SUBMITTAL	1/15/2023
REV#	DESCRIPTION

PERMIT NO. T.B.B.
SHEET NO.

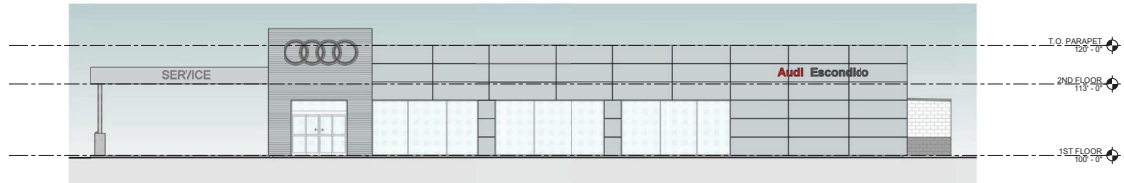
PL-4.1



EXISTING NORTH ELEVATION - DEALERSHIP BLDG

SCALE: 3/32" = 1'-0"

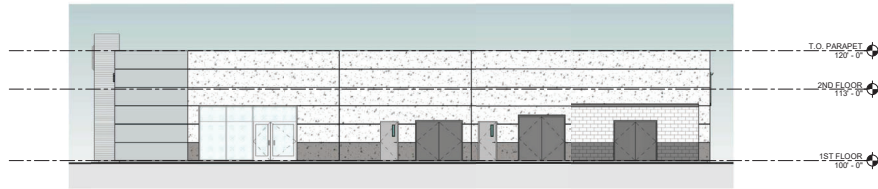
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PL-5.0



EXISTING SOUTH ELEVATION - DEALERSHIP BLDG - NO CHANGE

SCALE: 3/32" = 1'-0"

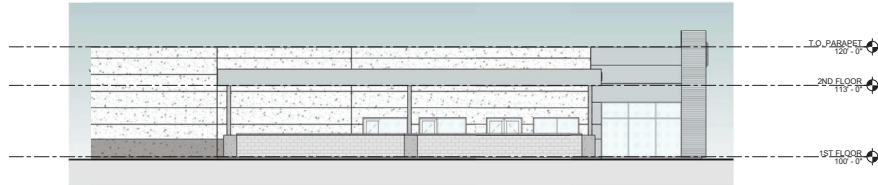
2
PL-5.0



EXISTING EAST ELEVATION - DEALERSHIP BLDG - NO CHANGE

SCALE: 3/32" = 1'-0"

3
PL-5.0



EXISTING WEST ELEVATION - DEALERSHIP BLDG - NO CHANGE

SCALE: 3/32" = 1'-0"

4
PL-5.0

GENERAL ELEVATION NOTES

- A. REFER TO CIVIL FOR GRADING REQUIREMENTS
- B. REFER TO STRUCTURAL FOR FOUNDATION REQUIREMENTS
- C. REFER TO AB.1 FOR DOOR SCHEDULE
- D. REFER TO AB.3 FOR WINDOW SCHEDULE

WAGNER ARCHITECTURE GROUP
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WagnerArchitecture.com

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SHEET TITLE:

EXISTING ELEVATIONS

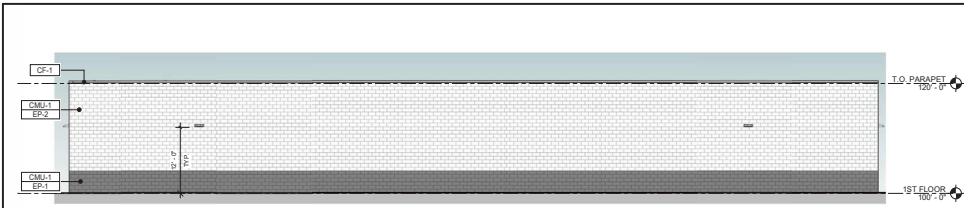
PLANNING SUBMITTAL 11/07/2023

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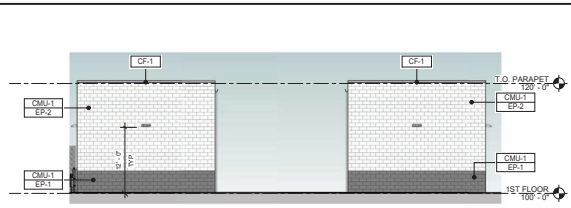
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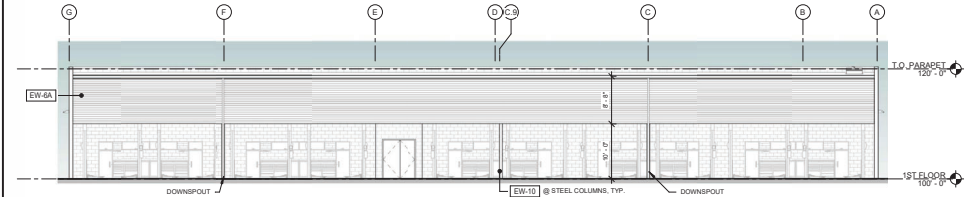
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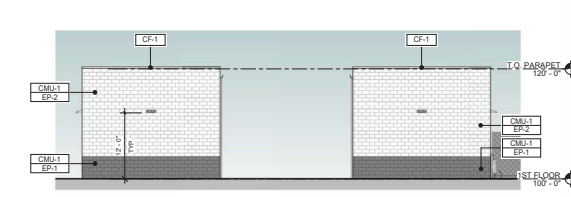
NORTH ELEVATION - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
1 PL-5.1



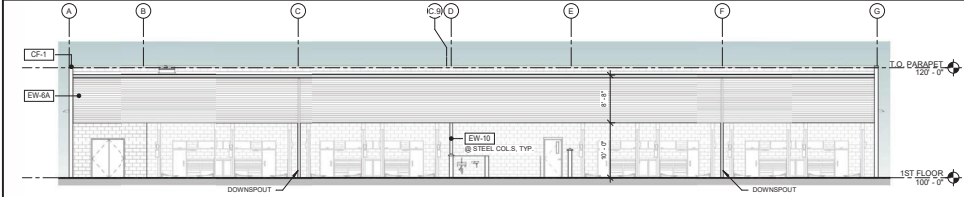
EAST ELEVATION - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
2 PL-5.1



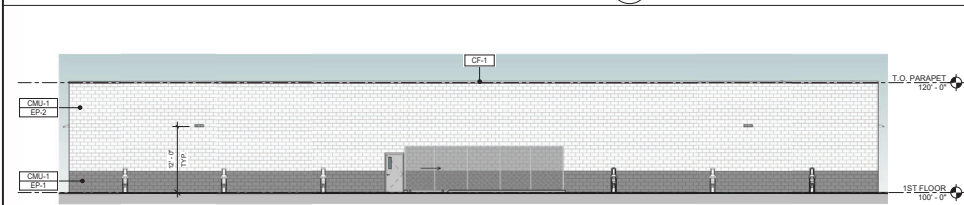
ELEVATION AT GRID 2 - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
3 PL-5.1



WEST ELEVATION - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
4 PL-5.1



ELEVATION AT GRID 3 - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
5 PL-5.1



SOUTH ELEVATION - PROPOSED SERVICE WORKSHOP
SCALE: 3/32" = 1'-0"
6 PL-5.1

GENERAL ELEVATION NOTES
A. REFER TO CIVIL FOR GRADING REQUIREMENTS
B. REFER TO STRUCTURAL FOR FOUNDATION REQUIREMENTS
C. REFER TO ME-1 FOR DOOR SCHEDULE
D. REFER TO AS-3 FOR WINDOW SCHEDULE

WAGNER ARCHITECTURE GROUP
2704 South El Camino Road, Suite 202
Covina, CA 91724
Tel: 951-257-1111
WagnerArchitecture.com

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EXTERIOR FINISH & MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	DESCRIPTION - COLOR	DIMENSIONS	LOCATION / NOTES
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PAINT TYPE: SUPERPAINT EXT LATEX SATIN	SW7670 GRAY SHINGLE	-	FOR EXISTING NON-METALLIC SURFACES SUCH AS STUCCO, EIFS, OR CONCRETE PANELS CONTACT: NAME: DAWN CENOWA CELL: 248.680.3987 EMAIL: DAWN.M.CENOWA@SHERWIN.COM
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SUPERPAINT EXT LATEX SATIN	SW 7005, PURE WHITE	-	FOR NON-METALLIC SURFACES SUCH AS STUCCO OR BLOCK.
EP-3	EXTERIOR PAINT	SHERWIN WILLIAMS	TBD	MATCH EW-6A FINISH	PER MANUFACTURER STANDARDS	MATTE FINISH REQUIRED (NO SHINY FINISH)
EW-1A	PERFORATED SHOWROOM CLADDING	SOBOTEC	-	AUDI FINISH: CLEAR ANODIZED ALUMINUM (HONEYCOMB), RAL 9007 (BACKER PANEL)	SYSTEM DEPTHS VARY BY SUPPLIER	PROPRIETARY METAL RAINSCREEN - TURNKEY SYSTEM COMPRISED OF A CORRUGATED, DIAMOND-PERFORATED ALUMINUM SCREEN (HONEYCOMB) AND A DARK ALUMINUM BACKER PANEL FOR USE AT THE SHOWROOM. 1. SYSTEM DEPTHS VARY BY SUPPLIER 2. EXTERIOR WINDOWS AND DOORS BEHIND EW-1 CLADDING TO BE RAL 9007 TO MATCH THE COLOR OF THE BACKER PANEL CONTACT: NAME: FLORIN ROSU PHONE: 905.578.1278 FAX: 905.561.7315 EMAIL: FROSU@SOBOTEC.COM
EW-3A	CURTAIN WALL GLASS	ARCHITECTS CHOICE	SOLARBAN 60 OR SOLARBAN 70 XL	-	1" GLASS	-
EW-6A	-	ARCHITECTS CHOICE	4" RIB, 0.40" ALUMINUM SIDING - HORIZONTAL ANI-INSTALLATION	ANODIZED ALUMINUM TO MATCH THE EW-1 CLADDING IF PRESENT. ALCOA REYNOLUX IN "SILVERSMITH" OR SIMILAR	360" CORRUGATED ALUMINUM SIDING	-

EXTERIOR FINISH & MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	DESCRIPTION - COLOR	DIMENSIONS	LOCATION / NOTES
EW-7A	SERVICE DRIVE/ENTRY ELEMENT	ARCHITECT'S CHOICE	ACM PANELIZED SYSTEM	ANODIZED ALUMINUM TO MATCH THE EW-1 CLADDING IF PRESENT. DR/DESIGN EB EVI; ALCOA REINFORCED IN SILVERSMITH (COLORWELDED 900) OR SIMILAR	PER MANUFACTURER STANDARDS; PROVIDE 1/4" ACM HORIZ. & VERTICAL REVEALS, TYP.	ACM PANELS WITH DRY-JOINT (RAINSCREEN) SYSTEM MAXIMUM 1/2" DRY JOINT FOR USE AT THE SERVICE DRIVE AND ENTRY VESTIBULE(S)
EW-10	EXTERIOR PAINT	SHERWIN WILLIAMS	-	PAINT TYPE: SILVER/BRITE ALUMINUM (OR BASED)	RAL 9006; SILVERBRIGHT	FOR METALLIC SURFACES AND SPRINKLER HEADS. NAME: DAWN CENOWA CELL: 248.680.3987 EMAIL: DAWN.M.CENOWA@SHERWIN.COM
STUC-1	FINISH EXTERIOR	-	-	SANDBLAST FINISH	-	EXTERIOR FINISH

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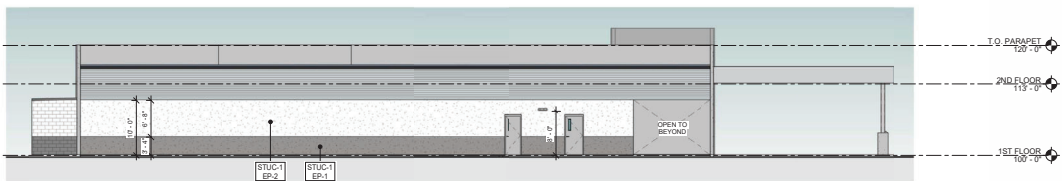
SHEET TITLE
EXTERIOR ELEVATIONS - SERVICE WORKSHOP

PLANNING SUBMITAL 1/16/2023

REV.	DESCRIPTION

PERMIT NO. T.B.D.
SHEET NO.

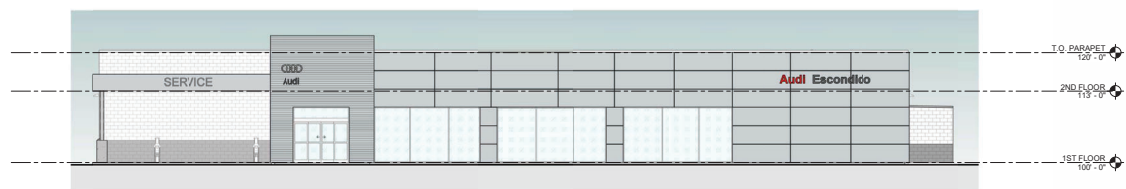
PL-5.1



NORTH ELEVATION - DEALERSHIP BLDG - PROPOSED

SCALE: 3/32" = 1'-0"

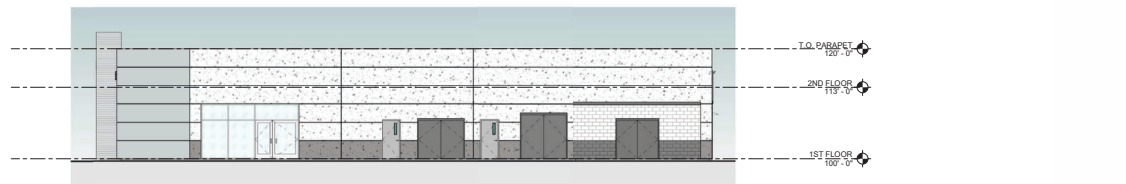
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PL-5.2



SOUTH ELEVATION - DEALERSHIP BLDG - PROPOSED - NO CHANGE

SCALE: 3/32" = 1'-0"

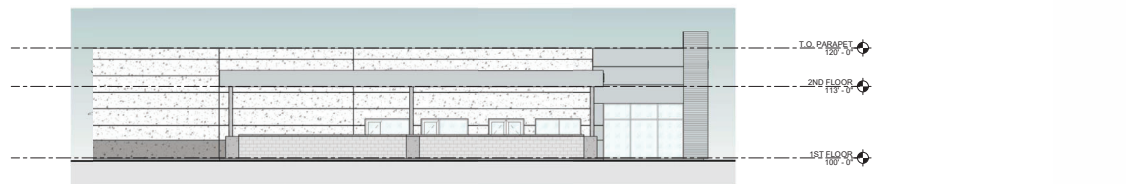
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PL-5.2



EAST ELEVATION - DEALERSHIP BLDG - PROPOSED - NO CHANGE

SCALE: 3/32" = 1'-0"

3
PL-5.2



WEST ELEVATION - DEALERSHIP BLDG - PROPOSED - NO CHANGE

SCALE: 3/32" = 1'-0"

4
PL-5.2

EXTERIOR FINISH & MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	DESCRIPTION - COLOR	DIMENSIONS	LOCATION / NOTES
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PAINT TYPE: SUPERPAIN EXT LATEX SATIN	SW7670 GRAY SHINGLE	-	FOR EXISTING NON-METALLIC SURFACES SUCH AS STUCCO, EIFS, OR CONCRETE PANELS CONTACT: NAME: DAWN CENOWA CELL: 248.680.3987 EMAIL: DAWN.M.CENOWA@SHERWIN.COM
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SUPERPAINT EXT LATEX SATIN	SW 7005, PURE WHITE	-	FOR NON-METALLIC SURFACES SUCH AS STUCCO OR BLOCK.
EP-3	EXTERIOR PAINT	SHERWIN WILLIAMS	TBD	MATCH EW-8A FINISH	PER MANUFACTURER STANDARDS	MATTE FINISH REQUIRED (NO SHINY FINISH)
EW-1A	PERFORATED SHOWROOM CLADDING	SOBOTEC	-	AUDI FINISH: CLEAR ANODIZED ALUMINUM (HONEYCOMB), RAL 9007 (BACKER PANEL)	SYSTEM DEPTHS VARY BY SUPPLIER	PROPRIETARY METAL RAINSCREEN - TURNKEY SYSTEM COMPRISED OF A CORRUGATED, DIAMOND-PERFORATED ALUMINUM SCREEN (HONEYCOMB) AND A DARK ALUMINUM BACKER PANEL FOR USE AT THE SHOWROOM. 1. SYSTEM DEPTHS VARY BY SUPPLIER 2. EXTERIOR WINDOWS AND DOORS BEHIND EW-1 CLADDING TO BE RAL 9007 TO MATCH THE COLOR OF THE BACKER PANEL. CONTACT: NAME: FLORIN ROSU PHONE: 905.578.1278 FAX: 905.561.7315 EMAIL: FROSU@SOBOTEC.COM
EW-3A	CURTAIN WALL GLASS	ARCHITECT'S CHOICE	SOLARBAN 60 OR SOLARBAN 70 XL	-	1" GLASS	-
EW-6A	-	ARCHITECT'S CHOICE	4" RIB, 0.40" ALUMINUM SIDING - HORIZONTAL AN INSTALLATION	ANODIZED ALUMINUM TO MATCH THE EW-1 CLADDING IF PRESENT. ALCOA REYNOLUX IN "SILVERSMITH" OR SIMILAR	3/8" CORRUGATED ALUMINUM SIDING	-

EXTERIOR FINISH & MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT	DESCRIPTION - COLOR	DIMENSIONS	LOCATION / NOTES
EW-7A	SERVICE DRIVE/ENTRY ELEMENT	ARCHITECT'S CHOICE	ACM PANELIZED SYSTEM	ANODIZED ALUMINUM TO MATCH THE EW-1 CLADDING IF PRESENT. DR-DESIGN EB EVI, ALCOA REYNOLUX IN SILVERSMITH (COLORWELD 900) OR SIMILAR	PER MANUFACTURER STANDARDS. PROVIDE 1/4" ACM HORIZ. & VERTICAL REVEALS, TYP.	ACM PANELS WITH DRY-JOINT (RAINSREEN) SYSTEM MAXIMUM 1/2" DRY JOINT. FOR USE AT THE SERVICE DRIVE AND ENTRY VESTIBULE(S)
EW-10	EXTERIOR PAINT	SHERWIN WILLIAMS	PAINT TYPE: SILVER-BRITE ALUMINUM (OR BASED)	RAL 9005; SILVERBRIGHT	-	FOR METALLIC SURFACES AND SPRINKLER HEADS. NAME: DAWN CENOWA CELL: 248.680.3987 EMAIL: DAWN.M.CENOWA@SHERWIN.COM
STUC-1	FINISH EXTERIOR	-	-	SANDBLAST FINISH	-	EXTERIOR FINISH

GENERAL ELEVATION NOTES

- A. REFER TO CIVIL FOR GRADING REQUIREMENTS
- B. REFER TO STRUCTURAL FOR FOUNDATION REQUIREMENTS
- C. REFER TO A-1 FOR DOOR SCHEDULE
- D. REFER TO A-3 FOR WINDOW SCHEDULE



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1556 AUTO PARK WAY, ESCONDIDO, CA 92029



PLANNING SUBMITAL	11/07/2022
REV. / DESCRIPTION	
PERMIT NO.	T.B.D.
SHEET NO.	

PL-5.2

ATTACHMENT 3 - NOTICE OF EXEMPTION

PL23-0422



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PL23-0422

Project Location - Specific: 1556 Auto Park Way and 1189 Industrial Avenue (APNs 232-542-25-00 and 232-392-44-00)

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

Description of Project: A Minor Conditional Use Permit to construct two vehicle repair buildings (3,724 square-foot each) on an industrial zoned parcel to support the existing Escondido Audi auto dealership operations within the Escondido Auto Park. A portion of the existing 14,860 square foot auto dealership building (approximately 3,200 square feet) will be remodeled to support existing auto sales and repair operations.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Geoff Burns, (Penske Automotive Group), AUG West AU, Inc. - owner Telephone: (760) 737-3299

Address: 1700 Auto Park Way, Escondido, CA 92029

[X] Private entity [] School district [] Local public agency [] State agency [] Other special district

Exempt Status: The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction), and 15311 (Accessory Structures).

Reasons why project is exempt:

The 5.73-acre project site is within a developed industrial/commercial area and surrounded by industrial and auto-related uses. The industrial site is developed with an existing paved parking lot and perimeter fencing. The auto dealership site is fully developed with an auto dealership building, repair facilities and paved parking. All interior improvements are limited in scale and do not include expansion of the existing auto dealership building. The proposed new repair buildings are less than 10,000 square feet and located within an area where all public services and facilities are available to serve the site. It has been determined the project would not result in any significant impacts to traffic, noise, air quality, or water quality, or historic structures due to the limited scope of work. The project site does not contain any sensitive habitat and all required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature [Handwritten Signature]

Jay Paul, Senior Planner

2-14-2024

Date

[X] Signed by Lead Agency

Date received for filing at OPR: N/A