



# City of Escondido Zoning Administrator

## MEETING AGENDA

201 North Broadway  
City Hall – Parkview Room  
**October 14, 2021**  
11:00 a.m.

A. Call to Order:

B. Agenda items:

1. **CONDITIONAL USE PERMIT – CASE NO. PL 21-0369:**

An application for a Minor Conditional Use Permit (CUP) to permit the General Vehicle Repair use in the General Industrial (M-2) zone. The applicant currently operates an auto repair business that involves services defined as Limited Vehicle Repair. The project does not involve the expansion of the building and proposes minor internal changes to the structure, consisting of the installation of up to five service stalls.

Location: 2250 Micro Pl. (APN 228-470-35-00)  
Applicant: Paul Quattrocchi, Owner, Inc., HQ Autosport  
Planner: Grant Ruroede

### 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 October 14, 2021.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Witness

## **ZONING ADMINISTRATOR**

**CASE NUMBER:** PL 21-0369

**APPLICANT:** Paul Quattrocchi, Owner, Inc., HQ Autosport

**PROJECT LOCATION:** 2250 Micro Place. (APN: 228-470-35-00)

**REQUEST:** The project involves an application for a Minor Conditional Use Permit (CUP) to permit the General Vehicle Repair use in the General Industrial (M-2) zone. The applicant currently operates an auto repair business that involves services defined as Limited Vehicle Repair. The project does not involve the expansion of the building and proposes minor internal changes to the structure, consisting of the installation of up to five service stalls.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION:** Light Industrial (LI)

**ZONING:** General Industrial (M-2)

### **BACKGROUND/PROJECT DESCRIPTION:**

The subject site is located within the M-2 zone. The business owner (HQ Autosport) has an active business license for a Limited Vehicle Repair use at the subject site, which is permitted by right in the M-2 zone. The project proposes to expand the business to the General Vehicle Repair use category, which requires a Minor CUP in the M-2 zone.

The existing 20,000 square foot structure was developed through a plot plan development process (case file 87-787-PPL), which was approved on June 3<sup>rd</sup>, 1976. At the time of approval, 40 parking spaces were required, more than 40 parking spaces were created. There is currently sufficient parking onsite for the proposed use as well as the uses in the other two suites on the subject parcel. The proposed project does not involve the expansion of the existing 20,000 square foot structure or the subject 4,674 square foot suite the business occupies. Internal improvements for five new service areas are proposed.

**ENVIRONMENTAL STATUS:**

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 environmental review under CEQA. The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities) as described further in the Findings of Fact, attached as Exhibit “B” to Zoning Administrator Resolution No. 2021-06 (Attachment 2).

**REASON FOR STAFF RECOMMENDATION:**

Staff recommends approval of the Minor CUP for the General Vehicle Repair Use. The use is appropriate for the M-2 zone and involves a negligible intensification of an already existing use (Limited Vehicle Repair). The site has sufficient parking for the proposed General Vehicle Repair use and the other uses on-site. No expansion of the building or suite area is proposed. The applicant plans for interior improvements only.

Respectfully submitted,

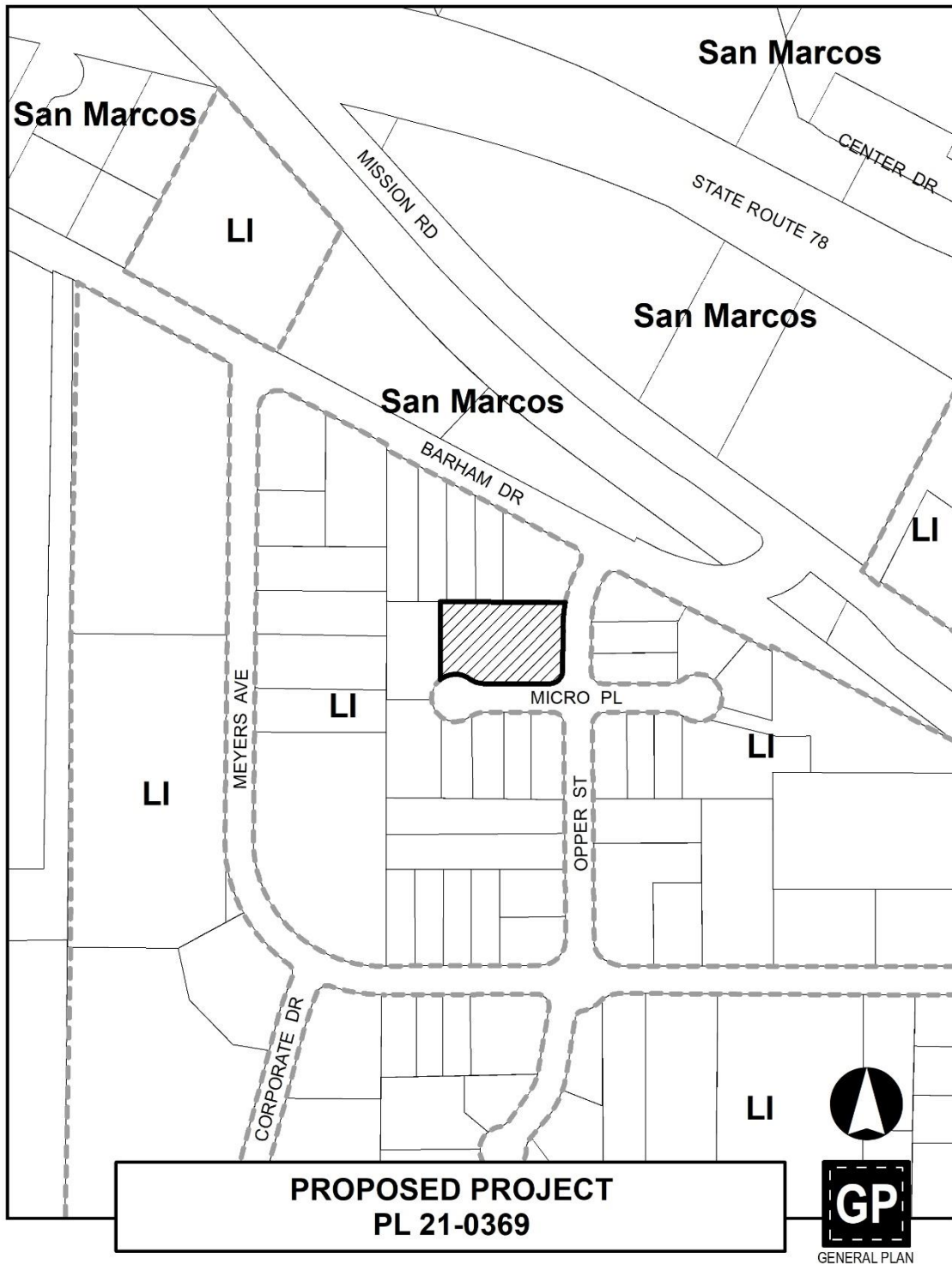


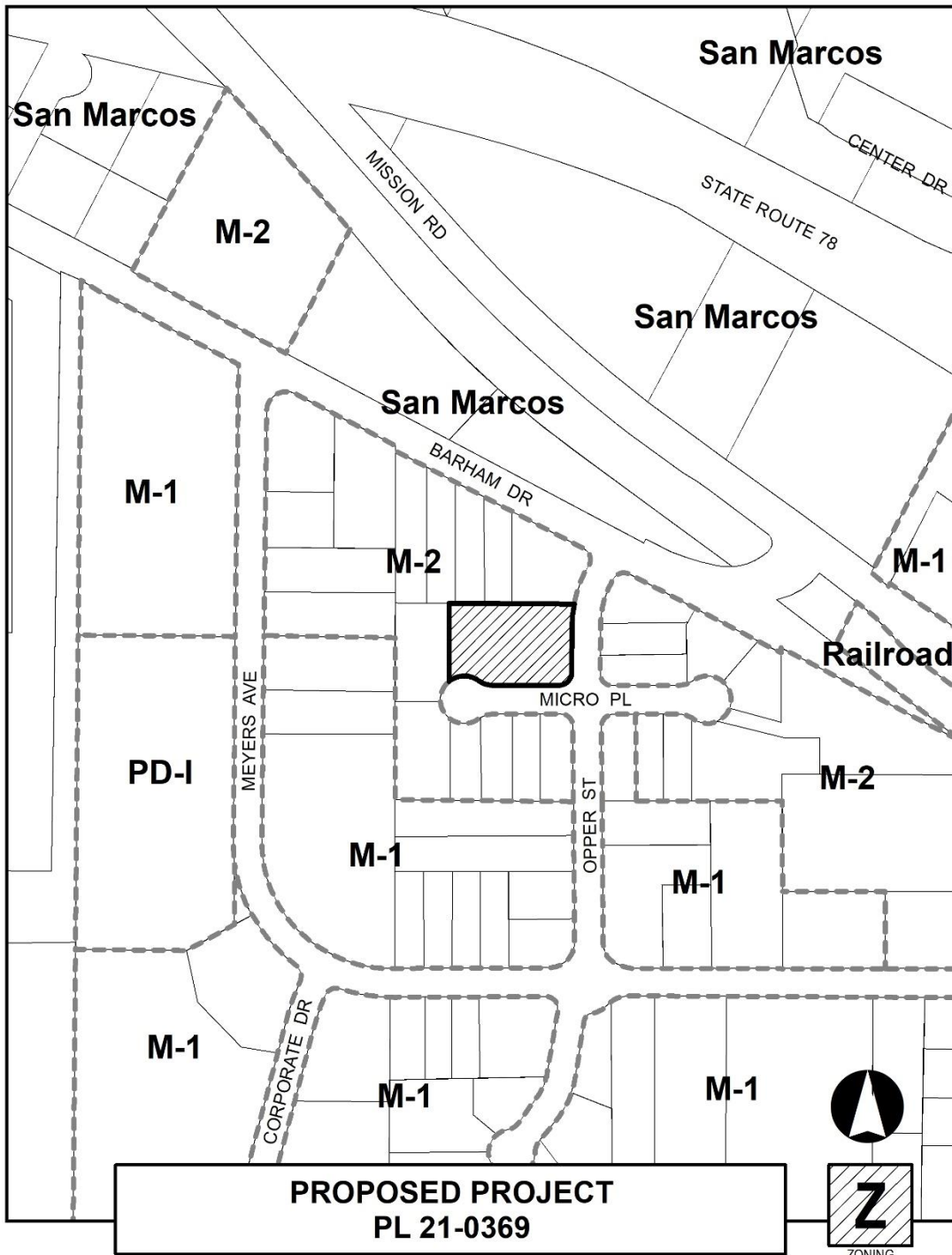
Grant Ruroede  
Assistant Planner I

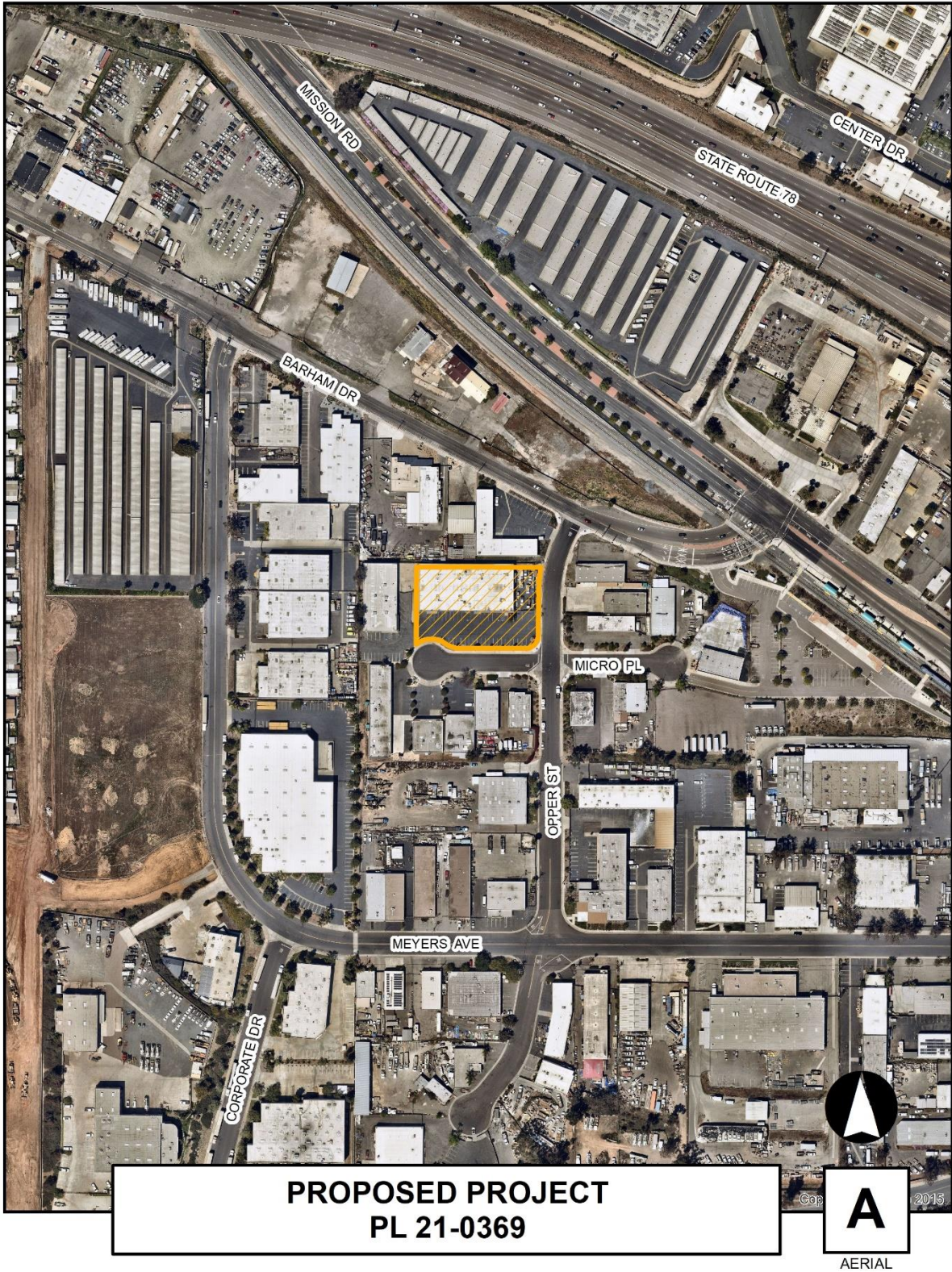
**ATTACHMENTS:**

1. Project Location Map, Zoning Map, Aerial Map
2. Draft Zoning Administrator Resolution No. 2021-06, Including Exhibits A, B, C, and D
3. CEQA Notice of Exemption

**ATTACHMENT 1**







**ATTACHMENT 2**

**Reso**

Zoning Administrator

Hearing Date: October 14, 2021

Effective Date: October 24, 2021

RESOLUTION NO. 2021-06

A RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING A MINOR CONDITIONAL USE PERMIT  
FOR A GENERAL VEHICLE REPAIR USE.

APPLICANT: Paul Quattrocchi (HQ Autosport)

CASE NO: PL 21-0369

WHEREAS, the Zoning Administrator of the City of Escondido did, on October 14, 2021, hold a public hearing to consider a request for a Minor Conditional Use Permit to allow a General Vehicle Repair use in a 4,674 foot suite in the General Industrial (M-2) zone. The request involves an expansion of the existing use from the current Limited Vehicle Repair use to a General Vehicle Repair use, on property addressed as 2250 Micro Place, more particularly described in Exhibit "A," and all persons desiring to speak did so; 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 October 14, 2021, 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 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 section 15301; and

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

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 section 15301 (Existing Facilities). 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 are cannot be mitigated.
3. That, considering the Findings of Fact attached to the staff report as Exhibit "B," the project plans attached as Exhibit "D," and applicable law, the Zoning



Administrator hereby approves said Minor Conditional Use Permit, 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 12 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  
October 14, 2021  
PL21-0369

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the  
City of Escondido, California, at a regular meeting held on the 14<sup>th</sup> day of October, 2021.

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Adam Finestone  
Zoning Administrator,  
City of Escondido

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Alexander Rangel  
WITNESS

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

PARCEL 1:

LOTS 6, 7, 8 AND 9 OF ESCONDIDO TRACT NO. 286, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 8367](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 1976.

PARCEL 2:

AN APPURTENANT EASEMENT FOR TRUCK WELL AND LOADING DOCK ACCESS OVER THE EASTERLY 17 FEET OF LOT 10 OF ESCONDIDO TRACT NO. 286, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 8367](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 1976, PURSUANT TO GRANT DEED RECORDED APRIL 30, 1998 AS [INSTRUMENT NO. 1998-0249611 OF OFFICIAL RECORDS](#).

[APN 228-470-35-00](#)

## **EXHIBIT “B”**

### **Conditional Use Permit**

1. The Conditional Use Permit would permit an expansion of services that fall under the General Vehicle Repair use category, as defined in Article 1 of the Escondido Zoning Code.
2. The proposed use would not cause a deterioration of bordering land uses or create special problems in the area. The site has more than sufficient parking and the conditional use permit would allow a minor expansion of uses onsite.
3. The project is exempt from environmental review in conformance with CEQA Guidelines, Section 15301 “Existing Facilities.” The request does not have the potential for causing significant effect on the environment.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and it has been determined to be compatible with the surrounding properties and General Plan policies.

**EXHIBIT “C”**  
**PLANNING CASE NO. PL21-0369**  
**CONDITIONS OF APPROVAL**

This Project is conditionally approved as set forth on the application received by the City of Escondido on **August 17, 2021**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **October 14, 2021**, and shall not be altered without express authorization by the Community Development Department.

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

**A. General:**

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

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

- 3. Certification.** The Director of Community Development, 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. Three copies of final Approved Plan set, shall be submitted to the Planning Division for certification. 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 Community Development 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 Community Development 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 Community Development.

**7. Availability of Permit Conditions.**

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

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

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

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

**10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. 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 Community Development Department.

**11. Community Facility District or Funding Mechanism.** As applicable, the Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager’s designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City’s issuance of any permit for the Project.

**12. Public Art Partnership Program.** As applicable, 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.

**13. Clerk Recording.**

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

- c. 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.

**14. 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.

**15. 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.

**16. 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 Community Development 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.

OR

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

**17. 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 Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

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

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

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

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

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

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

- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development 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 40 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required, minimum amount, shall be dimensioned per City standards and be maintained in a clean,

well-marked condition. The stripping shall be drawn on the plans or a note shall be included indicating double-stripping per City standards.

2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

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

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

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

**E. Specific Planning Division Conditions:**

- 1. Any unpermitted internal or external changes to the building shall be permitted and approved by the Building Division.
- 2. Any new improvements shall be subject to approval, issuance, and completion of a building permit.



GENERAL NOTES

- The bearing base for this survey originated from Escondido Tract No. 286.
- This property has an area of 46,173.60 square feet or 1.0600 acres of land.
- This property is designated by San Diego County, as Tax Map Parcel 228-470-35.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has access via Micro Place which is a public right of way.

SIGNIFICANT OBSERVATIONS

No significant observations noted

ZONING NOTES

Zoning information provided by: No zoning information provided at time of survey

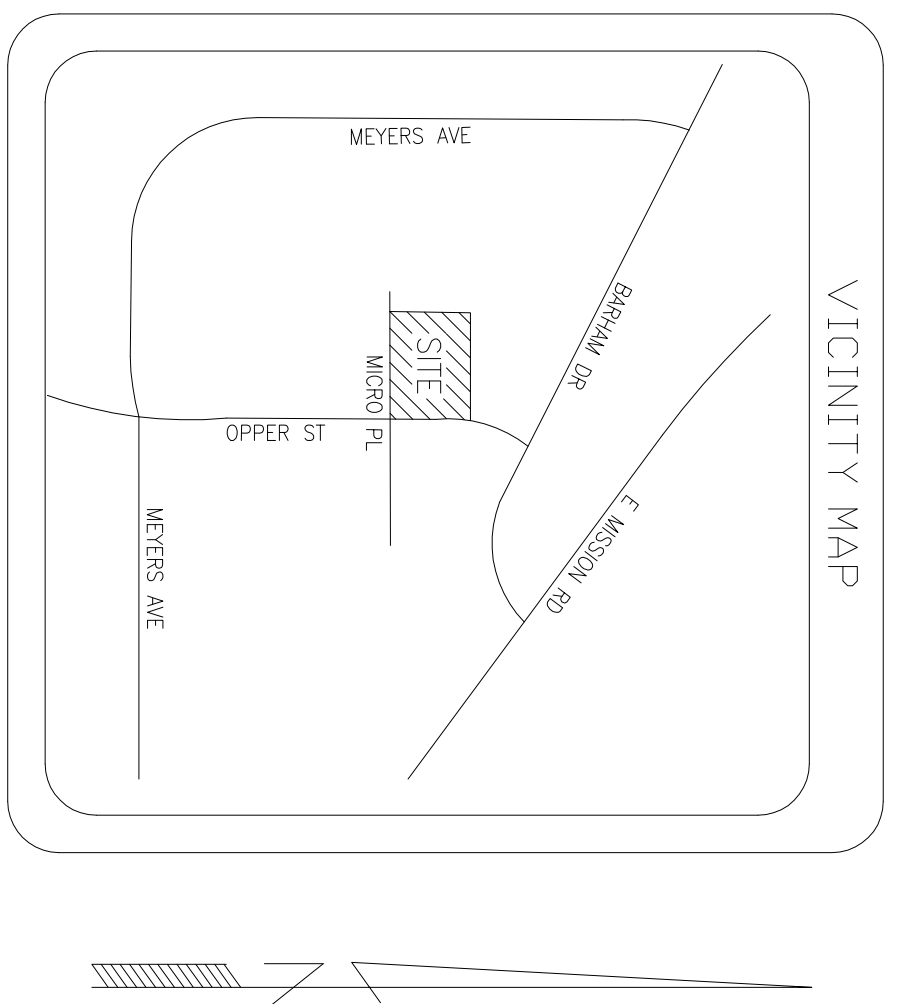
Parking Tabulation:

- Total regular spaces provided: 46
- Total handicap spaces provided: 2
- Total dock/delivery spaces provided: 4
- Note: 1 dock space @ west side building
- 3 delivery doors on building
- Total combined spaces provided: 52

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 1607207946, which bears an effective date of May 16, 2012 and is NOT in a Special Flood Hazard Area. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS PARCEL'S FLOOD ZONE. THIS PARCEL IS BEING SURVEYED FOR THE PURPOSES OF THE ALTA/NSPS LAND TITLE SURVEY AND NOT FOR THE PURPOSES OF DETERMINING FLOOD ZONES. THE FLOOD ZONE INFORMATION IS PROVIDED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE FLOOD ZONE INFORMATION IS PROVIDED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE FLOOD ZONE INFORMATION IS PROVIDED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ZONE "X" DENOTES AREAS OUTSIDE OF THE 100 AND 500 YEAR FLOOD ZONES.



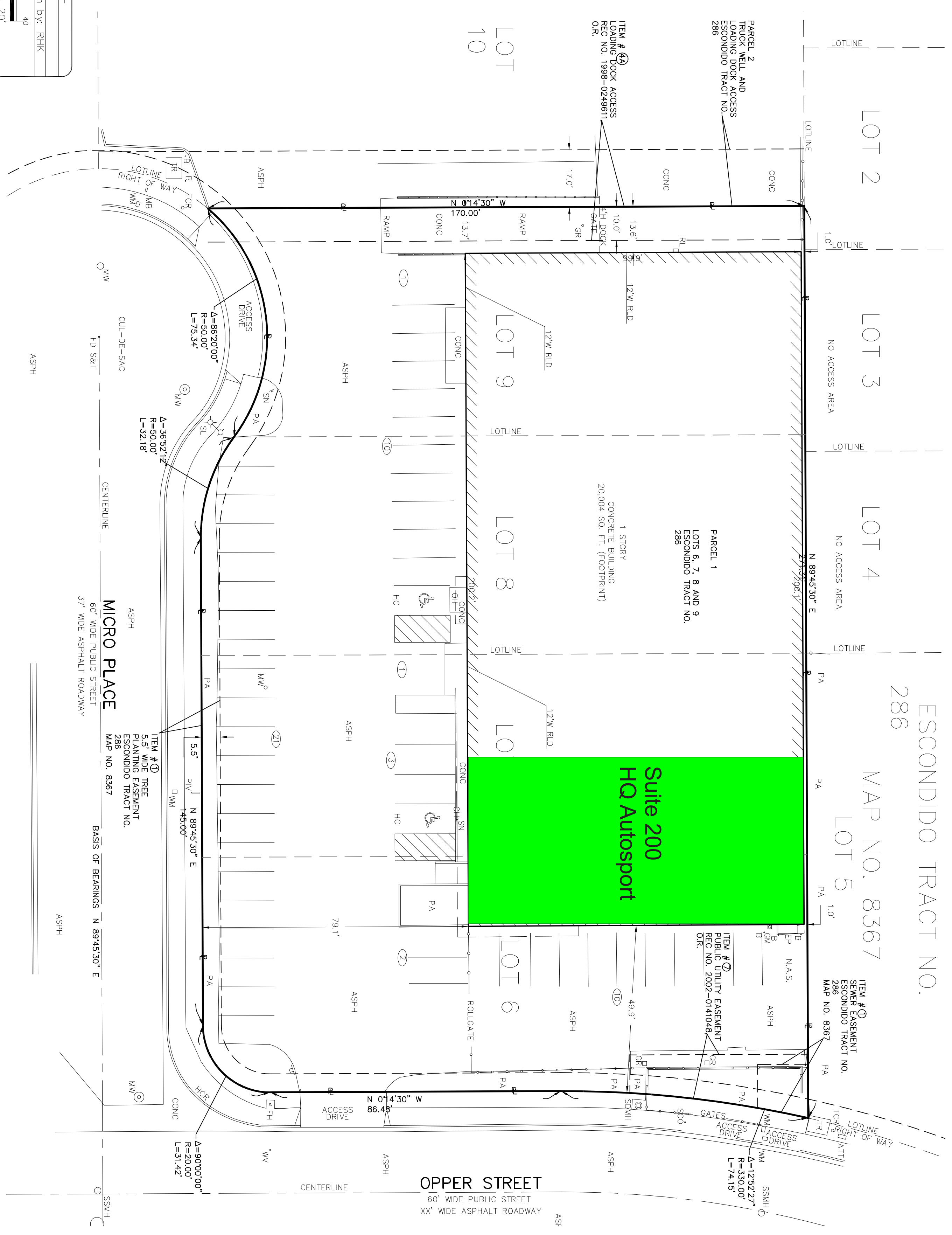
SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by Chicago Title Company, Commitment No. 00062002-004-DD-1VA, dated October 20, 2016.

- Items not listed below are standard title exceptions and/or are not matters of issues that pertain to this survey.
- Easement for sewer and tree planting contained in Escondido Tract No. 286. Map No. 8367 - Plotted and shown hereon.
- Easement to Rincon Del Doble Municipal Water District for water distribution system together with the right of ingress and egress contained in document recorded January 10, 1977 as Instrument No. 77-008279 of official records - Blanket in nature.
- Easement to San Diego Gas and Electric Company for public utilities, ingress and egress contained in document recorded January 23, 1979 as Instrument No. 79-035271 of official records - Does affect - The location cannot be determined from the record document.
- Easement to George Acquavella, trustee of the George and Beverly Ann Acquavella Community Property trust dated February 24, 1961, for truck well and loading dock access contained in document recorded April 30, 1998 as Instrument No. 1998-0249811 of official records - Plotted and shown hereon.
- Matters contained in document recorded April 3, 1998 as Instrument no. 98-0189005 of official records - Blanket in nature.
- Easement the City of Escondido for public utilities contained in document recorded February 20, 2002 as Instrument No. 2002-0141048 of official records - Plotted and shown hereon.

LEGEND OF SYMBOLS & ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER	R	RADIUS OF CURVE
ASPH	ASPHALT	REC.	RECORD
B	BOLLARD	ROLDOOR	ROLLDOOR
CONC	CONCRETE	SCA	SEWER CLEANOUT
Δ	DELTA ANGLE OF CURVE	SDM	STORM DRAIN MANHOLE
●	FOUND MONUMENT - AS NOTED	SL	STREET LIGHT
FI	FIRE HYDRANT	SN	SIGN
OR	GRATE	SSM	SEWER MANHOLE
H	HEIGHT	TR	TELE-COMMUNICATIONS RISER
HC	HANDICAP	TR	TRANSFORMER
HR	HANDICAP RAMP	W	WATER METER
L	LENGTH OF CURVE	WM	WATER VALVE
MB	MAIL BOX	WV	PARKING SPACE COUNTER
MW	MONITOR WELL		BLOCK WALL - TYPICAL
N.A.S.	NOT A SPACE		FENCE CHAIN LINK - TYPICAL
NO.	NUMBER		HATCHED AREA - PAINTED
OR	OFFICIAL RECORDS		
OH	OVERHAUNG		
PA	PLANTER AREA		
PIV	PRESSURE INDICATOR VALVE		
PL	PROPERTY LINE		



Survey Prepared By:

**SITE TECH INC.**

1001 S. GARDEN STREET  
MILWAUKEE, WI 53214  
PH: (414) 384-1000 FAX: (414) 384-1000  
WWW.SITE-TECH.COM

Surveyor's Drawing No. J MKA-  
Surveyor's Site Ref:  
Checked by: SBM Drawn by: RHK

GRAPHIC SCALE: 1" = 20'

LEGAL DESCRIPTION

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

PARCEL 1: APN 228-470-35

LOTS 6, 7, 8, AND 9 OF ESCONDIDO TRACT NO. 286, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8362, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 1976.

PARCEL 2:

AN APPURTENANT EASEMENT FOR TRUCK WELL AND LOADING DOCK ACCESS OVER THE ESCONDIDO TRACT NO. 286, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8362, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 1976.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 00062002-004-DD-1VA, DATED OCTOBER 20, 2016.

ALTA/NSPS LAND TITLE SURVEY

Micro Place Industrial  
2250 Micro Place  
Escondido, CA 92029  
Surveyor's Certification

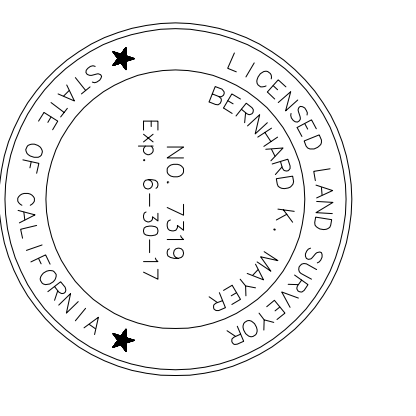
To: Stas Partners 36 Micro, LLC, Genworth Life Insurance Company, Chicago Title Insurance Company, and Mksasociates, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, and 20 of Table A thereof.

The field work was completed on November 28, 2016.

Date of Plot or Map: December 02, 2016

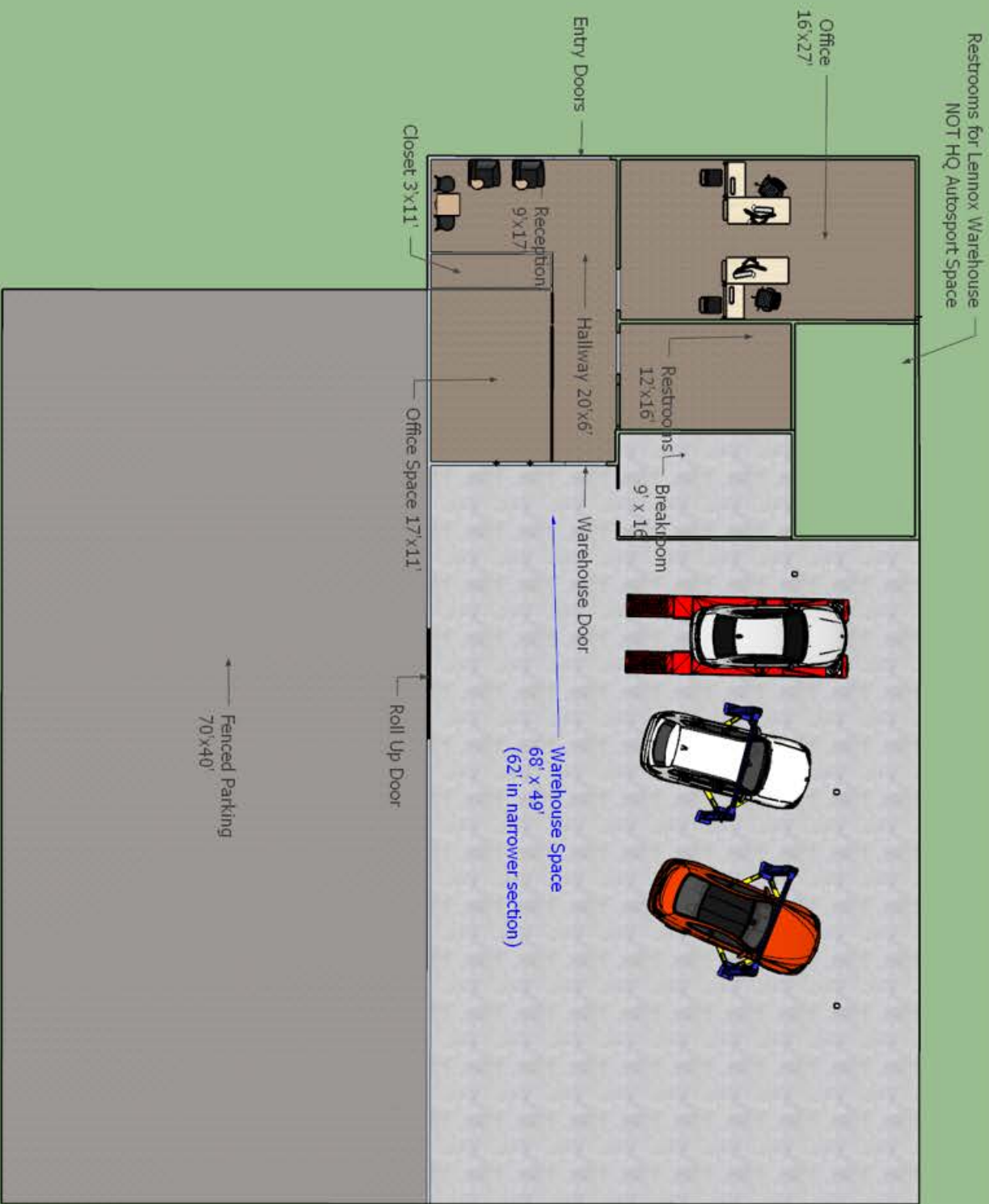
Surveyor's Signature  
Registered Surveyor: BERNHARD K. MAYER  
Registration Number: LS 7319  
In the State of: California



PROJECT NAME: Micro Place Industrial MKA PROJECT No.: 4782-16-4354  
ADDRESS: 2250 Micro Place CITY: Escondido STATE: California

**MKA**  
A National Land Services Group

National Coordinators of Land Survey Services  
6933 Commerce Court - Warrenton, Virginia 20187  
Phone: (540) 428-3550 Fax: (540) 428-3560  
Email: comments@mksasociates.com  
www.mksasociates.com



HQ Autosport, LLC  
 2250 Micro Place, #200  
 Escondido, CA 92029  
 Exterior Dimensions  
 100'x50'

# ATTACHMENT C



**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 & 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.:** Minor Conditional Use Permit (CUP) to allow General Vehicle Repair in the General Industrial (M-2) zone. (City Case File PL21-0369).

**Project Location - Specific:** To the Northwest of the Micro Place and Opper Street intersection, addressed as 2250 Micro Place, Escondido, CA 92029 (APNs: 228-470-35-00).

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

**Description of Project:**

The project involves an application for a Minor CUP to permit the General Vehicle Repair use in the General Industrial (M-2) zone. The applicant currently operates an auto repair business that involves services defined as Limited Vehicle Repair, per Article 1 of the Escondido Zoning Code. The CUP would permit the expansion of services at the present location that fall under the General Vehicle Repair use category, as defined in Article 1 of the Escondido Zoning Code. The project does not involve the expansion of the building and proposes minor internal changes to the structure, consisting of the installation of up to five service stalls. The General Vehicle Repair use requires a Minor CUP, per Article 26 of the Escondido Zoning Code.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:** HQ Autosport LLC (Rep: Paul Quattrocchi, Telephone: 760-363-0366)

**Address:** 2320 Cortina Circle, Escondido, 92029

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

**Exempt Status:**

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

**Reasons why project is exempt:**

1. The project consists of minor interior alterations to an existing private structure (industrial warehouse) involving the construction of electrical conveyances and does not involve the expansion of the existing industrial building. The project is in an area where all necessary public services and facilities are available. The project is not located in an environmentally sensitive area.

**Lead Agency Contact Person:** Grant Ruroede

Area Code/Telephone/Extension: 760-839-4536

Signature: \_\_\_\_\_  
Planner

\_\_\_\_\_  
Date

Signed by Lead Agency    Date received for filing at OPR:     Signed by Applicant