

**NORTH INLAND CRISIS RESIDENTIAL FACILITY**  
**DEPARTMENT OF GENERAL SERVICES**  
**Attachment “C” – Conditions of Approval- City of Escondido, CA**

**Conditions of approval by the City of Escondido:**

City of Escondido, 201 North Broadway, Escondido CA 92025, 760-839-4880

**A. Fire Department:**

1. Provide plot plans to the Fire Department for review of driveways (location and width), hydrant locations (existing and proposed), type of construction, occupancy type, and if building will be need to have fire sprinklers.
2. Show FDC locations (must be within 50’-0” of hydrant and may not be located on the building)
3. Show KNOX box locations. Any fencing or gates will require KNOX box or KNOX switch access as well as meet hose pull (opening every 150’-0” to pull hose through).
4. Show access for fire and emergency services. Fire dept. needs drivable access to all sides of the building.
5. Provide a PDF map of final site showing all items mentioned so that Fire can update dispatch and our mapping.
6. Fire dept. will be able to provide more detailed requirements once detailed plans are reviewed.

**B. Engineering and Utilities:**

1. Provide grading and improvement plans for the proposed improvement for review and approval by the Engineering Division prior to issuance of an encroachment permit.
2. Show street improvements (curb, gutter, sidewalk, lighting, etc.) on Grape St. along the project frontage to Residential Street Standard including the completion of the cul-de-sac.
3. Demonstrate compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) with a separate Water Quality Technical Report or through the County taking responsibility for the project meeting these requirements.
4. Provide improvement plans showing public water mains for water service and fire protection for review and approval by the Utility Department.
5. Onsite public waterlines for expected fire service will need to be extended into and through the site at the direction of the Fire and Utility Depts.

Provide right of way dedications as follows:

- a) 11’-0’ along Valley Pkwy. along the parcel frontage (Major Rd.)
- b) 20’-0” radius corner rounding dedication at the corners of Valley Parkway & Fig St. and Valley Parkway and Grape St.

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- c) Relinquish access through the existing R/W that underlays the existing Flood Control Channel to the City. The County currently utilizes a portion of this R/W for parking which prohibits the 20’-0” wide access that is needed to maintain water and sewer infrastructure.

**C. Planning:**

1. The hours of operation, the list of services and care to be provided, the number of beds, the number of employees on the largest shift and in total, and any potential impacts to the area based on this information would generate specific conditions.
2. All parking, fencing and other facilities and structures should be located outside of the Escondido Creek drainage channel and bike trail area and decorative fencing installed along the southern edge of the channel right-of-way, pursuant to the Bicycle Master Plan (2012) and the E. Valley Parkway Area Plan.
3. The design, colors and materials of the facilities should be consistent with the Escondido design review guidelines and the E. Valley Parkway Area Plan design guidelines.