



LIFE HOUSE DESIGN AND CONSTRUCTION

Bringing your vision to life

Presented by
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Life House Design and Construction

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December 2nd, 2024

Escondido, CA 92026 | APN 187-152-04-00

SUBJECT: PROJECT FEASIBILITY & COST ESTIMATE

Dear Homeowner,

The property associated with APN 187-152-04-00 in Escondido, CA, is zoned Rural Residential (RR) and Semi-Rural Residential (SR-1). This zoning permits single-family residential use and allows for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), subject to local regulations. Lot splitting under SB 9 may be feasible, as the property meets the minimum size requirement of 2,400 square feet. However, the split must comply with other requirements, such as maintaining at least 1,200 square feet per resulting parcel and adhering to local zoning and setback regulations. **The property owner must sign an affidavit stating they will live in one of the units for at least three years.**

PRELIMINARY ESTIMATE

Assuming medium-tier units the below estimates are for mid-grade finishes.

Option 1: SB-9 Lot split *Allows you to sell the separate lot.

Note: Owner still needs to live on one of the lots for three years

Costs totaling:

- | | | |
|------------------------------------|----------|--|
| 1. Design fees/Project Mang. Fees: | \$10,500 | |
| 2. Civil Engineering | \$3,500 | <i>*Estimated for lot split survey and mapping</i> |
| 3. Permit Fees: | \$4,500 | <i>*Includes filing fees and application costs</i> |

Total estimated cost: \$18,500

Additional Notes and Disclaimers:

- Owner Occupancy Requirement:** Per SB-9 regulations, the owner must occupy one of the resulting lots as their primary residence for a minimum of three years after the lot split.
- Immediate Sale Restrictions:** The split lot can be sold independently; however, the owner must meet the three-year residency requirement on one of the lots before selling both properties. Selling both lots without adhering to this rule may result in non-compliance with SB-9, leading to legal or administrative issues.

Option 2: (1) Two-Story House 4/3 (approx. 1,500sf)

A. Hard costs totaling: \$545,373

- | | | |
|---------------------------|-----------|--|
| 1. Habitable (\$300/sf): | \$465,000 | <i>*Taxes on materials approx. additional \$21,623</i> |
| 2. Site Preparation: | \$43,500 | <i>*Trenching, utility connection, driveway, rocks</i> |
| 3. Utility Meters: | \$10,500 | |
| 4. Landscaping: | \$4,750 | <i>*Canopy trees required under SB9</i> |
| 5. Solar (Detached Units) | \$Leased | <i>*CA requirement for new construction</i> |

B. Soft costs totaling: \$84,490

- | | | |
|-------------------------------|----------|--|
| 1. Design/Project Mang. Fees: | \$45,500 | <i>*Title 24 additional \$500 each unit</i> |
| 2. Civil Engineering | \$7,350 | |
| 3. Structural Engineering: | \$4,700 | |
| 4. Development Impact Fees: | \$5,250 | <i>*Determination at plan review</i> |
| 5. School & DIF: | \$6,690 | <i>*Determination at plan review</i> |
| 6. Water/Sewer: | \$15,000 | <i>*Includes trenching, water meter, sewer</i> |

connection, and permit fees. (if lot is not using septic)

Total estimated cost: \$629,863 - \$692,849

**A through B with 10% Contingency*

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**Option 3: (1) 4/3 House with built in JADU (approx. 2,000sf) + (1) Detached 2/2 ADU (Approx. 750sf each)*****Deed Restricted for JADU (Septic Tank Installed option) (requires waiver or combining lots)****C. Hard costs totaling: \$751,650**

1. Habitable (\$250/sf):	\$687,500	*Taxes on materials approx. additional \$31,970
2. Landscaping:	\$4,750	*Trees required per county
3. Site Preparation:	\$43,900	*Trenching, utility connection, driveway, Water
4. Utility Meters:	\$15,500	
5. Solar (Detached Units)	\$Leased	*CA requirement for new construction

D. Soft costs totaling: \$159,070

1. Design/Project Mang. Fees:	\$55,500	*Title 24 needed
2. Civil Engineering	\$19,350	
3. Structural Engineering:	\$10,650	
4. Permit Fees:	\$7,500	*Determination at plan review
5. Development Impact Fees:	\$11,730	*Determination at plan review
6. School & DIF:	\$15,610	
7. Septic Tank Design:	\$8,430	
8. Septic Tank Install:	\$30,300	

Total estimated cost: \$910,720 - \$1,001,792

*C through D with 10% Contingency

Option 4: SB-9 Lot Split + adding (4) superimposed units 1/1 (approx. 400sf each)**A. Hard costs totaling: \$529,610**

1. Habitable (\$275/sf):	\$440,000	*Taxes on materials approx. additional \$20,460
2. Landscaping:	\$7,750	*Trees required per county
3. Site preparation:	\$43,900	*Trenching, utility connection, driveway, Rocks
4. Utility Meters:	\$17,500	
5. Solar (Detached Units)	\$Leased	*CA requirement for new construction

B. Soft costs totaling: \$96,490

1. Design/Project Mang. Fees:	\$57,500	*Title 24 additional \$500 each unit
2. Civil Engineering	\$7,350	
3. Structural Engineering:	\$4,700	
4. Development Impact Fees:	\$5,250	*Determination at plan review
5. School & DIF:	\$6,690	*Determination at plan review
6. Water/Sewer:	\$15,000	*Includes trenching, water meter, sewer

Total estimated cost: \$626,100 - \$688,710

*E through F with 10% Contingency

Option 5: SB9 without splitting the lot + (2) Units superimposed 2/2 (approx. 750sf each)***SB9 Regulations****G. Hard costs totaling: \$495,731**

1. Habitable (\$275/sf):	\$412,500	*Taxes on materials approx. additional \$19,181
2. Site Preparation:	\$43,500	*Trenching, grading, utility connection
3. Utility Meters:	\$15,800	
4. Landscaping:	\$4,750	*Canopy trees required under SB9
5. Solar (Detached Units)	Leased	*CA requirement for new construction

H. Soft costs totaling: \$94,090

1. Design/Project Mang. Fees:	\$51,500	*Title 24 additional \$500 each unit
2. Civil Engineering	\$10,350	
3. Structural Engineering:	\$5,700	
4. Development Impact Fees:	\$5,250	*Determination at plan review
5. School & DIF:	\$6,290	*Determination at plan review
6. Water/Sewer:	\$15,000	*Includes trenching, water meter, sewer

Total estimated cost: \$589,821 - \$648,803

*I through J with 10% Contingency

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Project Timeline

Milestone 1: Initial Deposit - \$1,000

Pre-Application Meeting & Site Measurements (2-4 weeks)

Begin with a pre-application meeting with the Planning Division to ensure all initial plans align with local regulations. This meeting will help identify any specific requirements related to trenching and front setback considerations.

Milestone 2: Commencement of Schematics - Estimated 30% of Payment

Schematic Design (4-6 weeks)

Develop initial drawings and conceptual plans, incorporating the trenching work from the front setback. This includes basic layouts, potential lot configurations, and preliminary assessments of the site, ensuring that trenching plans comply with local codes and standards.

Milestone 3: Commencement of Design Development - Estimated 30% of Payment

Design Development (6-8 weeks)

Refine the design with detailed plans, including site plans, elevations, and layouts that account for the trenching work. Ensure that all designs meet Escondido's building and safety regulations.

Soil Study (6 weeks)

Conduct a soil study to assess the suitability of the land for trenching and any potential impact on the proposed development. This step is crucial to identify any soil-related challenges that could affect trenching.

Structural Engineering/MEP (4-6 weeks)

Engage structural engineers to design the framework of any proposed buildings, considering the trenching work. MEP engineers should review plans to integrate necessary systems, ensuring that trenching does not interfere with existing utilities.

Civil Engineering (6-8 weeks)

Civil engineers will survey the lot, focusing on the trenching from the front setback. They will address potential issues related to site layout, water management, and infrastructure, ensuring compliance with Escondido's standards.

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Milestone 4: Commencement of Permitting - Estimated 30% of Payment

Encroachment Permit Application (2-4 weeks)

Since trenching from the front setback may involve work in the public right-of-way, apply for an encroachment permit. Prepare the necessary documentation and submit it to the city's Engineering Division.

Tentative Subdivision Map Preparation & Submission (8-10 weeks)

Prepare and submit the Tentative Subdivision Map, including details of the trenching work. Ensure compliance with the Subdivision Map Act and local regulations.

Permitting Process (16-24 weeks)

Obtain all necessary permits for the lot split, proposed developments, and trenching work. This includes reviewing plans with the city, making required adjustments, and obtaining final approvals. The timeline can vary based on project complexity and the efficiency of the local permitting process.

Milestone 5: Permit Issuance - \$500

Project Coordination (1-4 weeks)

After permits are issued, coordinate with the project manager and general contractor to finalize plans, organize resources, and prepare for construction, ensuring that all aspects of the trenching work are addressed.

Construction (16-24 weeks)

Begin the construction phase, including the trenching from the front setback. The duration can vary based on weather conditions, inspection schedules, and contractor availability. Ensure that all trenching work complies with safety standards and city regulations.

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**Cost Segregation Example Sheet for ADU Investment**

Asset Category	Cost (USD)	Standard Depreciation Period (Years)	Accelerated Depreciation Period (Years)	Annual Depreciation (USD)
Building Structure	\$200,000	27.5	-	\$7,273
Land Improvements	\$30,000	27.5	15	\$2,000
Personal Property	\$70,000	27.5	5	\$14,000
Software	\$5,000	27.5	3	\$1,667
Total	\$305,000			\$24,940

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Known work to be completed:

Site Prep

- **Moderate Work:** Site preparation will include grading, leveling, and clearing vegetation to accommodate new construction and trenching for utility connections from the 60' front setback.
- **Property Line Marking:** Accurate demarcation of new property lines as per SB 9 lot split regulations.

Foundation Prep

- **New Foundations:** Foundations will need to be laid for the newly created parcels and any additional units, ensuring compliance with structural and seismic safety standards.
- **Soil Assessment:** Conduct a soil study to determine suitability for new construction and address any issues.

Framing Vertical Walls

- **New Construction:** Build vertical walls for the primary units or ADUs on each newly created parcel, ensuring they meet zoning height and setback regulations.

Roofing

- **New Roofing for Units:** Install new roofs for all proposed structures, ensuring durability and compliance with building codes.

Utility Connections

- **Water and Sewer Line Extensions:** Trench approximately 60 feet from the front setback to connect water and sewer lines to the new units.
- **Electrical and Gas Service:** Extend existing electrical and gas service to the new units, ensuring appropriate capacity and compliance with local regulations.

Heating System and Insulation

- **Energy Compliance:** Install heating systems and insulation in all new structures to meet energy efficiency standards.

Siding, Drywall, Doors (Interior & Exterior)

- **New Installations:** Siding, drywall, and both interior and exterior doors will be installed for all new units. Materials will match local design guidelines.

Painting (Interior & Exterior)

- **Cohesive Design:** Apply interior and exterior paint for all units, ensuring a cohesive look across the site.

Flooring

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- **Durable Materials:** Install flooring in all new units, suitable for residential use and local climate conditions.

Electrical Systems

- **Full Electrical Installation:** Complete electrical work for new units, including lighting, outlets, and breakers, ensuring compliance with modern standards.

Installing Medium-Grade Finishing

- **Interior Design:** Medium-grade finishes (cabinets, countertops, fixtures) will be installed in all new units to balance cost and durability.

Connect Utilities

- **Service Upgrades:** Ensure all utilities—water, sewer, electricity, and gas—are connected to the newly created parcels and upgraded as necessary.

Lot Split Coordination

- **Survey and Mapping:** Conduct a professional survey to finalize lot boundaries as per SB 9 guidelines.
- **Legal Filings:** File all required subdivision maps and legal documents with the County of San Diego.

Meet with Inspectors

- **Compliance Reviews:** Coordinate with inspectors to ensure all construction and utility connections meet local building codes and regulations.

Debris Removal, Site Maintenance/Dump Fees

- **Clean Worksite:** Regular debris removal and site maintenance to ensure safety and efficiency during construction. Allocate funds for dump fees and ongoing cleanup.



Notes:

1. Septic tank is an option but water needs to be connected

Septic System Installation

- **Cost Estimates:** The installation of a conventional septic system for a three-bedroom house in Escondido typically ranges from \$8,915 to \$10,592.
Factors influencing this cost include soil conditions, system design, and permit fees.
- **Regulatory Requirements:** San Diego County mandates that any property modifications involving septic systems receive approval from the Department of Environmental Health prior to permit issuance. Additionally, adherence to state regulations is essential to ensure environmental protection and public health.
- **Site Evaluation:** A professional assessment of soil percolation rates, groundwater levels, and adequate space for a leach field is necessary to determine system suitability.

Well Water Installation

- **Cost Estimates:** The cost of installing a well varies based on depth, location, and required equipment. In Escondido, the average cost for installing a shallow well jet pump is approximately \$1,008.78.
- **Regulatory Requirements:** Compliance with local and state regulations is mandatory, including obtaining necessary permits and ensuring the well meets health and safety standards.
- **Water Quality and Yield Testing:** Conducting tests to confirm the well provides a sufficient and safe water supply for residential use is crucial.

Additional Considerations

- **Maintenance:** Both septic systems and wells require regular maintenance to ensure proper functionality and longevity.
- **Environmental Impact:** Proper installation and maintenance are vital to prevent contamination of local water sources and to protect the environment.
- **Professional Consultation:** Engaging with licensed professionals for both installation and maintenance is recommended to ensure compliance with all regulations and to address site-specific challenges.

In summary, while installing a septic system and well water supply on your Escondido property is feasible, it involves careful consideration of costs, regulatory compliance, and ongoing maintenance. Consulting with local experts and authorities will provide tailored guidance to your specific situation.

ADUs and Taxes

In California, property taxes are typically 1% of the property's assessed market value. Upon construction of your ADU, you will be reassessed, but it will be a blended assessment. ADUs will be assessed independently. It is generally the case that whatever the determined market value is, a 1% tax will be assessed and added to the current tax bill (making it a blended rate). Your tax rate can increase over time, but it is capped at 2% due to prop 13.

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**FINANCING PROJECTIONS:**

Assuming 100% financed at 5.5% over 30 years. (Monthly financing does not include insurance or taxes)

Rental Strategy:	Option 2: (1) Two-Story House 4/3 (approx. 1,500sf)	Option 3: (1) 4/3 House with built in JADU (approx. 2,000sf) + (1) Detached 2/2 ADU (Approx. 750sf each)	Option 4: SB-9 Lot Split + adding (4) superimposed units 1/1 (approx. 400sf each)	Option 5: SB9 without splitting the lot + (2) Units superimposed 2/2 (approx. 750sf each)
Monthly Rental Income	\$4,300	\$9,250	\$8,400	\$5,700
Monthly Financing	-\$4,135	-\$5,890	-\$4,110	-\$3,885
Monthly Cash Flow	\$165	\$3,360	\$4,290	\$1,815
Annual Cash Flow	\$1,980	\$40,320	\$51,480	\$21,780
5-Year Cash Flow	\$9,900	\$201,600	\$257,400	\$108,900
30-Year Cash Flow	\$59,400	\$1,209,600	\$1,544,400	\$653,400
ROI (based on 30 year payback period)	4.19%	59.07%	109.71%	49.27%
# Years to pay off ADU (*if apply monthly cash flow to principle)	27.2	12.9	8.9	14.3

If you have any questions please contact me by email or by phone. The LIFE HOUSE team can finance, design, permit, and build your project. Our Architect and Draftsmen team have over 30 years combined experience. We look forward to being part of your project journey.

Very respectfully,

Cärrin (C.J.) Johnson

Cärrin Johnson

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State SB-9 Key Regulations and Requirements

1. **Lot Split Requirements:**
 - Each resulting lot must be at least 1,200 square feet in size.
 - The split must result in approximately equal parts, with a minimum allowed split ratio of 60/40.
 - Lot size must be at least 2,400 square feet pre-split.
2. **Building Units:**
 - A parcel created by an urban lot split shall be permitted to have a total of two units. This can be achieved through either a two-family dwelling, a single-family dwelling with an ADU, or a single-family dwelling with a junior ADU.
3. **Owner Occupancy:**
 - The property owner must occupy one of the units as their primary residence for at least three years following the lot split.
4. **Location Restrictions:**
 - The lot cannot be located in a high fire hazard zone, a historic district, or an environmentally sensitive area. These restrictions are put in place to ensure safety and environmental preservation.
5. **Tree and Landscaping Requirements:**
 - Any significant trees on the property may need to be preserved or replaced according to local ordinances. This helps maintain the ecological balance and aesthetic value of the neighborhood.

Wildfire History and Preventive Measures

Given its location in a "Very High" fire hazard zone, several strategies will be essential to enhance fire resistance and safety:

1. **Fire-Resistant Building Materials:** The design should prioritize fire-resistant materials for critical exterior components, including walls, roofing, windows, and doors, to minimize fire risk.
2. **Defensible Space and Landscaping:** Implementing defensible space around the structure is crucial. Landscaping will incorporate fire-resistant plant species and maintain appropriate vegetation setbacks from the building to reduce fuel sources near the home.
3. **Water Access for Firefighting:** With a fire hydrant noted on the property's topography map, this provides a key asset. Ensuring easy and reliable access to water for firefighting purposes will be integrated into the site plan.
4. **Compliance with Fire Codes:** In alignment with San Diego County's fire-resistive construction requirements, the design will follow the standards applicable to Very High fire hazard zones, ensuring compliance and enhanced protection.

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Escondido, CA

APN: 187-152-04-00

Lot size ≈ 0.087 acres | ≈ 3,797 SF

Zoning

Zone: Rural Residential (RR); Semi-Rural Residential (SR-1)

Jurisdiction: County of San Diego

Use Regulations: The RR zoning permits family residential uses, with allowances for group residential, limited packing and processing, and other uses subject to obtaining a Use Permit.

- **Minimum Lot Size:** 1 acre
- **Building Type:** Single detached residential structures are permitted, with potential for limited nonresidential uses upon obtaining the appropriate permits.
- **Height Restrictions:** Maximum building height is 35 feet, limited to 2 stories.
- **Setback Requirements:**
 - **Front Yard:** 60'
 - **Interior Side Yard:** 15'; ADU - 4'
 - **Exterior Side Yard:** 35'
 - **Rear Yard:** 50'; ADU - 4'

ADU Specific Height:

Detached- A height of 16 feet regardless of applicable height limits.

Attached- Attached to primary dwelling unit, an adu may go up to a height of 25-feet

Stories- The ADU shall also be no greater than one story.

ADU Zoning Regulations:

Floor Area Ratio: N/A

Density: one dwelling unit per 2 or more acres

Requirements - At least one off-street parking space shall be provided for each new unit. Said parking spaces shall be covered, and shall not be in tandem with parking spaces for any other unit on the property.

Building separate: The minimum distance between the residence and a detached accessory building shall be 10 feet. If the residence (or main building) and detached accessory building are both one story in height, then the minimum separation requirement may be reduced to five feet.

Environmental Considerations:

- **Fire Hazard Severity Zone:** The property is located within a Very High Fire Hazard Severity Zone, necessitating adherence to fire-resistive construction standards as outlined by San Diego County.
- **Flood Zone:** The parcel is situated within a designated flood zone, requiring compliance with relevant floodplain management regulations.
- **Hillside Development:** The property is subject to Hillside Development regulations, which may impose additional building and grading restrictions to preserve natural topography and prevent erosion.

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Utilities and Services:

- **Water Supply:** Serviced by the Valley Center Municipal Water District.
- **Sewer Services:** Not available; alternative wastewater treatment solutions may be necessary.

Based on the site plan provided for the empty lot with a 60' front setback and 400 SF proposed ADU, here is an approximate cost breakdown for tying into the sewer and water lines:

Key Assumptions:

- **Site Dimensions:** Lot area $\approx$ 3,798.86 SF
- **Front Setback:** 60 feet from the road.
- **Tapping Distance:** Assuming water and sewer lines are along the street frontage and require trenching across the setback.
- **Scope of Work:**
 - Trenching, materials (pipes, fittings, etc.), labor, and permits for sewer and water line connections.
 - Restoration of the disturbed area (e.g., backfilling, concrete repair if necessary).

Approximate Costs:

1. Sewer Connection

- **Tapping Fee:** \$2,500 to \$5,000 (depends on municipality).
- **Trenching (60 ft):** \$30 to \$60 per linear foot = \$1,800 to \$3,600.
- **Sewer Pipe Installation:** \$50 to \$150 per foot (includes materials and labor) = \$3,000 to \$9,000.
- **Permit Fees:** \$500 to \$2,000 (varies by location).
- **Inspection Fees:** \$200 to \$500.

Total Estimated Cost (Sewer): \$8,000 to \$20,000.

2. Water Line Connection

- **Tapping Fee:** \$1,000 to \$3,000.
- **Trenching (60 ft):** \$30 to \$60 per linear foot = \$1,800 to \$3,600.
- **Water Pipe Installation:** \$40 to \$100 per foot = \$2,400 to \$6,000.
- **Backflow Preventer Installation:** \$500 to \$1,500 (if required).
- **Permit Fees:** \$500 to \$1,500.
- **Inspection Fees:** \$200 to \$500.

Total Estimated Cost (Water): \$6,000 to \$15,000.

Combined Sewer and Water Connection Cost:

- **Low-End Estimate:** \$14,000.
- **High-End Estimate:** \$35,000.

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Notes:

- The costs can vary depending on soil conditions, proximity of utilities, additional code requirements (e.g., backflow preventers, slope adjustments for sewer lines), and regional labor/material rates.
- If additional challenges such as rocky soil or high water tables are encountered, costs could increase.
- It's advisable to get multiple quotes from licensed contractors to refine these estimates based on the specific site conditions.
- **Fire Protection:** Under the jurisdiction of the Deer Springs Fire Protection District.
- **School Districts:**
 - **Elementary:** Escondido Union School District
 - **High School:** Escondido Union High School District

Development Potential and Constraints:

- **Lot Size Discrepancy:** The current lot size of approximately 0.087 acres is below the minimum lot size requirement of 1 acre for the RR zoning designation. This discrepancy may impact development potential and could necessitate seeking a variance or rezoning to proceed with construction plans.
- **Access:** The parcel abuts a county-maintained road, providing adequate access for development purposes.
- **Legal Lot Status:** Verification of the parcel's legal lot status is recommended to ensure compliance with local land use and development regulations.

Site Conditions

Access/Parking

- Current vehicular access from Hillcrest Ave
- Additional parking required may be required

Existing Structures

- N/A

School Fees for New Residential Construction in Escondido:

- High School Fee: \$1.93 per square foot
- Elementary School Fee: \$2.53 per square foot
- Total: \$4.46 per square foot

Objective (SB-9 Lot Split): To subdivide the lot into two parcels in compliance with Senate Bill 9 (SB 9) and local regulations.

1. Eligibility and Requirements:

- **Lot Split Requirements:**
 - Each newly created parcel must be at least 40% of the original lot size.
 - Each parcel must be no smaller than 1,200 SF.
- **Client Residency Requirement:**
 - SB 9 requires that **one of the housing units be occupied by the applicant as a principal residence for at least three years after the lot split**



2. Key Requirement: Under SB 9, the applicant must sign an affidavit committing to live in one of the housing units on the newly created parcels for at least three years after the lot split is approved.

Implications for Selling:

- **Immediate Sale:** Unfortunately, you would not be able to immediately sell both lots after the split. Selling both lots without fulfilling the three-year residency requirement could violate the terms of SB 9 and result in legal or administrative complications.
- **Post-Occupancy Sale:** If you are open to residing on the property for the required three years, you could then sell both lots without any restrictions related to the SB 9 residency requirement.

3. Development Standards

- **Setbacks and Unit Size:** The development must adhere to the standards outlined in the code shown in this report.
- **Maximum Density:** A maximum of two units per parcel is permitted, which could be configured as:
 - Two-family dwellings,
 - A single-family dwelling with an ADU,
 - A single-family dwelling with a Junior ADU.

4. Subdivision Map Act Compliance

- **Tentative Subdivision Map:** A map must be prepared by a licensed design professional, including detailed site plans with all necessary elements such as easements, grading, and topographic information.
- **Pre-application Meeting:** A meeting with the Planning Division is required to ensure that the application is complete and compliant.

5. Application and Timeline

- **Submission Requirements:**
 - **Completed Application Form** (Discretionary Permit General Application)
 - **Grant Deed** and **Preliminary Title Report**
 - **Base Map** and **Tentative Parcel Map** with 25 copies, including all site details.
- **Review Process:**
 - Upon submission, the Planning Division will review the application and route it to relevant departments.
 - An Environmental Impact Report, Negative Declaration, or Statement of Exemption under CEQA may be required.
 - The application will be scheduled for review by the Planning Commission after input from the Design Review Board.
- **Estimated Timeline:**
 - **Pre-application Meeting:** To be scheduled promptly.
 - **Review Process:** Typically takes 3-6 months, depending on complexity and environmental review.
 - **Final Approval:** The final map must be recorded within 36 months of Tentative Map approval.

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6. Additional Considerations

- **Public Notice and Hearing:** A sign must be posted on the property at least 10 days before the Planning Commission hearing.
- **Easements and Access:** Ensure that all parcels provide access to the public right-of-way and comply with Fire Department access requirements.
- **Appeals:** Should the Planning Commission's decision be appealed, the matter will be reviewed by the City Council.

Objective: (SB-9 Without a Lot Split)

SB9 can still benefit from California's SB 9 even if you choose not to split your lot. Here's how this could work:

1. Adding Units Without a Lot Split:

- **Flexibility:** Under SB 9, you have the option to add up to two additional residential units on your existing lot without the need to split it. This could include constructing a duplex, two detached single-family homes, or other configurations allowed under local zoning regulations

2. No Owner Occupancy Requirement:

- **Advantage:** If you decide to build these additional units without splitting the lot, the owner occupancy requirement **does not apply**. This means you're not required to live on the property, giving you the flexibility to rent or sell the units as you see fit.

Summary: **This option would allow you to sell ADUs via AB1033.** By opting to use SB 9 for adding units without splitting your lot, you avoid the owner occupancy mandate and still increase the property's value and income potential. This approach provides a streamlined way to develop the property according to your preferences without the need to meet the three-year residency requirement.

Please let me know if this aligns with your goals or if you'd like to explore this option further. I'm here to assist with any next steps or additional planning!

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Aerial View

