

Approved Tentative Map for 6 Single Family Homes in Escondido

Via Hondita | Escondido, CA 92027

- Homes range between 3,001 to 3,107 square feet on sewer
- 2.91 Net Acres
- Home Sales in the immediate vicinity average over \$1,500,000
- 6 Lots – Approximately ½ acre each

ASKING PRICE: ~~\$1,495,000~~ \$1,295,000



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Conway Academy

Rincon Middle School

E El Norte Pkwy

La Honda Dr

Via Hondita



aerial

E Lincoln Ave



Escondido Charter High School

Glen View Elementary School

E El Norte Pkwy

La Honda Dr

E Lincoln Ave

Via Hondita



aerial

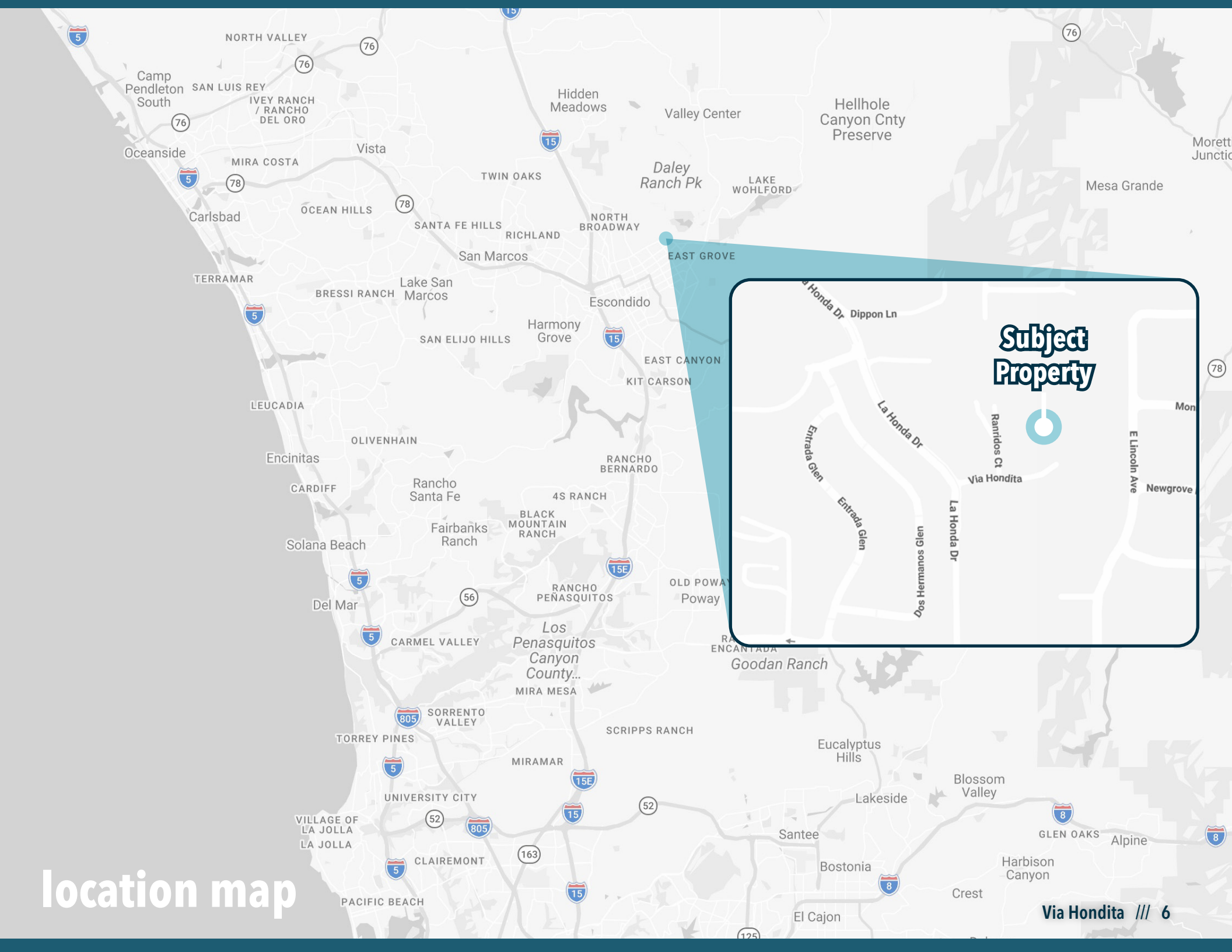


El Lincoln Ave

Ranidos Ct

Via Hondita

aerial



location map

**Subject
Property**

Property Highlights

Location:	The subject property is located along Via Hondita in Escondido, CA. The site is 3.3 miles east of Interstate 15, 3.1 miles northeast of Highway 78, and approximately 1.8 miles south of Dixon Lake.	
Property Profile:	The subject property consists of three parcels totaling approximately 3.14 acres of vacant land, zoned for single-family residential development. The site is located within a well-established residential area surrounded by existing neighborhoods, parks, and nearby schools, making it an attractive setting for future housing. The property benefits from its close proximity to Dixon Lake, a popular local destination known for its fishing, scenic hiking and biking trails, playgrounds, and picnic areas, offering a wide range of outdoor recreational opportunities for residents. The project includes an approved tentative map for six single-family homes along with preliminary grading plans, providing a strong foundation for development. The proposed homes range from approximately 3,001 to 3,107 square feet, situated on generous lot sizes ranging from approximately 0.48 to 0.67 acres, offering ample space and privacy within a desirable residential setting.	
Jurisdiction:	City of Escondido	
APN:	<ul style="list-style-type: none">• 225-042-26-00 1.01 acres• 225-042-27-00 1.01 acres• 225-042-28-00 1.12 acres	Total Acreage: 3.14 gross acres (2.91 net)
Zoning:	RE-20 (Zoning Link)	
General Plan:	Suburban (General Plan Link)	
Minimum Lot Size:	20,000 SF	
Max Height:	35' or 2 stories	
School District:	Escondido Union High School District	
Services:		
Water/Sewer:	Escondido Utilities Department	
Gas/Electric:	SDG&E	
Fire:	Escondido Fire Department	
Police:	Escondido Police Department	



Elevations and Floor Plans

CLICK TO VIEW ELEVATIONS AND FLOOR PLANS



Tentative Map

ENGINEER OF WORK
AIC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800
James A. Tappan
A.E.C.E. NO. 51985

SURVEYOR
AIC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800
KRYAN A. POST, L.S. 8785



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT I HAVE NO OTHER INTERESTS IN THE PROPERTY. I UNDERSTAND THAT IF ANY INTEREST IS CONSIDERED CONTINGENT SUCH AS IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY, I HEREBY CONSENT TO THE PREPARATION OF THIS TENTATIVE MAP.

APPLICANT
AIC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800

SITE ADDRESS
VIA HONDITA
ESCONDIDO, CA 92027

LEGAL DESCRIPTION
PARCELS 2, 3 & 4 OF PARCEL MAP NO. 8114, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1978.

OWNER
JAMES PRICE
1879 FOX BRIDGE CT
FAIRBROOK, CA 92028
(760) 733-2138

SUMMARY REQUEST
CONVERT 3 EXISTING PARCELS INTO 4 LOTS

EARTHWORK
CUT 6,500 CY
FILL 5,600 CY
EXPORT 900 CY

UTILITY PURVEYOR/SCHOOL/FIRE
WATER/SEWER/TRASH - ESCONDIDO UTILITIES DEPARTMENT
GAS & ELECTRIC - SOCAL
SCHOOL DISTRICT - ESCONDIDO UNION SCHOOL DISTRICT
FIRE - ESCONDIDO FIRE DEPARTMENT

EXISTING TREES NOTES
ALL EXISTING TREES ON-SITE ARE RECORDS AND WILL BE REMOVED DURING GRADING OPERATIONS.

FUEL MODIFICATION ZONE
ENTIREY OF SITE WILL BE CLEARED AND CONSIDERED WITHIN FUEL MODIFICATION ZONE.

- CONSTRUCTION NOTES**
- PROPOSED 8" SEWER MAIN, PER CITY OF ESCONDIDO STANDARDS
 - SEWER MANHOLE, PER CITY OF ESCONDIDO STANDARDS.
 - PROPOSED PRIVATE LANDSCAPE DRAIN CLEANOUT
 - PROPOSED 6" CURB & GUTTER PER SDSSD G-2. CURB TO BE PAINTED RED AND LABELED "NO PARKING FIRE LINE" PER FIRE DEPARTMENT STANDARDS.
 - PROPOSED RESIDENTIAL FIRE HYDRANT PER CITY OF ESCONDIDO STANDARDS
 - PROPOSED STORM DRAIN, PER SDSSD D-60
 - PROPOSED 8" WATER MAIN, PER CITY OF ESCONDIDO STANDARDS
 - PROPOSED CONCRETE DRIVEWAY PER CITY OF ESCONDIDO STANDARDS
 - PROPOSED 1" BLOW-OFF ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
 - PROPOSED 1" AIR-VAC VALVE ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
 - PROPOSED RESIDENTIAL TURN-AROUND AND FIRE ACCESS PER CITY OF ESCONDIDO STANDARDS.
 - PROPOSED 15'x16' BIORETENTION BASIN CONNECTED TO SD. REFER TO SWAMP FOR DETAIL.
 - PROPOSED 10'x8' PRIVATE BIORETENTION BASIN, PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. REFER TO SWAMP FOR DETAIL.
 - PROPOSED PRIVATE LANDSCAPE DRAIN LINE
 - PROPOSED CONCRETE DRAINAGE DITCH PER SDSSD T-75
 - PROPOSED PRIVATE AC DRIVE PER CITY STANDARDS
 - PROPOSED 5" POOL SIDEWALK
 - PROPOSED 6" CONCRETE CURB PER SDSSD G-1
 - PROPOSED STORM DRAIN CLEANOUT
 - PROPOSED 4" SEWER LATERAL PER CITY STANDARDS
 - PROPOSED DRIVEWAY APPROX PER CITY STANDARDS
 - PROPOSED TYPE T CATCH BASIN PER SDSSD D-7
 - PROPOSED BIORETENTION BASIN WITH UNDER DRAIN TO TREAT RAINWINDS CITY. CONNECT TO PROPOSED STORM DRAIN. PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. SEE SWAMP FOR DETAIL.
 - PROPOSED LED STREET LIGHT PER CITY STANDARDS
 - 7" CURB OPENING
 - PROPOSED 4" FIRE SERVICE

INDICATES PARCEL LINE PER MAP 8114

SITE DATA
SITE AREA- 2.91 NET ACRES
YEAR CONSTRUCTED- N/A
APR 225-042-50 & B A
GENERAL PLAN LAND USE- SUBURBAN
ZONE- RE-20

SD 1-225
SETBACKS - FRONT 25' 18.75'
 SIDE 10' 7.5'
 REAR 20' 15'
BUILDING HEIGHT MAXIMUM 35 FEET
FLOOR AREA MAXIMUM 1000 SF
LOT COVERAGE MAXIMUM 35%
FLOOR AREA RATIO MAXIMUM 0.5

MONUMENTATION AND MAPPING
UPON PROJECT APPROVAL, A SUBDIVISION MAP WILL BE FILED, SHOWING A DETAILED PROCEDURE OF SURVEY, AND ALL MONUMENTS WILL BE SET AS REQUIRED BY THE SUBDIVISION MAP ACT.

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS MAP IS THE GRID BEARING BETWEEN STATION "1014" AND STATION "1006" AS SAID STATIONS ARE SHOWN ON THE CITY OF SEWER CONTROL, BEING: N0418'04"E

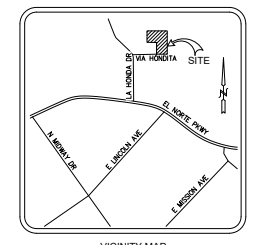
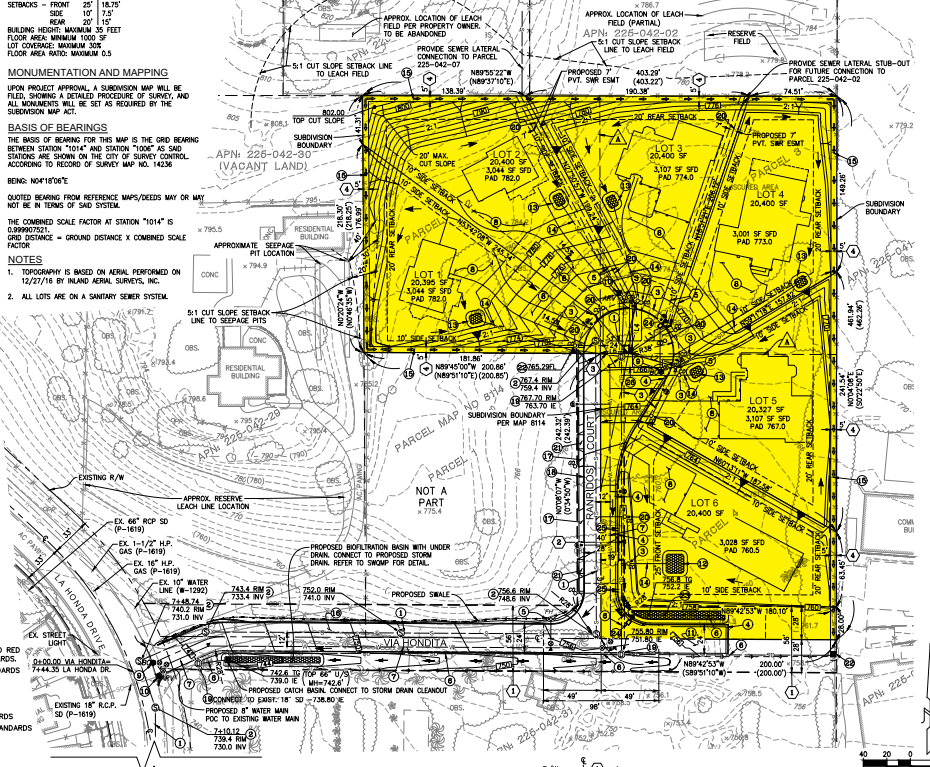
QUOTED BEARING FROM REFERENCE MARKS/DEEDS MAY OR MAY NOT BE IN TENSE OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "1014" IS 0.99907521.
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

NOTES
1. TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPH ON 12/27/16 BY INLAND AERIAL SURVEYS, INC.

2. ALL LOTS ARE ON A SANITARY SEWER SYSTEM.

TENTATIVE MAP VIA HONDITA PROJECT NO. SUB 17-0030

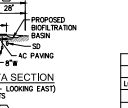


- LEGEND**
- EXISTING SITE FEATURES**
- PROPERTY LINE/SUBDIVISION BOUNDARY
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - FENCE
 - WALL
 - CONTOUR
 - EXISTING PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - EXISTING BUILDING
 - EXISTING CENTERLINE
 - EXISTING RIGHT OF WAY
 - ORIGINAL PARCEL LINES
- PROPOSED SITE FEATURES**
- PROPOSED TRACT BOUNDARY
 - PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED BUILDING
 - PROPOSED CENTERLINE
 - PROPOSED FLOW DIRECTION
 - PROPOSED CONTOUR
 - PROPOSED 2:1 CUT/FILL SLOPE
 - PROPOSED D-75 DRAINAGE DITCH FLOW DIRECTION
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER LINE
 - PROPOSED WATER SERVICE
 - PROPOSED SEWER SERVICE LATERAL
 - PROPOSED BIORETENTION BASIN FLOW DIRECTION

ABBREVIATIONS

AC	ASPHALT CONCRETE	R/W	RIGHT OF WAY
APPROX	APPROXIMATE	SEWER MANHOLE	SEWER MANHOLE
AS-VALVE	AIR-VALVE	SD	STORM DRAIN
BLVD	BLOW OFF VALVE	SDSSD	SDSSD STANDARD DRAWING
BTM	BOTTOM	SDSSD	SDSSD STANDARD DRAWING
CO	SEWER CLEANOUT	TOP OF CURB	TOP OF CURB
CONC	CONCRETE	TOP OF GATE	TOP OF GATE
EX	EXISTING	TOP OF SLOPE	TOP OF SLOPE
FIN	FINISH	TOP OF SLOPE	TOP OF SLOPE
FLOW LINE	FIRE HYDRANT	TOP OF SLOPE	TOP OF SLOPE
GAS MAN	GAS MAN	TOP OF SLOPE	TOP OF SLOPE
GR	GRASS	TOP OF SLOPE	TOP OF SLOPE
MANHOLE	MANHOLE	TOP OF SLOPE	TOP OF SLOPE
MC	MANHOLE	TOP OF SLOPE	TOP OF SLOPE
POW	POWER OF CONNECTION	TOP OF SLOPE	TOP OF SLOPE
PP	POWER POLE	TOP OF SLOPE	TOP OF SLOPE
R.C.P.	REINFORCED CONC. PIPE	TOP OF SLOPE	TOP OF SLOPE
		W.S.P.	WELDED STEEL PIPE

- EASEMENT NOTES**
- EXISTING 56' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
 - EXISTING 47' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
 - PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - PROPOSED 5' DRAINAGE EASEMENT
 - PROPOSED 5' PRIVATE SEWER EASEMENT



LOT AREA TABLE

LOT NO.	SF	AC	SF	AC
1	21,087	0.484	21,087	0.484
2	21,089	0.484	21,089	0.484
3	21,094	0.484	21,094	0.484
4	21,081	0.484	21,081	0.484
5	23,043	0.530	21,887	0.503
6	28,292	0.673	20,879	0.472
TOTAL	136,867	3.138	126,797	2.911

LINE TABLE

NO.	DIRECTION	LENGTH
L1	S89°51'37"W	37.73
L2	N74°19'09"W	43.00
L3	S56°50'51"W	43.00
L4	S70°51'W	43.00
L5	S40°52'12"E	43.00
L6	N89°38'24"E	24.00

VERTICAL CURVE DESIGN DATA

BVCS (ELEV.)	PVI (ELEV.)	GRADE IN	GRADE OUT	CURVE LENGTH
740.08	742.54	4.0%	5.5%	40'
749.48	754.12	5.5%	3.4%	100'
757.18	757.74	3.4%	-1.10%	100'
744.08	744.08	1.10%	3.65%	75'
756.14	758.00	3.65%	8.46%	100'

NO.	REVISIONS	DESCRIPTION	DATE	APPRO

AIC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8822

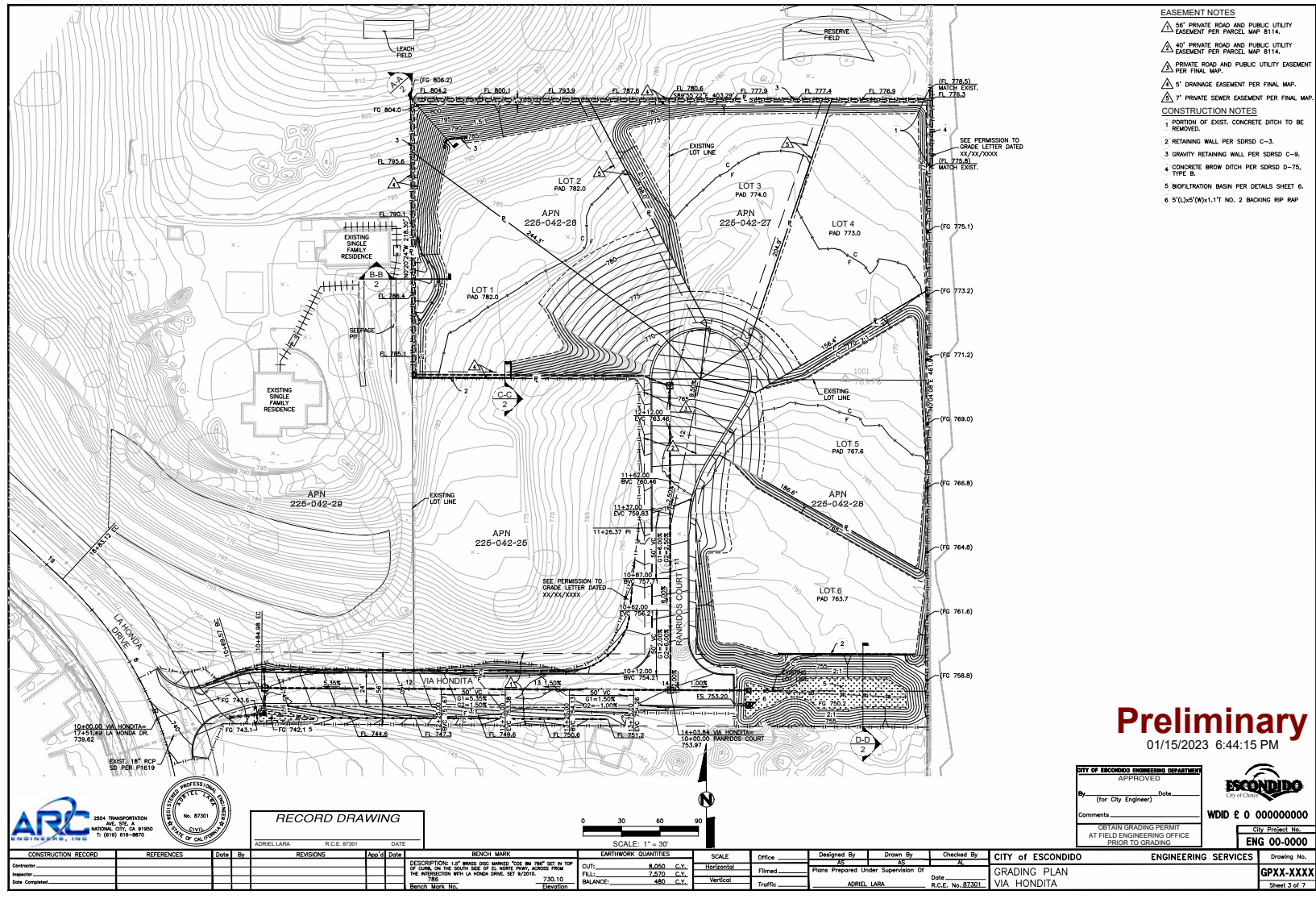
TENTATIVE MAP
VIA HONDITA
ESCONDIDO, CA 92027

SHEET TITLE
PROJECT
SHEET
1
OF 1 SHEETS

DATE: 07/23/19
DRAWN: JAT
CHECKED: JAT
SCALE: 1" = 40'

DATE: 11/29/2019 - 10:24:36 AM - 11/29/2019 10:24:36 AM

Preliminary Grading Plans



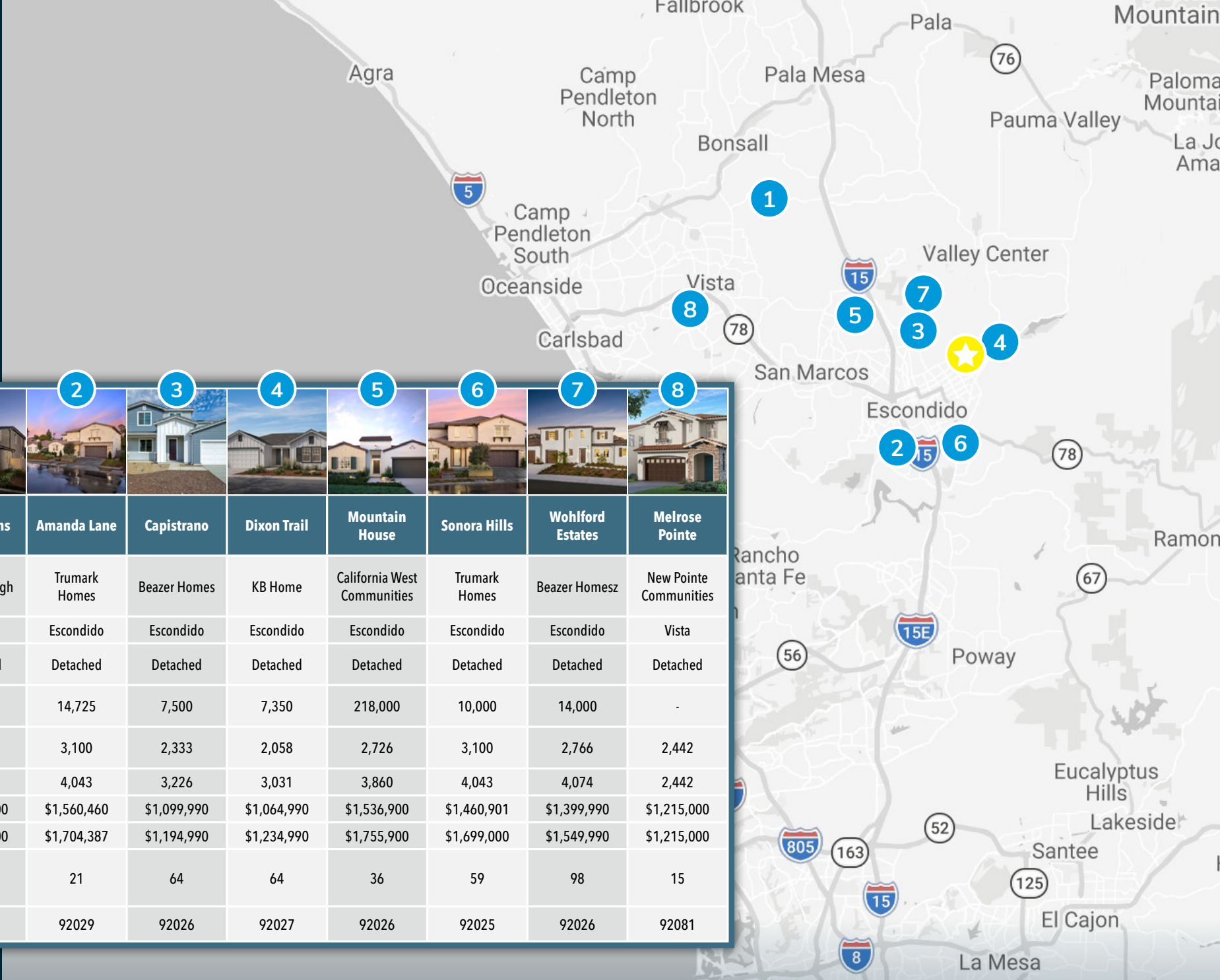
Preliminary
01/15/2023 6:44:15 PM

CITY OF ESCONDIDO ENGINEERING DEPARTMENT
APPROVED _____ Date _____
By: (for City Engineer)
Comments: _____
OBTAIN GRADING PERMIT AT FIELD ENGINEERING OFFICE PRIOR TO GRADING.
WDID # 0 000000000
ENG 00-0000



RECORD DRAWING
TORRELLARA R.C.E. 87301 DATE _____

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF ESCONDIDO	ENGINEERING SERVICES	Drawing No.
							DESCRIPTION: 1" MESH GRID MARKED "ICE IN 100" SET IN TOP OF CURB ON THE SOUTH SIDE OF EL NORTE DRIVE FROM THE INTERSECTION WITH LA HONDA DRIVE. SET W/201A. 785 730.10 Elevation	CUT: 8,050 C.Y. FILL: 2,570 C.Y. BALANCE: 480 C.Y.	Horizontal Vertical		AS	AS	AL	CITY OF ESCONDIDO	ENGINEERING SERVICES	GPXX-XXXX



	1	2	3	4	5	6	7	8
Project Name								
Builder Name	Corman Leigh	Trumark Homes	Beazer Homes	KB Home	California West Communities	Trumark Homes	Beazer Homesz	New Pointe Communities
City	Bonsall	Escondido	Escondido	Escondido	Escondido	Escondido	Escondido	Vista
Product Type	Detached	Detached	Detached	Detached	Detached	Detached	Detached	Detached
Typical Lot Size	5,000	14,725	7,500	7,350	218,000	10,000	14,000	-
Min Unit Size	1,942	3,100	2,333	2,058	2,726	3,100	2,766	2,442
Max Size	2,824	4,043	3,226	3,031	3,860	4,043	4,074	2,442
Min Price	\$1,089,000	\$1,560,460	\$1,099,990	\$1,064,990	\$1,536,900	\$1,460,901	\$1,399,990	\$1,215,000
Max Price	\$1,699,000	\$1,704,387	\$1,194,990	\$1,234,990	\$1,755,900	\$1,699,000	\$1,549,990	\$1,215,000
Total Units Planned	59	21	64	64	36	59	98	15
Zip Code	92003	92029	92026	92027	92026	92025	92026	92081

New Home Summary

DIF Fees

Estimated Development Impact Fees Per Approximate 3,000 SF Residence	
Item	Amount
School Fee (\$4.46/SF)	\$13,380.00
Park Fee	\$6,986.29
Public Facility Fee	\$4,969.99
Drainage Facilities Fee	\$1,136.12
Infrastructure Deposit Fee	\$1,500.00
Traffic Fee (RTCIP)	\$2,875.06
Local Traffic Fee	\$4,191.77
Water Connection	\$7,930.00
Wastewater Connection	\$7,500.00
SDCWA Capacity Fee- System	\$10,402.00
SDCWA Capacity Fee- Water Treatment	\$182.00
TOTAL PER SFDU	\$61,053.23

*based on 1" meter

Due Diligence

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



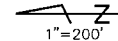
- [Biology Report](#)
- [Draft initial Study-Mitigated Negative Declaration](#)
- [Environmental Checklist](#)
- [Final Mitigated Negative Declaration](#)
- [Tentative Map](#)
- [Preliminary Grading Plans](#)
- [Landscape Plans](#)
- [Design Review Record of Action](#)

Tax Map

04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

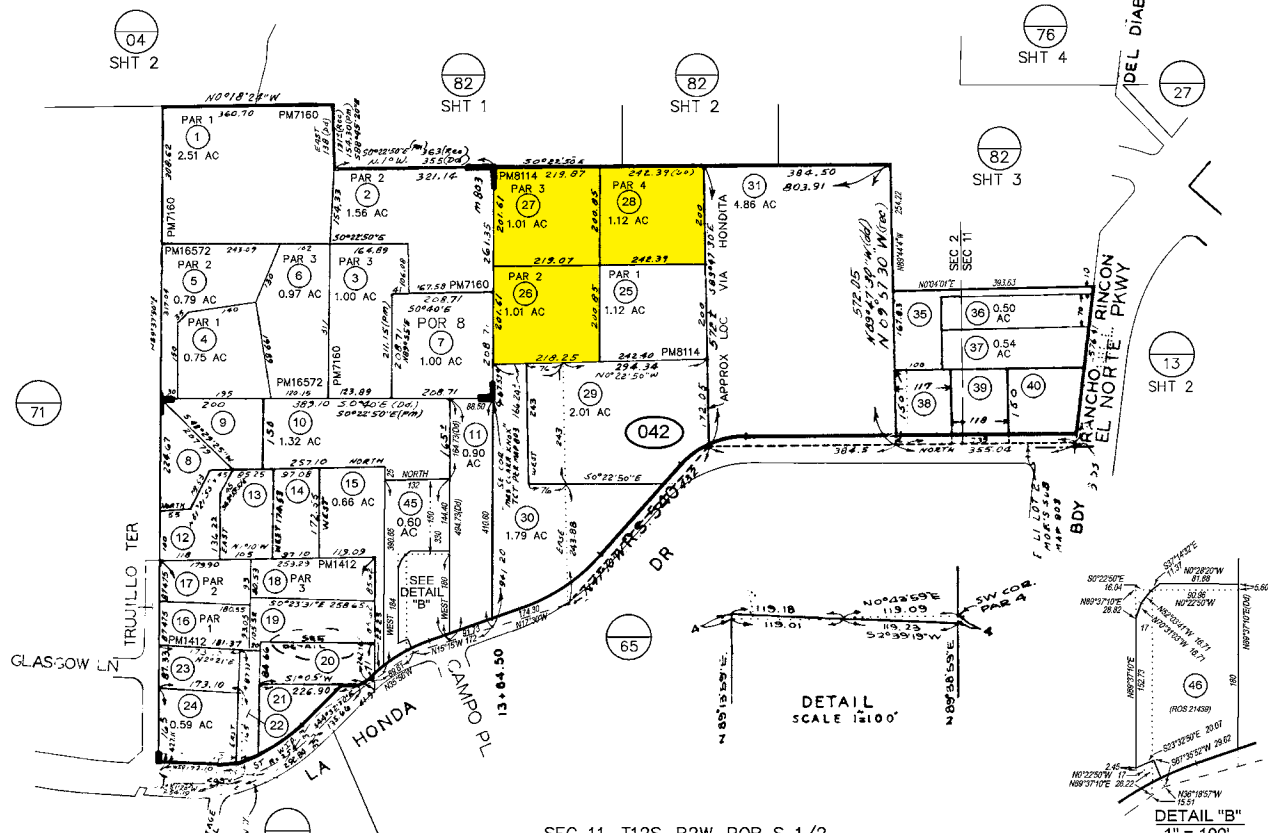
225-04
SHT 1 OF 2



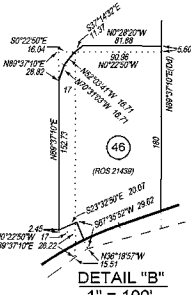
225-03 104

11/12/2020 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
040	53474	7380	75	10.04
	#	01-84	19	2605
	57	85-87-79	46	47
	42443	88/89	83	2042
	3	90191	83	2349
	15678	SAME	120	4675
	61662	SAME	70	4776
	58	92-94	92	1216
	61	PG. 71	93	58
	39	-710-	99	10019
	-270-38	95	08	10009
	68	SAME	08	4658
	245	SAME	1-40	14
042	41-44	41-44	14	1434
042	41-44	45846	14	1478
	041-38	47&48	20	1196
	23248	POS POR	21	18



DETAIL
SCALE 1"=100'



SEC 11-T12S-R2W-POR S 1/2
SEC 2-T12S-R2W-POR
MAP 803-MOE'S SUB
MAP 723-RANCHO, RINCON DEL DIABLO RESURVEY SHT A-POR BLK 175
ROS 3759, 8745, 15553, 19954, 21439

MAS
12-11-70
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 225 PAGE 04 SHT 1 OF 2

Demographics 2025

1 mile



population

16,341



estimated households

4,772



average household income

\$137,826



median household income

\$106,106



total employees

748

3 mile



population

104,088



estimated households

32,957



average household income

\$113,609



median household income

\$90,940



total employees

21,286

5 mile



population

175,509



estimated households

57,273



average household income

\$129,534




median household income

\$104,084



total employees

52,221



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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