



The Lakes Project Description

May 6, 2015

In accordance with Gov't Code §65943, the following project description is for an application for a development permit. The application is for a Vesting Tentative Subdivision Map on 109.3 acre site located at 1800 Country Club Lane just west of Interstate 15 and north of El Norte Parkway in the northwest quadrant of the City of Escondido. The Assessor Parcel Numbers (APNs) for the project area are listed below:

224-491-01	224-431-01,02,03	224-430-04	224-490-05&06
224-211-05,11,12.15	224-230-36&43	224-210-53	224-811-28

EXISTING CONDITIONS

The project site is comprised of five (5) existing legal parcels and 15 assessor parcels that are irregularly shaped and relatively flat. The site is surrounded by established residential development consisting of primarily single family residences. In the past the subject site was used as a private golf course (Escondido Country Club), which included a clubhouse and related ancillary structures and pathways. However, in 2013, the golf course operations ceased, and there are currently no active uses onsite.

Generally, due to its prior use as a golf course, the project site consists of previously disturbed land. Limited portions of the site contain sensitive resource areas which will be protected and preserved, and to the extent any impacts to those resource areas would likely occur all necessary mitigation measures will be incorporated into final development plan, and by regulations imposed by city, state, and federal agencies.

The project site's existing physical characteristics have been analyzed for the suitability for development and are described below:

- No geologic hazards or other adverse geologic conditions have been identified within the project area, and the project area is suitable for the proposed development in accordance with the recommendations of a geotechnical analysis to be reviewed and approved by the City.
- Sloped areas that exist within the project area are largely engineered slopes that were created as part of the site's prior use as a golf course, and as such, the grading that will be required for development of the site will not create significant impacts to natural landforms. Only 4 percent of the site contains slopes in excess of 25 percent, and these areas will be preserved within the project's open space areas.
- No drainage constraints have been identified that would preclude development of the project site. Development of the site will not increase the amount or velocity of runoff either during construction or at build out.

- Some areas within the subject site may be deemed to be subject to the jurisdiction of the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), and/or the Regional Water Quality Control Board (RWQCB). Any such areas will be preserved to the greatest extent feasible within the project's open space areas. If any such areas are subject to the jurisdiction of the ACOE, CDFW, or RWQCB, and would be impacted by any proposed development activity, the appropriate permits will be obtained, and any required mitigation measures will be performed in accordance with the permitting agency's requirements.
- Based on recent biological and archeological surveys, no sensitive or endangered species or any significant cultural or historic resources exist on the project site.

Existing development surrounding the project site is predominantly single family residential in character, with a limited number of low-density multifamily residential developments and a senior residential community. The existing land uses also include several churches, limited neighborhood serving commercial, and office uses. Consistent with this existing development pattern, the predominant General Plan land use designation in the vicinity is Urban I, which allows up to 5.5 single-family residential dwelling units per acre. In addition to Urban I, one small area near the project site is designated as Neighborhood Commercial. Correspondingly, the predominant zoning designations in the vicinity consist of Single Family Residential (R-1-6, R-1-7, R-1-10, and R-1-15) and Residential Estate (RE-40), with limited instances of Planned Development Residential (PD-R-5.5), and Commercial Neighborhood (CN).

PROPOSED LAND USES

"The Lakes" is envisioned as a high quality infill project that incorporates a variety of single-family residences, complementary community facilities and recreational opportunities, and necessary infrastructure improvements, planned in close compatibility with existing residential development that surround the project site. The proposed project consists of 270-unit single-family residential Vesting Tentative Subdivision Map on approximately 109.3 acres with a corresponding density of 2.47 dwelling units per acre. The lots range in size from approximately 7,100 square feet to over 15,000 square feet with an overall project average of 8,850 square feet. In addition to the 270 residential units, the proposed project also includes a private clubhouse, both active and passive recreational areas, and open space areas in form of lakes, landscaped buffer areas, and bio-retention areas.

The project is comprised of five (5) phases that will allow for the orderly phased development of the project. Approximately 54.9 acres of the project area is proposed to be developed with residential lots. These areas would contain single-family residential lots ranging from 7,100 square feet to over 15,000 square feet in size. Another 33.9 acres of the project area, or approximately 31 percent of the site, would be designated as Open Space. This includes 2.7 acre clubhouse site and 31.2 acres of passive and active recreational open space, landscaped areas, as well as ornamental lakes and ponds. The active open space areas include a network of pathways for use by pedestrians and non-motorized vehicles. Landscaping within the project area will be irrigated as necessary and planted with native and approved exotic species. The proposed clubhouse is intended to be a gathering place where project residents can come together for active recreation or social events. The 9,346 sq. ft. clubhouse is comprised of active recreational facilities (a pool, a tennis court, children's playground, indoor racquetball court, and a gym), a lounge area, kitchen and dining

facilities, and meeting/activity rooms, children play room and/or child care area is also provided. The clubhouse site includes a small ornamental pond and it's own parking lot with 20 parking spaces.

MOBILITY & CIRCULATION

Access to the project area will be provided at nine (9) locations from the surrounding circulation network, thereby integrating the project into the existing public street system. These entry points include three (3) entries from West Country Club Lane, which serves as the main arterial access for each of the project phases. Access to the project will also be provided by one (1) entry from North Nutmeg Street, two (2) entries from La Brea Street, and three (3) connections to Gary Lane.

All of the project's residential streets will be public streets dedicated to the City of Escondido and will be publicly maintained. Typical Project street sections and design standards are shown on the Vesting Tentative Subdivision Map and preliminary grading plan. Internal project streets will be a 56-foot right-of-way which is required by the City of Escondido.

The project's multiuse pathways will measure 5 feet in width and will maintain a soft surface of native soil or comparable material, in compliance with the City's Parks, Trails, and Open Space Master Plan for private pathways.

Based on an analysis of current traffic, current traffic plus project traffic, cumulative traffic, and Project completion and horizon year conditions, specific off-site transportation infrastructure improvements have been identified and incorporated in the Circulation Plan. Implementation of The buildout of the project will result in the construction of the following improvements which will mitigate any potential significant traffic impacts resulting from the development of the project:

- Signalization of Country Club Lane/Golden Circle Drive/Future Project Access Point intersection.
- Restriping one additional lane on the east side of El Norte Parkway from Nutmeg Street to the I-15 southbound ramps.
- One of the following required improvements to Nutmeg Street/El Norte Parkway intersection:
 - Option 1: Provide dual south bound left turns by restriping two left turns and one thru right turn shared lane.
 - Option 2: Provide dual south bound left turns by widening about 6 feet on the east side of Nutmeg Street to have two left turns, one thru and one right turn lanes.
 - Option 3: Provide dedicated west bound right turn lane by widening about 6 feet on El Norte Parkway to have one left turn, two thru and one right turn lanes.
- One of the following required improvements to the Country Club Road/El Norte Parkway intersection:
 - Option 1: Provide dedicated south bound left turn to have one left turn, one thru and one right turn lane.

- Option 2: Widen about 6 feet to provide dedicated west bound right turn lane to have one left turn, two thru and one right turn lane.

Public Transportation for the project area is provided by North County Transit District (NCTD). Specifically, Route 358/359 currently provides service for the project area. It is anticipated that new stops may be added to further provide access to public transportation. The number and location of these stops will be coordinated with NCTD staff.

PUBLIC FACILITIES & SERVICES

Water

The project will be supplied with potable water from the Rincon del Diablo Municipal Water District (Rincon). The existing Rincon water system is comprised of a 10-inch asbestos concrete pipe (ACP) within Country Club Lane and Nutmeg Street and an 8-inch ACP within Gary Lane. Rincon will serve the project area water supply from R3 tanks located at the terminus of Jack Rabbit Acres, east of Interstate-15. These R3 tanks are comprised of two 3-million gallon reservoirs at high water level 1,000 feet, and the project is at an approximate elevation of 775 feet (approximate 97 PSI static pressure zone). The R3 Tanks also feeds the Rockhoff Pump Station located at the intersection of Rockhoff Road and Nutmeg Street, which serves the R4 Tank and the pipes colored in red. Rincon provides three meters (663, 664, and 735) which currently serve the project area.

A portion of the project area (to the west of Gary Lane) is located within a designated exchange area that is served by City of Escondido water pipelines, comprised of an 8-inch ACP within Country Club Lane / Golden Circle Drive, an 8-inch ACP within David Drive, and a 10-inch ACP within Gary Lane. However, the entirety of the project area will be supplied with Rincon Diablo water and the City of Escondido. The City of Escondido also provides a 4-inch irrigation meter which currently services the project area.

Although the Vista Irrigation District (VID) does not supply water within the project boundaries, three VID pipelines do cross the site, and are described as follows:

- The first line is a 36-inch diameter steel concrete mortar lined and coated pipeline located just south of Golden Circle Drive between David Drive and Jason Glen. This pipeline is part of the 11.25 mile long Vista Flume (flume and siphon) conveyance system that conveys water from the Escondido Vista Water Treatment Plan at Lake Dixon to the Pechtstein Reservoir. The flume system operates under gravity flow conditions and is a main component of VID's water supply system. The pipeline crossing the project area is a pressurized siphon reconstructed in the mid-1950s, and it is located within a fifty foot wide easement area. VID's existing siphon must be protected in place, and no grading and/or construction activity within the vicinity of the pipeline will be allowed without approval by VID
- A second VID line crosses the golf course just west of Lark Glen, north of Country Club Lane. This line consists of an 18-inch diameter ACP, which is also located within an

easement. This water line serves as the connection from the MD Reservoir located at the end of Rockoff Lane to the Theodore Reservoir.

- Lastly, there is an abandoned line located just east of the 18-inch ACP line. According to VID staff, if necessary to accommodate the future development, the 18-inch line would be rerouted.

Water will be provided throughout the project area by a system that will be adequately sized to meet project build-out demands and corresponding fire flows. New water service lines will be placed in the new roadway system with appropriately sized easements and connecting to existing service in Country Club Lane, Gary Lane, La Brea Street, and North Nutmeg Street. Both 18-inch VID lines will be relocated, and VID's 36-inch flume and siphon will remain in its current location.

Approximately 17,000 lineal feet of new polyvinyl chloride (PVC) water service lines, 8-10 inches in size, will be placed within the project's new internal roadway system. These lines will be located within appropriately sized easements consistent with the City's standard requirements. The 36-inch flume and siphon will remain in its current location.

Wastewater

Wastewater collection for the project will be provided by the City of Escondido's existing sanitary sewer system. This system's facilities in the vicinity of the project area consist of the following:

- An 8-inch vitrified clay pipe (VCP) sewer main located within the Golden Circle Drive roadway collects sanitary flows from neighborhoods to the west of the project area and conveys flows southerly around the western portion of the site. The project will connect to this sewer main via an existing 8-inch concrete pipe connection located south of Lorraine Place.
- An 8-inch VCP and polyvinyl chloride (PVC) sewer main located within the Country Club Lane roadway collects sanitary flows from neighborhoods to the north and east of the project area and conveys flows southerly from David Drive, down Gary Lane toward El Norte Parkway.

All wastewater from the project area is conveyed to Lift Station #4 located off of El Norte Parkway across from Cherry Street. From this lift station, the wastewater is pumped up to the intersection of Nordahl Road and El Norte Parkway, where it flows via gravity to the City's Hale Avenue Resource Recovery Facility. Further, Lift Station #4 was recently renovated to increase pumping capacity to 1,120 gallons per minute (gpm), from the previous 214 gpm average flow and 452 gpm peak flow. Using the City of Escondido's 2014 Design Standards Manual demand figure, the anticipated flow for the proposed 270 dwelling units is 200 gpd per residential unit for average flow and 180 gpm for peak flow. The available information indicates that the pumping capacity of the Lift Station #4 is more than adequate to serve future demands associated with the proposed project.

Wastewater services will be provided throughout the project by a system that will be adequately sized to meet project build-out demands and corresponding flows. New wastewater service lines will be placed in the new roadway system with appropriate sized easements and connecting to existing service lines near Golden Circle Drive, David Drive, Country Club Lane, Gary Lane,

North Nutmeg Street, La Mirada Avenue, Cortez Avenue and Foxfire Place. During the development of the project, several existing wastewater lines will be relocated. These include the 18-inch line situated just west of Lark Glen, north of Country Club Lane, the 18-inch line connecting to Country Club Lane and Cortez Avenue and the 18-inch line that loops Golden Circle Drive and David Drive. Approximately 16,000 lineal feet of new wastewater service lines will be placed within the project's new internal roadway system with appropriate sized easements consistent with the City's engineering design standards. The new wastewater service lines will connect to existing service lines near Golden Circle Drive, David Drive, Country Club Lane, Gary Lane, North Nutmeg Street, Lark Glen, La Mirada Avenue, Cortez Avenue and Foxfire Place. The new wastewater service lines will be up to 10-inches in size. Final sizes, locations and replacement will be determined during the City's review of final development plans.

Stormwater and Drainage

The federal Clean Water Act regulates non-point source stormwater pollution of the waters of the United States, and in California, the Act is administered by the State Water Resources Control Board, which issues construction and industrial permits for discharge of stormwater. The State Water Resources Control Board has identified San Diego County as the responsible agency for stormwater quality in the urbanized areas of the unincorporated areas of the County. Finally, the City's Department of Public Works, Stormwater Section is responsible for implementing all required stormwater discharge improvements.

Stormwater runoff will increase with the planned development of the project. Accordingly, drainage and flood control infrastructure improvements will be necessary to accommodate increased storm water flow resulting from the new development. Eight (8) bio-retention ponds have been incorporated into the project's design at major discharge points to reduce peak developed condition runoff to levels approaching pre-development condition peak flows. In addition, the project's drainage plans utilize the project's streets and storm drains to carry stormwater to and through existing natural drainage courses and to the existing drainage facilities within the immediate area. The City of Escondido Stormwater Section of the Department of Public Works will ensure the appropriate implementation of the required stormwater discharge improvements through the review of all applicable policies, ordinances, maps and other implementing permits for the proposed development.

Solid Waste Disposal

Solid waste disposal services are provided to the project area by a solid waste disposal firm. Additional or different solid waste disposal service providers may provide service to the Project from time to time, as determined appropriate by the City of Escondido.

Police Service

Police protection services for project are provided by the Escondido Police Department. The closest police station is located at 1163 North Centre City Parkway, approximately 2 miles south of the project area.

The City's Quality of Life Standard for police protection is an initial response time of no more than 5 minutes for Priority 1 calls (crimes in progress or life threatening incidents), and no more

than 6 1/2 minutes for Priority 2 calls (serious, but not life threatening incidents). The Department has been successful in achieving times close to those standards.

The proposed project is not expected to result in activities that create unusual police protection needs. Furthermore, in connection with the future development of the project, the City's public facilities impact fees will be paid, a portion of which are allocated to the enhancement of existing law enforcement services. Accordingly, the project will not create any significant impacts to the City's police services.

Fire Protection

Fire protection and safety services for the project are provided by the Escondido Fire Department. The closest station is Fire Station #3 which is located at 1808 Nutmeg Street, approximately 1/2 mile from the project area. This station houses 1 paramedic fire engine and 1 wildland brush engine.

The City's Quality of Life Standard for fire services is an initial response time of 7 1/2 minutes for all structure fire and emergency paramedic calls, and a maximum response time of 10 minutes for supporting companies. The Department has been successful in achieving times close to those standards.

The proposed project is not expected to result in activities that create unusual fire protection needs. Furthermore, the City's public facilities impact fees will be paid, a portion of which are allocated to the enhancement of existing fire protection services. Accordingly, the project will not create any significant impacts to the City's fire protection services.

Schools

The proposed project is located within the Escondido Unified School District (EUSD), the Escondido Union High School District (EUHSD), and the San Marcos Unified School District (SMUSD). Specifically, the western edge of the project near Pamela Lane is located within the boundaries of the SMUSD, and the remaining portions of the project area are located within the boundaries of the EUSD and EUHSD.

Each of the three school districts has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. Current state law requires that impacts to current school facilities be mitigated through mandatory development impact fees, which will be paid in connection with the future development of the project area. In addition, "will serve" letters from each of the districts have been issued for the project and are included as part of the Vesting Tentative Subdivision Map application.

Library Services

The closest branches of the Escondido Public Library are located at 239 S. Kalmia Street, the Technology Center at 2245 East Valley Parkway, the Literacy Annex at 200 South Broadway, and the Pioneer Room in the Mathes Community Center at 247 S. Kalmia Street.

The City's Quality of Life Standard for library services establishes goals for library stock (2 collection items per capita) and staffing (3 library staff per 8,000 City residents). A portion of the

City's public facilities impact fee is allocated to the enhancement of existing library services, and these fees will be paid in connection with the future development of the project. Accordingly, the Project will not create any significant impacts to the City's library services.

OTHER UTILITY SERVICES

Gas and Electric

Both gas and electrical services are currently provided to the project by San Diego Gas and Electric (SDG&E). All new electrical and gas lines services will be provided throughout the project area by a system that will be adequately sized to meet Project build-out demands. Service lines will be placed underground in the new roadway system with appropriate sized easements.

Cable, Telephone and Internet

Cable, telephone and internet services are offered by various providers in the project area. All such service lines will be placed underground in the new roadway system with appropriate sized easements.

GRADING EXEMPTION

A Grading Exemption to allow an increase in the cut slope that has a vertical elevation above the 20 feet maximum height to 31 feet for Lot #284 in R-1-7000 zone. This request is to allow for the creation of a retention pond at the northwest corner of the project site. This pond will allow offsite stormwater to be retained retained in the proposed pond and released in a safe and controlled manner.

In addition, a Grading Exemption request to allow the lots listed below to have a fill slope that are beyond the 5' limit within the 50' peripheral buffer of the project boundary:

- Lot 297 has a road fill slope that has a vertical elevation of 13'.
- Lot 179 has a fill slope of 13' adjacent to the existing public road.
- Lot 161 has a fill slope of 22'. However the pad at this lot will be at the same elevation as the existing home adjacent to this lot.
- Lot 163 has an interior slope of 29' which is partially cut and partially a fill slope.

For details see "Preliminary Grading Plan Maximum Slope Height Exhibit".

Available for review at Escondido City Hall (Planning Division) along with detailed Vesting Tentative Map and Grading Plans

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