Chapter 4 Project Description

4.1 Introduction

The following section provides detailed information on the Project, which includes an annexation to the City of Escondido, as discussed in Section 4.3.1, Annexation, and development of a 65-unit residential development with dedicated open space lots and open space easements, as discussed in Section 4.3.2, Project Features. For purposes of CEQA, a complete project description must contain the following information: a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location (refer to Chapter 3, Project Setting); b) a statement of the objectives sought by the proposed project that should include the underlying purpose of the project (refer to Section 4.2, Project Objectives); c) a general description of the project's technical, economic, and environmental characteristics (refer to Section 4.3, Project Components); and, d) a statement briefly describing the intended uses of the EIR (CEQA Guidelines §15124) (refer to Section 2.1, Intended Use and Purpose of the EIR). An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the proposed project's significant effects on the environment. This EIR chapter provides the Project's, background, objectives and detailed project description, in addition to discretionary actions required to implement the Project. Project Objectives

The Project intends to fulfill the following key objectives:

1. Annex the property consistent with the San Diego Local Agency Formation Commission's adopted SOI for the City of Escondido and the long-range planning policies of the County of San Diego and City of Escondido.
2. Propose an overall residential density (1.61 du/ac, proposed 65 dwelling units) that is ***less*** than the applicable General Plan land use designations of the City of Escondido (Estate II, 2.0 du/ac, maximum yield of 80 units based on site-specific slope conditions) and County of San Diego (Village Residential, VR-2.9 du/ac, maximum yield of 122 dwelling units).
3. Permanently preserve approximately one-third of the site as open space.
4. Cluster housing to protect environmental resources identified in technical constraints studies.
5. Restore, enhance, and maintain the existing seasonal pond as an amenity which is accessible to the public.
6. Minimize impacts to jurisdictional wetland areas to less than one acre.
7. Ensure that Project traffic from the Oak Creek Project does not create significant impacts as defined by the City of Escondido's CEQA significance criteria.

8. Fund and construct off-site traffic calming features on Felicita Road in response to the community's desire to reduce speed, enhance pedestrian safety, and provide for pedestrian connectivity to Miller Ave, Hamilton Lane and Felicita Road.
9. Provide Felicita Road as a modified Local Collector that minimizes conflicts with adjacent properties' existing off-site improvements.
10. Limit non-emergency vehicular access to the project to reduce potential conflicts with traffic traveling on surrounding streets.
11. Balance transportation needs with the preference of the immediately adjacent neighbors to have more rural-appearing public improvements.
12. Comply with the City of Escondido's goal of developing their portion of the San Diego Association of Governments' fair share Regional Housing Needs Allocation by providing new in-fill housing.
13. Design the project in a manner that appeals to the area's growing demand for high quality homes.
14. Coordinate all design components of the Project such as landscaping, signage, lighting, internal street design, and building materials/elevations.
15. Annex the property to the City of Escondido to provide a connection to a public sewer system rather than relying on private septic tanks.

4.2 Project Components

4.2.1 Annexation

The project site is located in the unincorporated area of San Diego within the City of Escondido's adopted SOI. The project site is composed of nine parcels (Assessor Parcel Numbers [APNs] 238-110-25, 238-110-35; 238-370-01, 238-370-04, 238-370-05, 238-370-06, 238-370-07, 238-370-08; and 238-380-01) totaling 41.4 acres. LAFCO approval of the annexation of the project site and the adjacent 2.34-acre Chalice Unitarian Universalist Congregation property located at 2324 Miller Avenue (APN 238-110-39-00) would involve the following jurisdictional changes: detachment from County Service Area No. 135 (Regional Communications); detachment from Rincon Water Improvement District "E"; and annexation of six lots within the panhandle to the City of Escondido Improvement District "I". The actions involving the improvement districts are subject to approval by Rincon Water. Because the proposed annexation would involve more than one jurisdictional change, the proposal is considered a "reorganization."

The County of San Diego previously approved a Major Use Permit (3300 01-024) for the church property, which the City of Escondido would support as part of annexation approval. As such, no change to church facilities or its operation would occur as a result of the annexation. If changes are proposed in the future, the congregation would be required to obtain approval of a

Conditional Use Permit from the City of Escondido and be subject to being reviewed consistent with CEQA. Figure 4-1 shows the current City boundary and the area proposed to be annexed.

4.2.2 Project Features

The Project would construct 65 single-family detached residences on the approximately 41.4-acre project site. The Project proposes to dedicate 1.02 acres of the existing site for rights-of-way on Hamilton Lane, Miller Avenue, and Felicita Road, resulting in a proposed gross area of approximately 40.7 acres, as shown in Table 4-1, Project Development Area Summary. The residential lots would encompass approximately 22.44 acres, or 55.6 percent of the site, and would have an average gross lot size of approximately 14,619 square feet and an overall residential density of 1.61 du/ac. Private streets would encompass approximately 3.91 acres.

Table 4-1 Project Development Area Summary

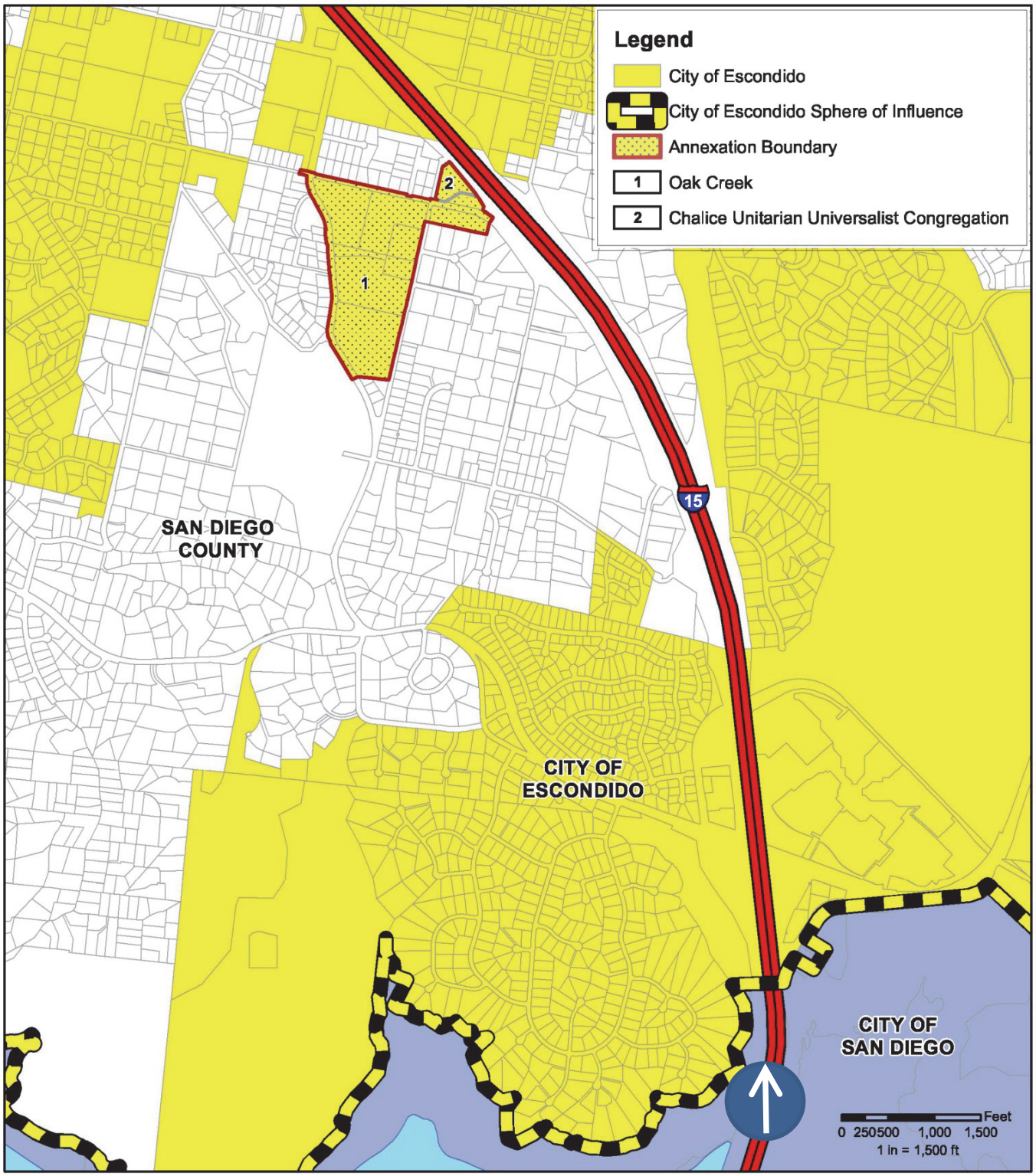
Site Area	Existing Gross Area	Proposed Gross Area	% of Site
Total Residential Lots	22.44	22.44	55.6
Total Private Open Space, Lots "A" through "D"	14.01	14.01	34.7
Hamilton Lane Proposed Right-of-Way Dedication	[0.51]		
Miller Avenue Proposed Right-of-Way Dedication	[0.49]		
Felicita Road Proposed Right-of-Way Dedication	[0.01]		
Total Right-of-Way Dedication	1.02		
Total Private Street (Surface)	3.91	3.91	9.7
TOTAL SITE AREA	**41.39**	**40.37**	**100**

The Project would include the conservation of approximately 14.01 acres of biological open space (34.7 percent of the project site) provided within four dedicated open space lots, as shown in Table 4-2, Open Space Area Summary.

Table 4-2 Open Space Area Summary

Open Space Lots	Sq. Ft.	Acres
Open Space Lot "A"	156,195	3.59
Open Space Lot "B"	404,686	9.29
Subtotal	-	**12.88**
Open Space Lot "C"	34,281	0.79
Open Space Lot "D"	15,194	0.35
Subtotal	-	**1.14**
TOTAL	-	**14.01**

The following subsections describe the Project in detail.



Information Source: SanGIS and the City of Escondido. Parcel lines were derived from SanGIS data and are not survey accurate.

Figure Source: Hunsaker & Associates

URS

PROPOSED OAK CREEK REORGANIZATION Figure 4-1

4.2.2.1 Residential Lots

The Project would construct 65 new single-family detached residences with private streets on the project site. The residential lots are designated by the numbers 1 through 65, as shown on the Conceptual Site Plan Overview (Figure 4-2). Figures 4-3 and 4-4 show the conceptual site plan details for the northern and southern site areas, respectively. The residential lots would comprise approximately 22.44 acres of the site, with an average gross lot size of approximately 15,041 square feet. The site is designated for Estate II by the Escondido General Plan Update (2012), which allows up to two du/ac depending on topographic conditions. The gross density of the project site would be 1.61 du/ac.

The proposed residential architectural style would be Traditional Early California and Ranch Estate style, which borrows from early Spanish architecture celebrating indoor and outdoor living. A combination of single- and two-story homes with attached garages would be provided. Some homes would have a side-facing garage that would not be visible from the street. The color scheme of the homes would be light earth tones, with masonry walls provided between homes. Sidewalks would be provided along one side of the development.

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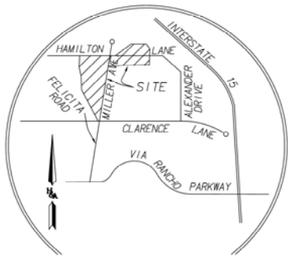
TENTATIVE MAP / GRADING EXEMPTION
(SUB 13-0002)
OAK CREEK
City of Escondido, California



VICINITY MAP
NTS

LEGEND

- PROJECT BOUNDARY
- LOT NUMBER & PAD ELEVATION — LOT P=PAD
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (8" PVC UNLESS OTHERWISE NOTED) — W
- EXISTING WATER MAIN — W
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM — CLEANOUT, HEADWALL, RIP-RAP, CATCH BASIN/INLET
- PROPOSED MODULAR WETLANDS
- % OF GRADE — 1.27%
- PROPOSED CENTERLINE PVT. ST. ELEVATION — 602.0
- EXISTING CONTOURS
- PROPOSED CONTOURS — 600
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- PROPOSED FUEL MODIFICATION ZONE
- EXISTING 100 YEAR FEMA FLOODPLAIN
- PROPOSED 100 YEAR FLOODPLAIN
- CUT/FILL LINE

ABBREVIATIONS

FL	FLOW LINE	R/W	RIGHT OF WAY
TW	TOP OF WALL	PL	PROPERTY LINE
BW	BOTTOM OF WALL	GB	GRADE BREAK
TF	TOP OF FOOTING	PI	POINT OF INTERSECTION (V.C.)
FS	FINISH SURFACE	P	PAD ELEVATION
S	SEWER	SF	GROSS SQ. FT.
W	WATER	NSF	NET SQ. FT.
RW	RECLAIMED WATER	FP	FLOOD PLAIN
SD	STORM DRAIN	VC	VERTICAL CURVE
NTS	NOT TO SCALE	MH	MANHOLE
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
IC	INVERT ELEVATION		

PUBLIC UTILITIES AND DISTRICTS

WATER.....RINCON DEL DIABLO MUNICIPAL WATER DIST.
SEWER.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
ELEMENTARY SCHOOL DIST.....ESCONDIDO UNION ELEMENTARY SCHOOL DIST.
POLICE.....CITY OF ESCONDIDO

LEGAL DESCRIPTION
SEE SHEET NO. 8 FOR LEGAL DESCRIPTION.

EASEMENT NOTES
SEE SHEET NO. 8 FOR EASEMENT INFORMATION.

GRADING EXEMPTIONS
A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55. EXCAVATION AND GRADING SECTION 33-1066(b) 1-6

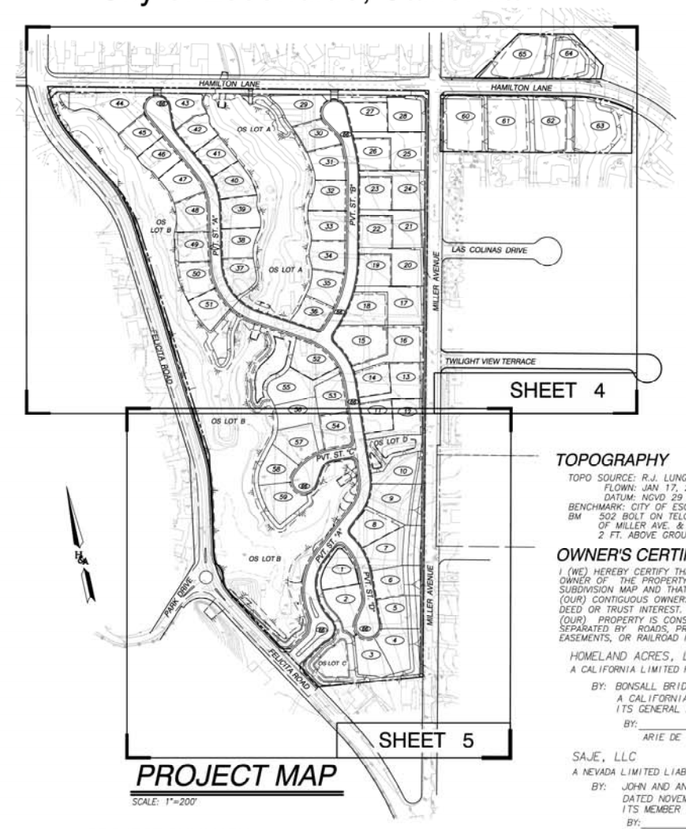
1. CUT SLOPES OVER 20 FEET IN HEIGHT TO ESTABLISH BUILDING PADS ON LOTS 5, 6, 7 AND 9.
2. FILL SLOPES OVER 10 FEET IN HEIGHT TO ESTABLISH BASIN ON LOT C.

LOTTING SUMMARY

OAK CREEK

LOT #	GROSS LOT AREA SQ. FT.	NET LOT AREA SQ. FT. (EXCLUDES PANHANDLES)*	20,000 SQ. FT.- NET LOT SQ. FT
1	12,867	12,867	7,133
2	13,556	13,556	6,444
3	12,381	12,381	7,619
4	19,364	19,364	636
5	14,632	14,632	5,368
6	15,974	15,974	4,026
7	21,400	21,400	
8	13,665	13,665	6,335
9	20,613	20,613	
10	13,199	13,199	6,801
11	10,870	10,870	9,130
12 *	14,053	12,065	7,935
13 *	15,467	13,256	6,744
14	11,247	11,247	8,753
15	19,272	19,272	728
16 *	17,022	14,524	5,476
17 *	18,007	15,790	4,210
18	15,054	15,054	4,946
19	12,375	12,375	7,625
20 *	16,080	13,865	6,135
21 *	15,894	13,626	6,374
22	12,394	12,394	7,606
23	12,194	12,194	7,806
24 *	16,364	14,142	5,858
25 *	17,368	14,800	5,200
26	12,519	12,519	7,481
27	13,283	13,283	6,717
28 *	20,363	15,444	4,556
29	13,251	13,251	6,749
30	11,126	11,126	8,874
31	12,568	12,568	7,432
32	11,686	11,686	8,314
33	12,444	12,444	7,556
34	12,275	12,275	7,725
35	11,479	11,479	8,521
36	10,349	10,349	9,651
37	11,475	11,475	8,525
38	11,413	11,413	8,587
39	13,236	13,236	6,764
40	11,882	11,882	8,118
41	10,771	10,771	9,229
42	10,673	10,673	9,327
43	10,756	10,756	9,244
44	22,668	22,668	
45	11,569	11,569	8,431
46	11,027	11,027	8,973
47	12,257	12,257	7,743
48	12,753	12,753	7,247
49	11,623	11,623	8,377
50	12,606	12,606	7,394
51	10,941	10,941	9,059
52	14,016	14,016	5,984
53	11,591	11,591	8,409
54	11,586	11,586	8,414
55 *	15,492	13,512	6,488
56 *	14,943	11,686	8,314
57	13,943	13,943	6,057
58	11,442	11,442	8,558
59	13,938	13,938	6,062
60	27,942	27,942	
61	28,571	28,571	
62	25,480	25,480	
63	33,338	33,338	
64	18,837	18,837	1,163
65	28,118	28,118	
RES SUBTOTAL SF	977,644	950,203	286,931
RES SUBTOTAL AC	**22.44**	**21.81**	**9.16**
MAX	33,338	33,338	57 Lots
MIN	10,349	10,349	
RES AVG LOT SIZE	15,041	14,619	6,998
PVT. INTERNAL ST. LOT 66	170,343		
STREET SUBTOTAL	**170,343**	**3.91 AC**	
OS LOT "A"	156,195	3.59 AC	
OS LOT "B"	404,686	9.29 AC	
OS LOT "C"	34,261	0.79 AC	
OS LOT "D"	15,194	0.35 AC	
OS SUBTOTAL	**610,356**	**14.01 AC**	
PROPOSED TOTAL SF	**1,758,343**	-	
PROPOSED TOTAL AC	**40.37**	-	

* PANHANDLE LOTS



PROJECT MAP
SCALE: 1"=200'

PROJECT SUMMARY

	SQ. FT.	AC.	% OF SITE
EXISTING GROSS SITE AREA	**1,802,796**	**41.39**	**100.00%**
PROP. RIGHT-OF-WAY DEDICATION HAMILTON LN	22,413	0.51	-
PROP. RIGHT-OF-WAY DEDICATION MILLER AVE	21,493	0.49	-
PROP. RIGHT-OF-WAY DEDICATION FELICITA	547	0.01	-
TOTAL RIGHT-OF-WAY DEDICATION AREA	44,453	1.02	-
RESIDENTIAL LOT AREA	977,644	22.44	55.9%
PRIVATE STREET LOT 66 AREA (SURFACE)	170,343	3.91	9.7%
PRIVATE OS AREA LOTS A - D	610,356	14.01	34.7%
PROPOSED GROSS SITE AREA	**1,758,343**	**40.37**	**100.00%**

OPEN SPACE SUMMARY

OPEN SPACE DESCRIPTION	SQ. FT.	AC.
PRIVATE OPEN SPACE LOTS A through D **	610,356	14.01
TOTAL	**610,356**	**14.01**
TOTAL LOT AREA UNDER 20,000 SF	398,931	9.16
EXCESS OPEN SPACE PROVIDED	211,425	4.85

TOPOGRAPHY
TOPO SOURCE: R.J. LUNG CO., INC.
FLOWN: JAN 17, 2013
DATUM: NGVD 29
BENCHMARK: CITY OF ESCONDIDO NO. 502 EL 627.3
BM 502 BOLT ON TELCO POLE # 662944H AT NW CORNER OF MILLER AVE. & HAMILTON LANE.
2 FT. ABOVE GROUND ELEV 627.3

OWNER'S CERTIFICATE
I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

HOMELAND ACRES, LTD
A CALIFORNIA LIMITED PARTNERSHIP
BY: BONSALL BRIDGE PROPERTIES,LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
BY: _____
ARIE DE JONG, ITS MANAGER

SAJE, LLC
A NEVADA LIMITED LIABILITY COMPANY
BY: JOHN AND ANNEKE DE JONG FAMILY TRUST, DATED NOVEMBER 10, 1995
ITS MEMBER
BY: _____
JOHN M. DE JONG, TRUSTEE

BY: ARIE E. DE JONG III AND SILVA DE JONG FAMILY TRUST, DATED NOVEMBER 29, 1995
ITS MEMBER
BY: _____
ARIE E. DE JONG, TRUSTEE

SHEET INDEX

GENERAL NOTES

1. EXISTING GROSS SITE AREA: 41.39 ACRES
   PROPOSED GROSS SITE AREA: 40.37 ACRES
   (PROPOSED GROSS SITE AREA EXCLUDES STREET DEDICATION AREA FOR MILLER AVE. & HAMILTON LANE & A PORTION OF FELICITA ROAD OF APPROXIMATELY 1.02 ACRES.
2. NUMBER OF LOTS: 70 (65 SF RES. LOTS, 4 OPEN SPACE LOTS, 1 PVT. ST. LOT)
3. NUMBER OF RESIDENTIAL LOTS: 65
4. ASSESSOR'S PARCEL NUMBERS: 238-370-01-00, 238-370-04-00, 238-370-05-00,, 238-370-06-00, 238-370-07-00, 238-370-08-00, 238-380-01-00, 238-110-25-00, 238-110-35-00
5. EXISTING GENERAL PLAN LAND USE DESIGNATION: ESTATE II
   PROPOSED GENERAL PLAN LAND USE DESIGNATION: ESTATE II
   MINIMUM PERMITTED LOT SIZE: 10,000 SF PER GP RESIDENTIAL CLUSTER POLICY 5.1
6. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
7. GROSS DENSITY: 1.61 DU/AC (65 UNITS/40.37 AC.)
8. THOMAS BROTHERS COORDINATES: 1129 J7 & 1149 J1
9. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

1. ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
3. CONTOUR INTERVALS: 2 AND 10 FOOT
4. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
5. APPROXIMATE RAW GRADING QUANTITIES RAW CUT: 99,000 C.Y.
   RAW FILL: 64,770 C.Y.
   RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ONSITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
6. SOILS LETTER REPORT PREPARED BY GEOSOILS, INC DATED MARCH 28, 2013.
7. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
8. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
9. ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
10. ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
11. THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAY MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
12. THIS PROJECT WILL BE CONCURRENTLY REQUESTING APPROVAL OF A PRE-ZONE, A PRELIMINARY DEVELOPMENT PLAN, A MASTER DEVELOPMENT PLAN, A PRECISE DEVELOPMENT PLAN AND REORGANIZATION (INCLUDING ANNEXATION TO THE CITY OF ESCONDIDO AND DETACHMENT FROM CSA # 135).

DESIGN STANDARDS WAIVER REQUEST

1. A REDUCTION OF PAVEMENT WIDTH FROM PRIVATE RESIDENTIAL STREET STANDARDS OF 36' CURB TO CURB DOWN TO 32'.
2. REDUCTION OF CENTERLINE HORIZONTAL RADIUS FROM PRIVATE RESIDENTIAL STREET STANDARDS FROM 300' DOWN TO A MINIMUM OF 200'. GATED ENTRANCE PROPOSES A CENTERLINE RADIUS OF 50'.

APPLICANT
NEW URBAN WEST, INC
JASON HAN, PARTNER
SAN DIEGO COUNTY/ORANGE COUNTY PRESIDENT
1733 OCEAN AVE. STE 350
SANTA MONICA, CA 90401
(310) 394-3379 (PH)
(310) 394-6872 (FAX)

SUBDIVIDER
ESCONDIDO OAK POND, LLC
A DELAWARE LIMITED PARTNERSHIP
BY: URBAN 2, L.L.C.
ITS SOLE MEMBER
A DELAWARE LIMITED LIABILITY COMPANY
BY: NUWI CAPITAL PARTNERS, LLC
ITS SOLE MEMBER
A DELAWARE LIMITED LIABILITY COMPANY
BY: _____
ADAM BROWNING, PRESIDENT

ENGINEER
REGISTERED PROFESSIONAL ENGINEER RAYMOND L. MARTIN NO. 48670 Exp. 6/30/14 CIVIL STATE OF CALIFORNIA

RAYMOND L. MARTIN R.C.E. 48670 DATE
MY REGISTRATION EXPIRES ON 6/30/14

Source: Hunsaker & Associates 2014

PROPOSED PROJECT TENTATIVE MAP

Figure 4-2

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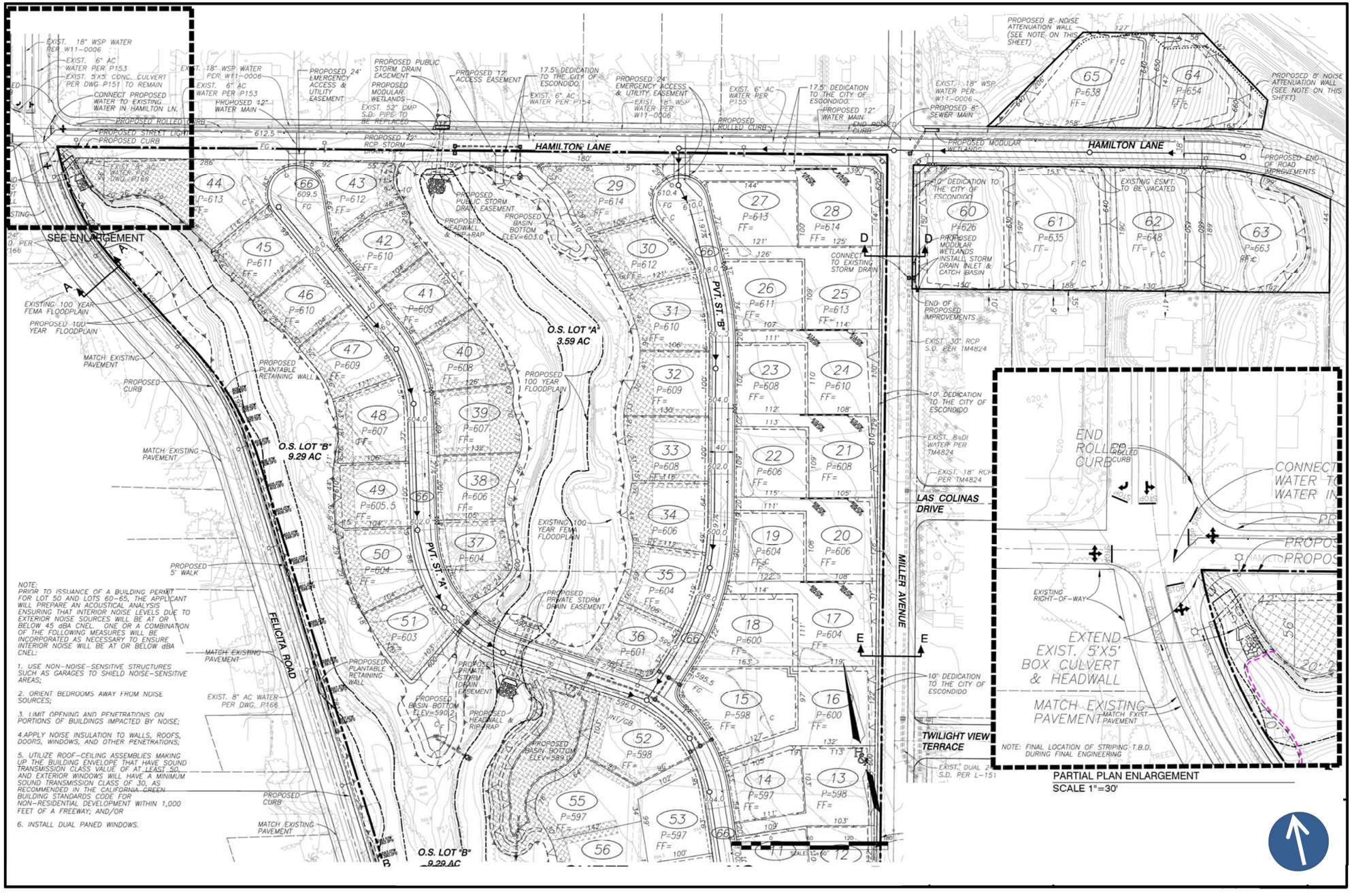

Source: Hunsaker & Associates 2014

PROPOSED PROJECT TENTATIVE MAP (NORTHERN SITE AREA)

Figure 4-3

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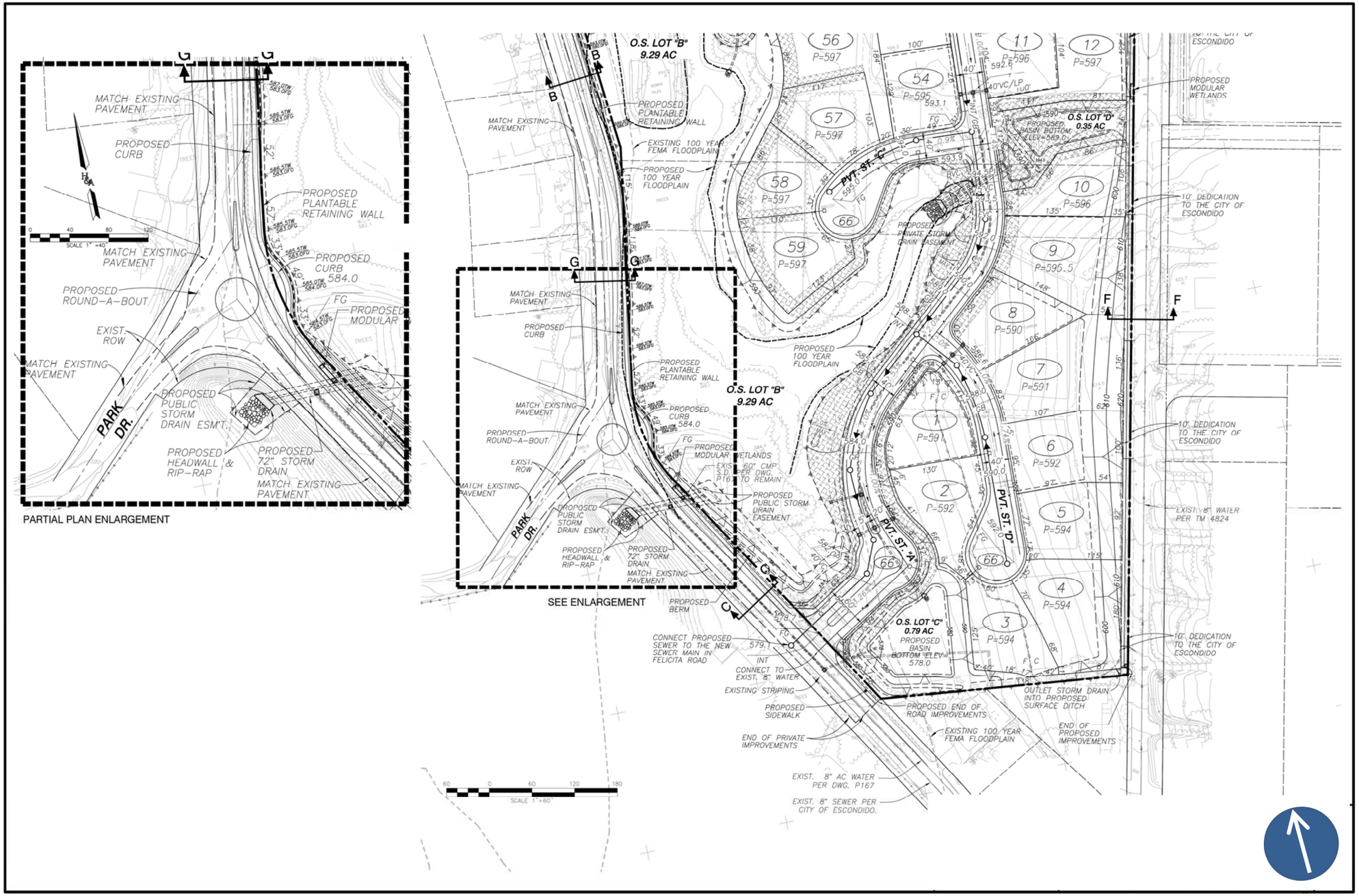

Source: Hunsaker & Associates 2014

PROPOSED PROJECT TENTATIVE MAP (SOUTHERN SITE AREA) Figure 4-4

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4.2.2.2 Open Space Lots

The Project would include the conservation of approximately 14.01 acres of biological open space within four open space lots. The biological open space areas would be primarily in drainage basins along the western site boundary and north-central portion of the site that drain to the seasonal pond in the southwestern corner of the site. The biological open space areas would be restored and preserved, and would encompass a number of sensitive natural communities including coast live oak woodland, southern willow riparian forest, seasonal pond, Diegan coastal sage scrub, freshwater marsh, and disturbed wetland habitat. Enhancement and restoration of the open space areas would include recontouring a portion of the stream channel, removal of non-native species, and seeding/planting with a mix of native shrubs and trees. A biological resource buffer from existing native vegetation that varies in width from 5 feet to 118 feet and averages 50 feet would be provided to separate on-site open space areas from the residential lot lines (Figure 4-5, Biological Buffer Area). Public pedestrian access to the pond would be provided as an amenity. At present, the pond is on private property. The proposed open space areas are shown on the Conceptual Landscape Plan, Figure 4-6.

4.2.2.3 Entry and Emergency Access Design

The project site would have a single vehicular entrance/exit (exclusive of emergency access), located off Felicita Road approximately 800 feet north of the Felicita Road / Miller Avenue intersection (see Figure 4-4). The entrance/exit features a gated access point and a landscaped median. Either side of the main entrance would be fenced and screening walls would be constructed to provide privacy to those residences located near the main entrance.

Two emergency access gates would be located off Hamilton Lane at the end of the on-site cul-de-sacs between lots 27 and 29, and lots 43 and 44 (see Figure 4-3). These gates would be for emergency vehicle use only and would not be used for day-to-day resident vehicular access.

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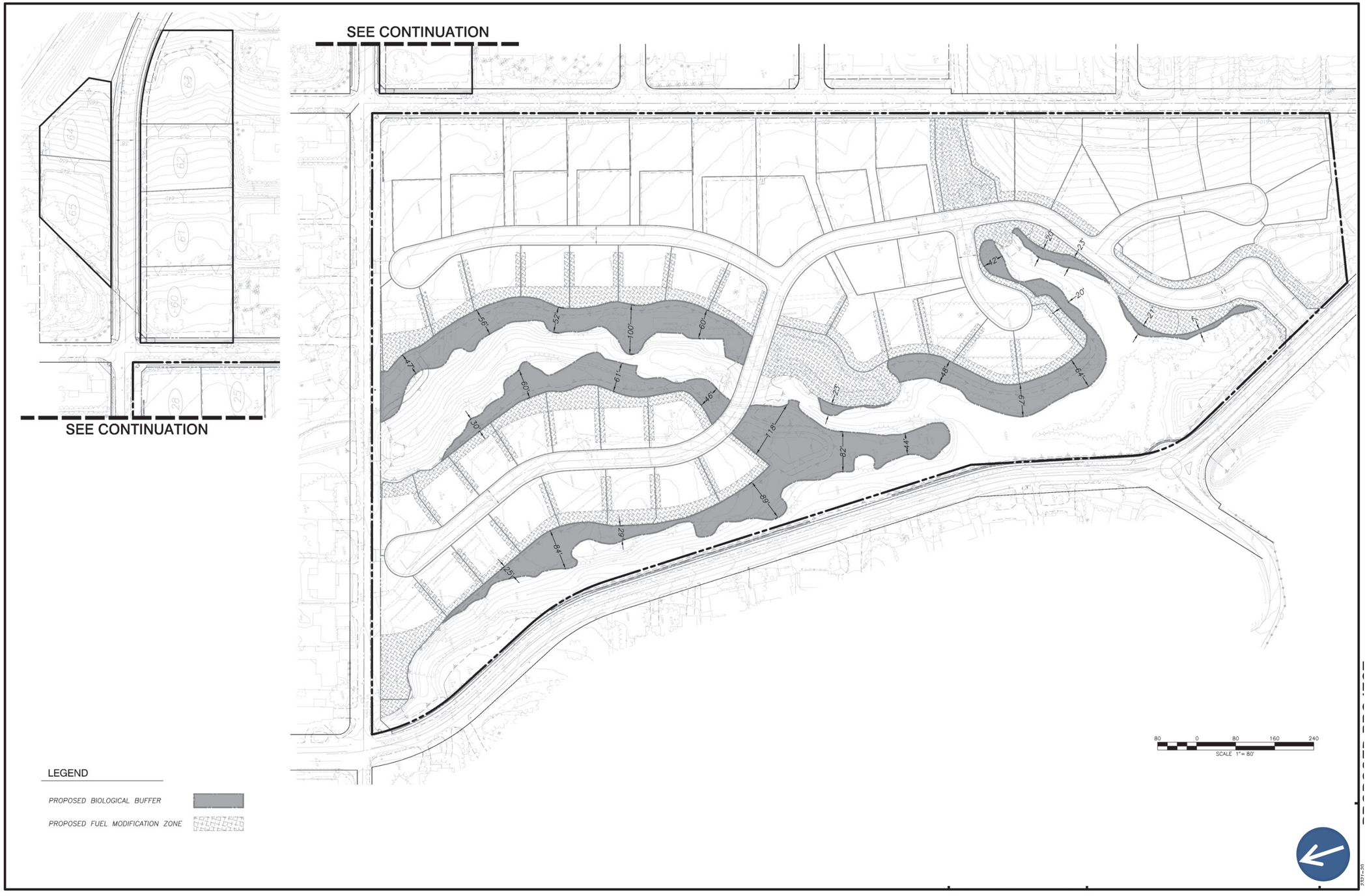

Source: Hunsaker & Associates 2014

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BIOLOGICAL BUFFER

Figure 4-5

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Scale: Not to scale

URS

CONCEPTUAL LANDSCAPE PLAN

Figure 4-6

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4.2.2.4 Access and Internal Circulation Improvements

The Project would include site access and circulation improvements. The new residential subdivision would require the construction of four private streets. The main private street to the Project would be accessed via Felicita Road in the southwestern portion of the project site. This new private street, identified as Private Street "A" on Figures 4-3 and 4.4, would be located approximately 400 feet south of Park Drive and approximately 800 feet north of Felicita Road / Miller Avenue intersection. Private Street "A" would have pedestrian access and a vehicular gate. Private Street "A" would provide access to 26 units and would terminate in a cul-de-sac in the northwest area of the project site.

In addition, three new private streets, identified as Private Street "B" (see Figure 4-3), Private Street "C" (see Figure 4-4), and Private Street "D" (see Figure 4-4), would connect to Private Street "A." These three streets would be relatively short and would terminate in cul-de-sacs within the project site. Private Street "B" would provide access to 20 units; Private Street "C" would provide access to five units; and Private Street "D" would provide access to 8 units. In addition, 6 units would be located along Hamilton Lane; however, no new private or public streets would be constructed to access these homes.

4.2.2.5 Off-Site Roadway Improvements

Two alternatives for off-site roadway improvements were considered for the Project. One alternative would widen Felicita Road and Hamilton Lane to the standards identified for these roads in the City of Escondido General Plan Mobility and Infrastructure Element. However, it was determined through a preliminary impact comparison and discussion with the City that implementing the improvements required by Mobility and Infrastructure Element classifications would result in additional adverse environmental and neighborhood impacts and would not be necessary to maintain acceptable traffic conditions. A Specific Alignment Plan is proposed as part of the Project. Once approved, the Specific Alignment Plan would serve as the applicable requirements for the adjacent City roadways. Refer to Appendix A, Specific Alignment Plan Preliminary Comparison, for a summary of the preliminary impact comparison and Specific Alignment Plan. The roadway improvements proposed in the Specific Alignment Plan that would be implemented as a result of the Project are described below. Cross sections of the proposed improvements are provided in Figures 4-7, Conceptual Cross Section Of Roadways (Private Roads, Miller Avenue, Hamilton Lane), and 4-8, Conceptual Cross Section Of Roadways (Felicita Road).

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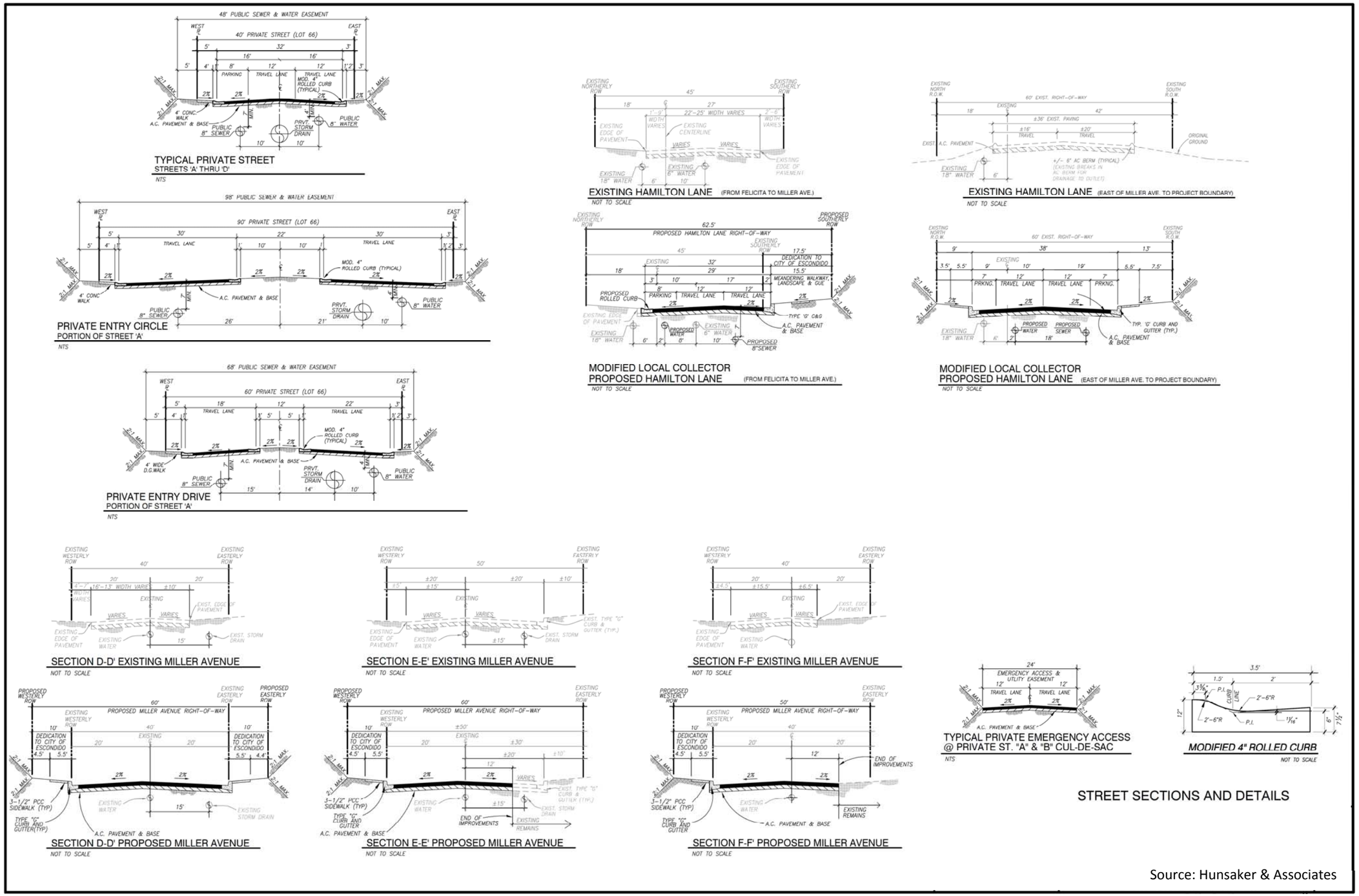

CONCEPTUAL CROSS SECTION OF ROADWAYS (PRIVATE ROADS, MILLER AVENUE, HAMILTON LANE)

Figure 4-7

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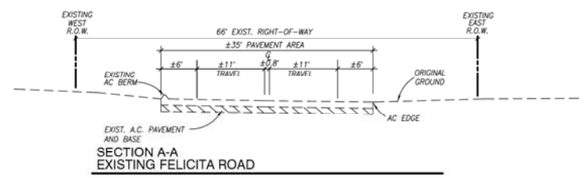
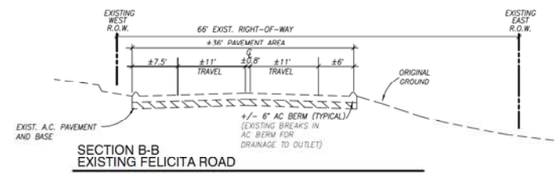
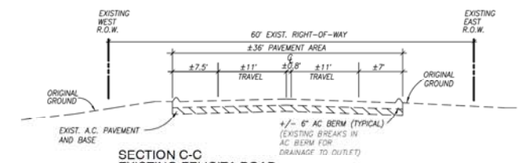


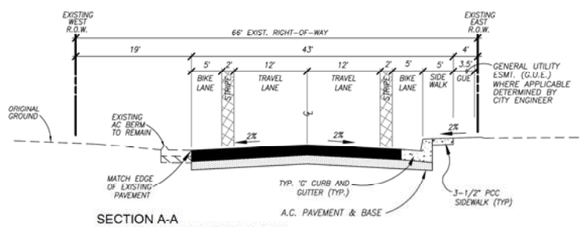
SECTION A-A
EXISTING FELICITA ROAD



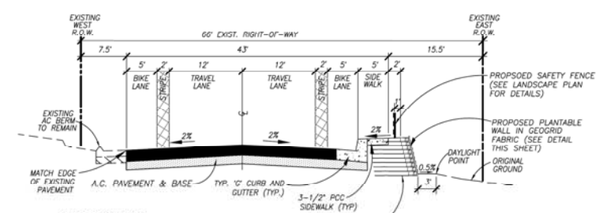
SECTION B-B
EXISTING FELICITA ROAD



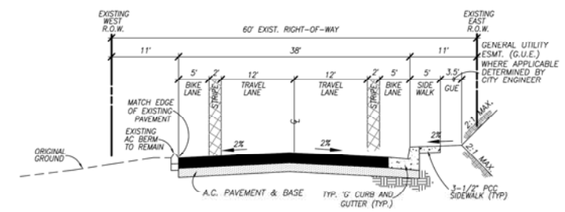
SECTION C-C
EXISTING FELICITA ROAD



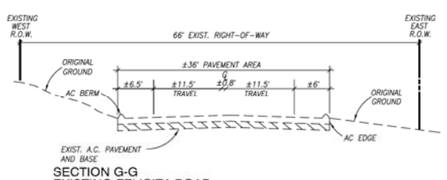
SECTION A-A
PROPOSED FELICITA ROAD



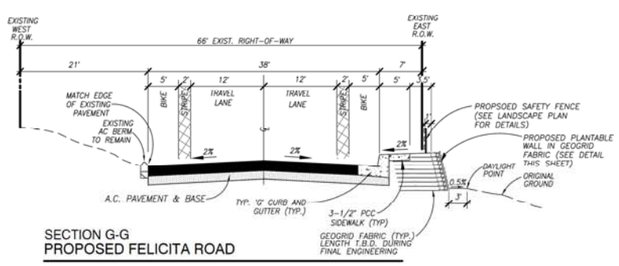
SECTION B-B
PROPOSED FELICITA ROAD



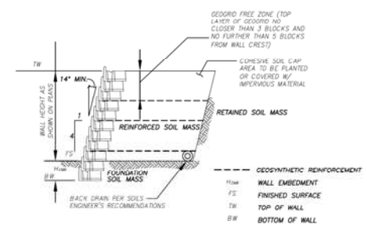
SECTION C-C
PROPOSED FELICITA ROAD



SECTION G-G
EXISTING FELICITA ROAD



SECTION G-G
PROPOSED FELICITA ROAD



TYPICAL PLANTABLE WALL DETAIL
NOT TO SCALE

STREET SECTIONS AND DETAILS

Source: Hunsaker & Associates

CONCEPTUAL CROSS SECTION OF ROADWAYS (FELICITA ROAD)

Figure 4-8

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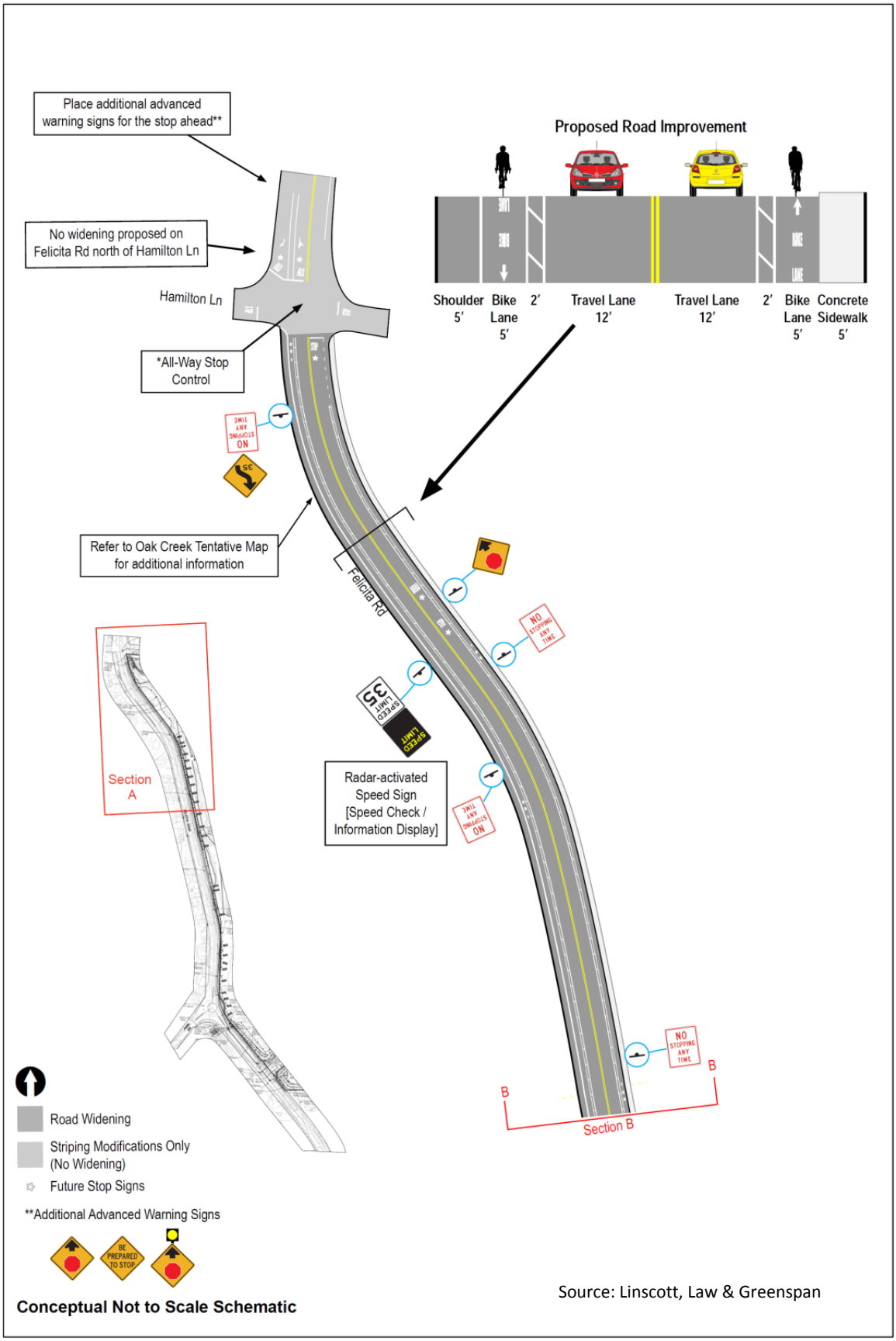
The Project would include half-street roadway improvements along Miller Avenue and Hamilton Lane frontage. Improvements to Hamilton Lane would include widening the right-of-way to approximately 62 feet, which would include widening the roadway to a maximum width of approximately 38 feet. The roadway would be graded at a two percent decline along the width to promote water drainage to the edges of the road. Improvements to Miller Avenue would include widening the right-of-way to a maximum of 60 feet, with one section being 50 feet, including widening the roadway to a maximum width of 40 feet. Similar to Hamilton Lane, Miller Avenue would be graded at two percent decline along the width to promote water drainage to the edges of the road. Additional improvements would include pavement, asphalt, and berm improvements along the project site frontage. The proposed improvements to Miller Avenue and Hamilton Lane are shown in Figure 4-7.

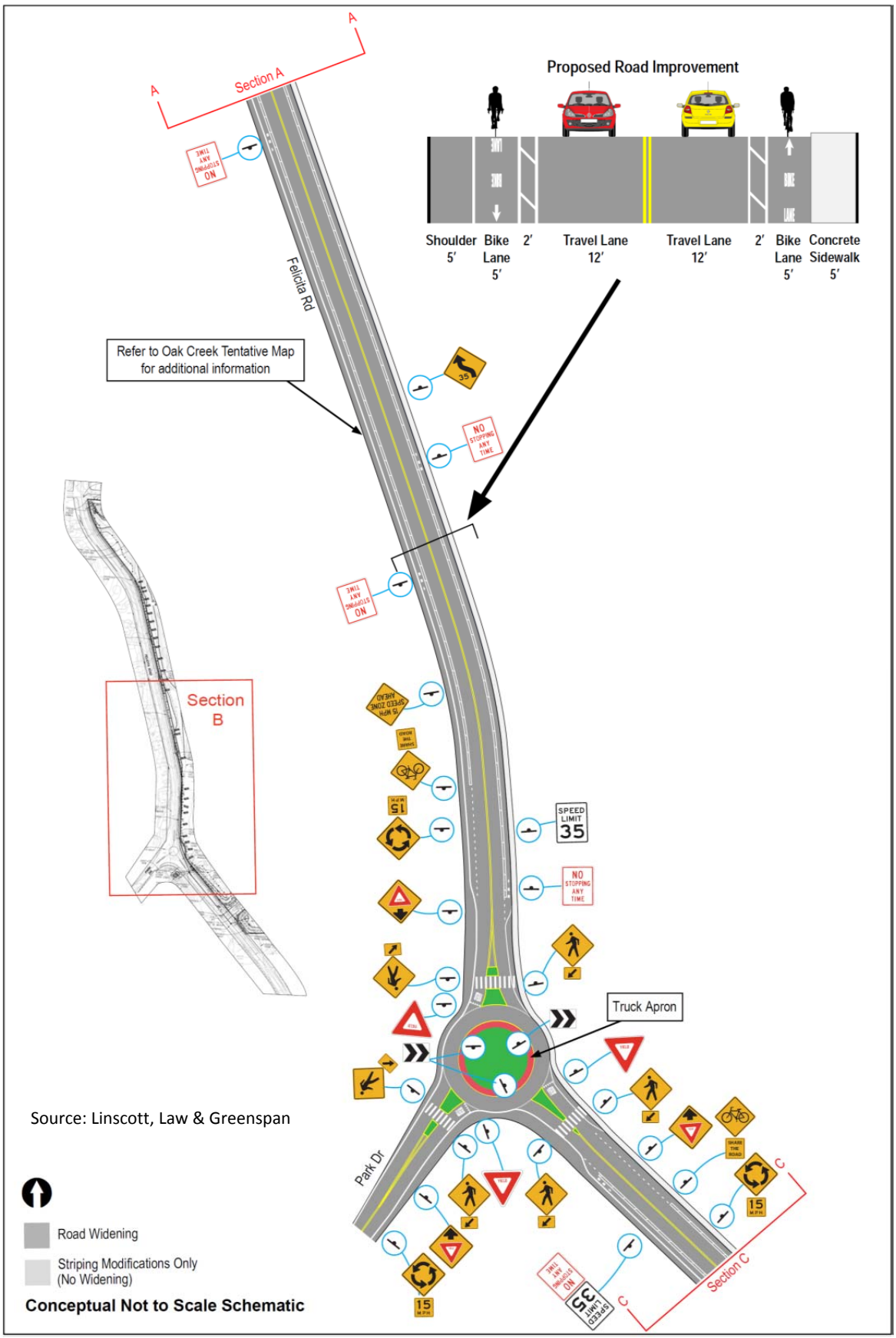
Felicita Road is currently constructed as a two-lane undivided roadway. The posted speed limit is 30 to 35 miles per hour (mph) along the curve near Park Drive and 45 mph elsewhere along Felicita Road. The only existing traffic calming feature installed along Felicita Road is the reduced posted speed limit sign located along the curve. The overall right-of-way for Felicita Road north of Park Drive is 66 feet wide with a pavement area of approximately 36 feet in width. With implementation of the Project, the paved roadway area would be widened to up to 38 feet with striped bicycle lanes and an additional 5-foot-wide, concrete sidewalk adjacent to the project site. The improvements to Felicita Road are shown in Figure 4-8.

Felicita Road also is proposed to be improved with roadway traffic features. These measures would include the construction of a roundabout at the intersection of Felicita Road and Park Drive to channelize traffic flow and slow speeds along Felicita Road; traffic calming signage and markings to reduce vehicular speeds; 5-foot-wide bike lanes with a buffer (2 feet wide) for northbound and southbound bicycle traffic, which will create driver awareness of bicyclists and reduce vehicular speeds along Felicita Road; and the installation of lower speed limit signs, if warranted. See Figures 4-9 through 4-11, Felicita Road Concepts, for the proposed traffic calming features for Felicita Road.

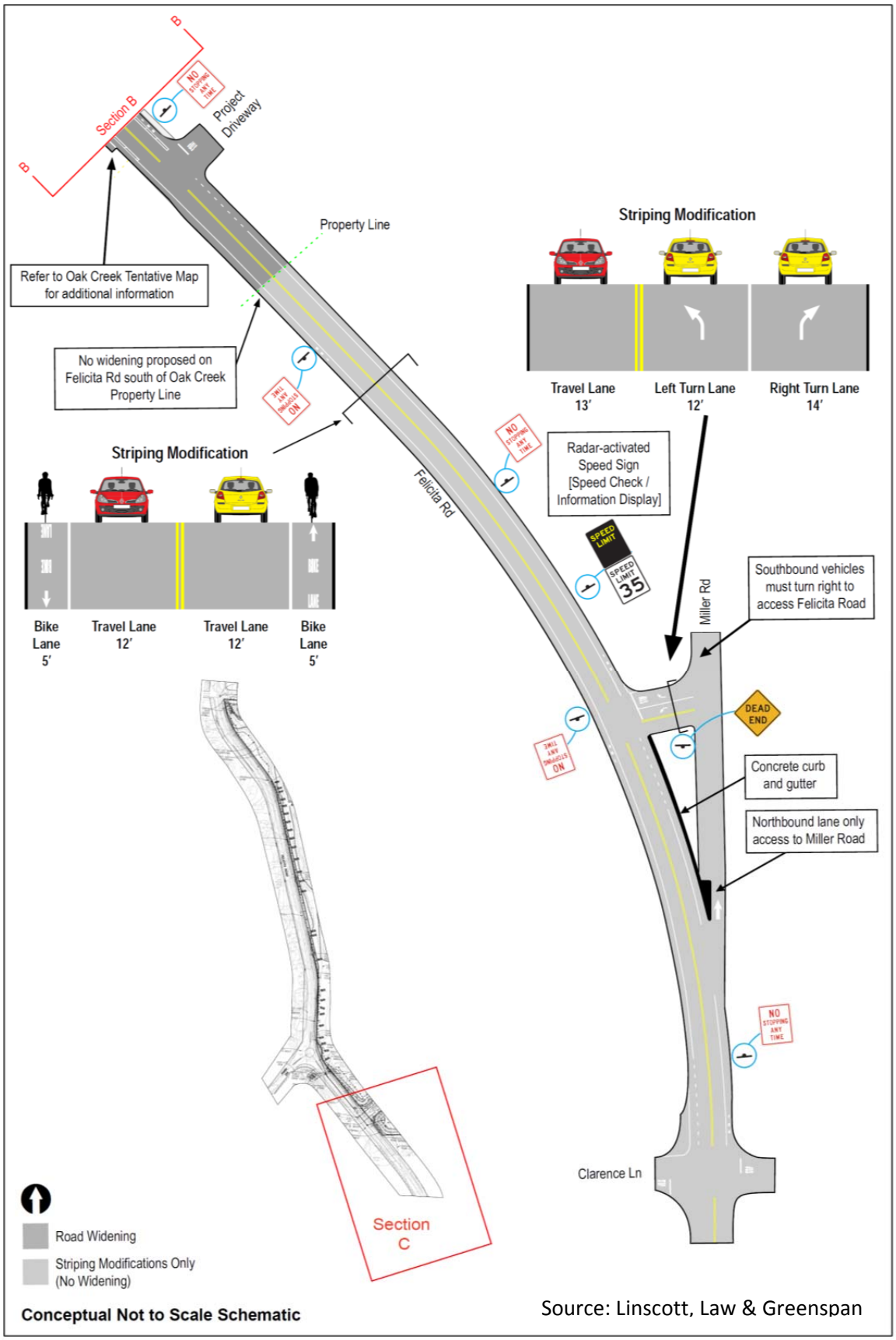
Portions of the proposed improvements are located north and south of the project site property line within the County of San Diego, including some traffic calming signage and markings (see Figures 4-9 and 4-11). The physical impacts that would occur from these improvements are addressed in the environmental impact analysis in Section 5, Environmental Analysis, of this EIR. Additional approval would be required from the County of San Diego following Project approval by the City of Escondido in order for these improvements to be implemented. No roadway widening is proposed south of the project site property line.



FELICITA ROAD CONCEPT (SECTION A) Figure 4-9



FELICITA ROAD CONCEPT (SECTION B) Figure 4-10



Source: Linscott, Law & Greenspan

FELICITA ROAD CONCEPT (SECTION C) Figure 4-11

4.2.2.6 Grading Exemption

A grading exemption discretionary permit is required for the Project in accordance with the City of Escondido Municipal Code, Article 55, Grading and Erosion Control, Section 33-1066, Design Criteria, because the Project would include cut slopes over 20 feet in height and fill slopes over 10 feet in height. The Project would include cut slopes over 20 feet in height to establish building pads on Lots 5, 6, 7, and 9. Cut slopes would have a height range of 30 to 35 feet and a slope inclination of two to one (2:1). The Project also would include fill slopes over 10 feet in height to establish a basin on Lot C. Fill slopes would have a height range of 10 to 15 feet and a slope inclination of 2:1. The Project also includes a retaining wall varying from two to six feet in height located parallel to, adjacent to, and below the east side of portions of Felicita Road where the road is adjacent to the project boundary. This retaining wall is included in the project to reduce grading and avoid fill slopes that would extend to the adjacent creek.

4.2.2.7 Site Landscaping

The landscape and general character of the Project would be one of informality, textural variety, and natural colors, which would reinforce the rural feel of surrounding neighborhoods and community facilities. The Project would be landscaped with native and drought-tolerant, low water use vegetation meeting low or medium water use classification of landscape species rating to minimize water consumption. The landscape conceptual plan is designed to respect existing rural character and to portray a rustic country feel. See Figure 4-6 for details of the overall conceptual landscape plan.

The project site boundary would use a meandering sidewalk interlaced with a tree palette of oak, sycamore, crape myrtle, and willow trees. Under plantings of rustic shrub masses would demonstrate a variety of color, texture, and aroma. Project slopes would be planted with low water use trees and spreading type shrubs, which would be mulched to prevent erosion and provide a barrier for weed abatement.

The main entry core would be designed with mature accent and theme trees combined with shrub groupings to create a rustic/rural composition. Additional entry softening would be accomplished through a landscaped median leading up from Felicita Road to the main entry structure and gate elements. This median and openness on both sides would provide an aesthetically pleasing appearance for Felicita Road travelers.

Internal tree design would incorporate a variety of vegetation types. Street frontages would use as many as two or three different tree species in groups. These plantings would include oaks, willows, sycamore, and koelreuterias (medium-sized deciduous trees with small, yellow flowers) as main elements in varying intervals.

The Project also would improve the existing site to reduce the potential for wildland fire by maintaining designated landscaping and fuel modification areas. The Project would include irrigated landscape consisting of the Wildland/Urban Interface Development Standards plant palette, low fuel condition (no accumulation of dead plant material), only fire-resistive tree species, limited planting of large unbroken masses of trees, and pruning and maintenance of shrubs and trees near structures.

4.2.2.8 Utilities

Project utilities construction would include the extension of gas and electric transmission facilities, sewer and water pipelines, and communications facilities. Existing San Diego Gas and Electric (SDG&E) overhead electrical lines extend in an east-west direction across the southern portion of the site between Felicita Road and Miller Avenue. These electrical lines would be removed as part of the Project, and underground utility lines would be installed along all Project frontage streets.

The Escondido Water and Wastewater Division (EWWD) would provide sanitary sewer conveyance and treatment service to the proposed development. In accordance with the Waste Discharge Requirements for Sewage Collection Agencies in the San Diego Region (San Diego RWQCB Order R9-2007-0005), the Escondido sanitary sewer system has obtained coverage under the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SWRCB Order No. 2006-0003-DWQ). As a separate and independent project, the City of Escondido Utility Department has decided to eliminate Lift Station 6 and extend an 8-inch-diameter gravity line in Felicita Road (Appendix K). Effluent from the Project would gravity flow to a connection point with the new pipeline in the southernmost portion of the project site. Flows would then continue to an existing pipeline in Via Rancho Parkway. Eliminating the lift station and constructing new gravity lines would be accomplished as part of the City's 2030 Capital Improvement Program (CIP) and are not within the scope of the Project. Potential environmental impacts and mitigation for the CIP project would be analyzed as part of a separate environmental document.

Rincon Water would provide water service to the project site. The six lots in the northeast corner of the site (Lots 60 through 65), which are already within the parent district, would be annexed to Rincon Water Improvement District 1. A 12-inch diameter water line would be constructed in Hamilton Lane east of Felicita Road. The water pipelines serving the Project would connect to the 8-inch-wide pipeline in Felicita Road at the south end of the project site. Improvements to the existing potable water pipelines would be determined as part of the final design, which would occur after Project approval. To meet fire flow requirements, the Project may need to install an automatic water control valve in Hamilton Lane, if it has not already been installed at the time of Project construction.

4.2.2.9 Site Drainage

The Project would be designed so that runoff from the residential lots would drain to the private streets within the subdivision. The project site would be graded to generally maintain drainage patterns toward the western and southern boundaries. On-site drainage improvements would include a storm drain system and flood attenuation/bioretention basins to safely convey runoff, clean urban runoff, provide hydromodification management, and to mitigate increases in peak stormwater flow rates discharging from the Project.

Runoff from the drainage area east of Miller Avenue would be captured and routed through two modular wetland units – one at the intersection of Hamilton Lane and Miller Avenue and the other located on the east side of Miller Avenue adjacent to proposed Lot 60. Runoff from the west would flow through a newly constructed storm drain system to basins located throughout the main portion of the site. Sizing for these basins assumes 50 percent impervious surfaces for each pad area. Each basin would attenuate flows and then discharge to the two existing drainages.

On-site bioretention facilities would be constructed to treat runoff for water quality and retain it to provide hydromodification management. These bioretention areas would be dispersed throughout the site, adjacent to the drainage management area that they are designed to treat. Additional drainage improvements would include upsizing a pipeline crossing in Hamilton Lane between Felicita Road and Miller Avenue; upsizing a pipeline at the downstream end of the site at Felicita Road; and constructing a berm adjacent to Felicita Road to contain stormwater, thereby allowing runoff to pass through the Felicita Road pipeline and alleviating current flooding conditions on that road.

4.2.2.10 Project Construction

Project construction is anticipated to occur over a 39-month period, beginning in the third quarter of 2015 and ending in the fourth quarter of 2017. Construction would be separated into two phases: Site and Infrastructure Improvements lasting approximately 13 months and Phased Residential Construction lasting approximately 30 months. Project construction is estimated and subject to change. Both construction phases are described in greater detail below.

Construction equipment would include, but not be limited to, loaders, bulldozers, graders, scrapers, water trucks, water towers, excavators, backhoes, skip loaders, pavers, excavators, curb machines, and dump trucks. Access to the project site by construction equipment would be from Felicita Road, Hamilton Lane, and Miller Avenue, as necessary. The construction staging area would be located on Lots 61 and 62 and would include a construction trailer and unpaved parking area. On-site construction equipment would be moved throughout the site over the course of construction.

4.2.3 Site and Infrastructure Improvements

4.2.3.1 Demolition of Existing On-Site Structures

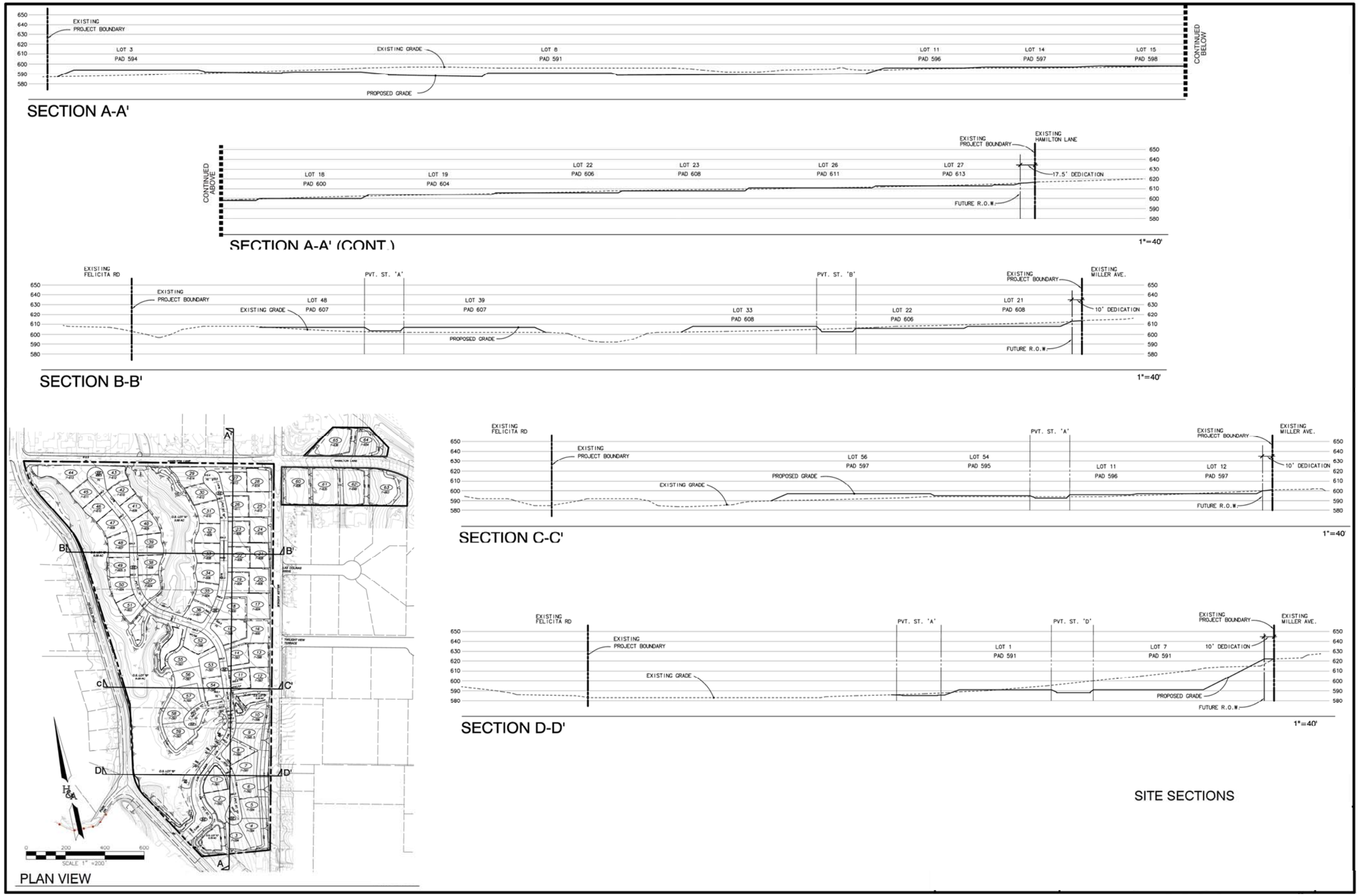
Demolition of existing on-site structures would last approximately three months. Demolition of existing on-site structures would include a nursery facility, residential unit, small wood frame warehouses, green houses, and covered work areas. Approximately 300 cubic yards (CY) of demolition materials would be exported off site by a licensed commercial hauler in conformance with applicable laws and regulations. A total of 38 truck trips (76 round trips) are associated with transporting the demolition materials to either the Miramar or Otay landfill, with the farthest located approximately 40 miles from the project site. Although unlikely, the 76 truck trips could occur in one day. The truck route from the project site would be from the project site heading north along Felicita Road to Gamble Lane, eastbound on Gamble Lane and then onto I-15 southbound.

4.2.3.2 Grading and Site Preparation

Grading and site preparation would last approximately eight months. Grading would include cut and fill operations, which would alter the existing topography of the project site. Each proposed new residence would be constructed on a graded pad, with elevations ranging from 590 feet AMSL to 663 feet AMSL.

Grading would be balanced on site. Approximately 99,000 cubic yards of cut material would be removed, and 64,800 cubic yards of fill material would be placed on the project site. The remaining 34,200 cubic yards of cut materials would shrink to balance on-site grading. Cross-sections showing the existing and proposed grades for the Project are provided on Figure 4-12.

The Project also would entail the export of contaminated soils as part of the site preparation activities and prior to the start of grading activities. It is anticipated that up to 1,355 cubic yards of contaminated soil would be removed from the project site and transported to either Otay Landfill or Enniss Materials located in the cities of Chula Vista and Lakeside, California, respectively. Both locations are approximately 40 miles from the project site. Exporting this material would entail a maximum of 170 truck trips (340 round trips), with a maximum of 150 daily truck trips (300 round trips). The export operation would therefore be complete in two days; however, it may take longer if the daily truck trips are reduced. The truck route from the project site would be from the project site heading north along Felicita Road to Gamble Lane, eastbound on Gamble Lane, and then onto I-15 southbound.



CROSS SECTION SHOWING EXISTING AND PROPOSED GRADE

Figure 4-12

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4.2.3.3 Site Utilities Construction

Utilities construction would occur over a period of eight months and would overlap with site grading and preparation for approximately five months. Utilities construction would include the extension of gas and electric transmission facilities, sewer and water pipelines, and communications facilities. “Wet” utilities, including storm drain, sewer, and water pipeline construction, would occur first after site grading is completed. “Dry” utilities, including gas and electric transmission lines, and communications facilities, would be installed once the wet utilities construction is complete.

4.2.3.4 Roadway, Curb, and Gutter Construction

Construction of on-site roadway improvements would overlap with utilities construction for approximately five months. Activities would include street balancing, curb and gutter installation, fine grading, placement of base materials, and roadway paving. Roadway, curb, and gutter improvements are expected to occur over an eight-month period.

4.3 Phased Residential Construction

Construction of proposed on-site residences would occur over a period of 2.5 years. A total of six phases of residential construction would be required to construct all 65 homes. Each phased residential construction is expected to occur over a six-month period with an approximately two-month overlap between each residential phase.

4.4 Discretionary Actions

Approval of the Project would require the approval of a number of discretionary actions. According to Sections 15050 and 15367 of the CEQA Guidelines, the City of Escondido is designated as the Lead Agency for the Project.

Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved with the development of a proposed project. The San Diego LAFCO and Rincon Water are the responsible agencies for the Project.

Trustee agencies are state agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. The trustee agency for the Project is the California Department of Fish and Wildlife (CDFW), .

The following list indicates the various discretionary actions that would be required to implement the Project and the agencies that would grant discretionary approval for these actions.

City of Escondido

- Tentative Map Approval
- Initiation of Annexation
- Prezone from County RR-1 and A-70 zoning to City P-D (Planned Development) zoning
- Prezone the Chalice Unitarian Universalist Congregation property from County A-70 to City RE-20 (Residential Estates – 20,000 square-foot minimum lot size)
- Preliminary Development Plan, Master Development Plan, and Precise Development Plan
- Grading Exemption
- Specific Alignment Plan for Felicita Road and Hamilton Lane

Federal Emergency Management Agency (FEMA)

- Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR)

San Diego LAFCO

- Reorganization including Annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications/Fire Protection and Emergency Medical Service [EMS])

Rincon Water

- Annexation to Improvement District 1 of Rincon Water for water service for six lots (Lots 60-65) in the northeast corner of the site.
- Detachment from Improvement District E of Rincon Water for fire services.

San Diego Regional Water Quality Control Board (RWQCB)

- National Pollutant Discharge Elimination System (NPDES) Construction Activities Storm Water General Permit
- Clean Water Act Section 401 Water Quality Certification

U.S. Army Corps of Engineers (USACE)

- Clean Water Act Nationwide 39 Section 404 Permit

California Department of Fish and Wildlife (CDFW)

- California Fish and Game Code Section 1602 Streambed Alteration Agreement