

## **4 IMPLEMENTATION**

### **4.1 Project Phasing**

Build out of the Community is anticipated to occur in 3 phases over a 5 to 10 year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities and infrastructure. **Figure 84, Phasing Plan**, illustrates the anticipated sequence of planning area development, though sub-areas may develop in any order.

Backbone infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need.

#### **4.1.1 Community Phasing Standards**

The following standards relate to the Community phasing program:

- a. Prior to recordation of an implementing final subdivision map, improvement plans and landscape plans shall be submitted to PDS for approval. The improvement plans or landscape plans shall include: 1) final grading plan; 2) street improvement plans; 3) fence treatment plans; 4) special treatment or buffer area treatment plans; and 5) irrigation plans prepared by a certified engineer or landscape architect.
- b. The first Final Map recorded for each phase shall include all Open Space areas within the Phase in a dedicated open space easement.
- c. Each phase shall include development of adjacent landscaped areas and applicable infrastructure.

#### **4.1.2 Subsequent Governmental Actions**

##### **4.1.2.1 County of San Diego**

Subsequent actions by the County include, but are not limited to, final maps, site plans, grading and improvement plans and building permits.

##### **4.1.2.2 Site Plans**

All of the residential development (detached or attached) will require that a Site Plan application, per the “V” Setback Regulator and “D” Designator shall be submitted and approved prior to issuance of building permits.

Uses within the C34 zone (including multi-family) will be further regulated by the application of the “B” Special Area Development Regulator which requires that development applications shall also include a Site Plan in accordance with the I-15 Design Review Guidelines.

### 4.1.3 Other Regulatory Actions

Other actions by regulatory and trustee agencies include:

1. 4(d) Habitat Loss Permit issued by the County of San Diego, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife;
2. Section 404 Permit by the U.S. Army Corps of Engineers;
3. 1603 Streambed Alteration Agreement required from the California Department of Fish and Wildlife for any channel modifications;
4. National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board;
5. Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act; and
6. Project Study Report and encroachment permits from Caltrans.

## 4.2 Amending the Specific Plan

### 4.2.1 Modifications and Revisions

It is anticipated that certain changes or modifications to the Specific Plan text and exhibits may be necessary during the development of the Project. Minor modifications that substantially conform to the Specific Plan will not require a formal amendment.

Proposed modifications and revisions that are in substantial conformance with the Specific Plan text and exhibits may be considered minor modifications and shall not require an amendment to the Specific Plan. The Director of PDS shall have the authority to determine if the revision is minor in nature and in substantial conformance with the Specific Plan. In all cases, revisions or minor deviations must be found to be in substantial conformance with the issues, goals and policies of the Specific Plan. The following may be considered minor modifications:

- Dwelling units can be transferred between planning areas as long as the total of 2,135 dwelling units is not exceeded.

- Minor reconfigurations of the individual planning areas to accommodate unforeseen circumstances providing the gross area of any planning area is not changed by more than fifteen percent.
- Changes such as the addition of public or private parks, relocation of parks within the same planning area, reconfiguration of parks so long as the total park area does not decrease.
- As a result of more precise engineering or design modifications to the internal streets serving the Site are considered minor modifications.
- Minor revisions to the Site Plan, Tentative Map and Rezone do not require a Specific Plan Amendment.
- Changes in design features such as paving, lighting, landscaping treatments, fencing, signage or alterations to and/or site plans are considered minor modifications.

All modifications to the Specific Plan, which are not determined to be minor in nature, shall require a formal amendment to the Specific Plan. The Project EIR will be relied upon as the CEQA document for both minor modifications and for formal amendments to the Specific Plan. If the Specific Plan is substantially amended, however, a revised Project EIR may be necessary.

To the extent there are inconsistencies between the provisions in the Specific Plan and other rules, regulations, plans, policies, or ordinances of the County, the provisions of this Specific Plan shall be controlling and supersede such other inconsistent provisions.

### **4.2.2 Planning Areas – Allocation and Transfer of Residential Units**

The residential dwelling units authorized by the Specific Plan are distributed among 7 planning areas on shown on **Figure 12 – Specific Plan Map**. All residential development is implemented by Site Plans. Transfers of dwelling units may be authorized between any planning areas with dwelling units as part of the Site Plan approval process so long as the number of dwelling units transferred does not exceed 10 percent of the original number of dwelling units in the Planning Area and the overall maximum number of units approved by this Specific Plan (2,135) is not exceeded.

The 6-acre K-8 charter school site has been designated and is proposed for private school use to serve the educational needs of the residents of the Community and surrounding areas. If a “charter” school entity is unable to develop a K-8 charter school on the Site, it may be considered for residential use.

The school site is designated (C-5) and zoned for (C34) general commercial / residential uses. If the school site is not developed with a charter school, that area will revert to the underlying residential

use. A maximum of 90 residential dwelling units may be transferred to the 6-acre site from other Planning Areas. No increase in dwelling units beyond the maximum of 2,135 is allowed.

### 4.3 Maintenance Responsibilities

Maintenance responsibilities for Community shall be as follows:

- Maintenance of the dedicated biological open space shall be the responsibility of an appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
- Public park sites (P-1, P-3, P-5, P-8, P-9, P-10, P-11a, P-13a, P-14a) shall be owned by the County of San Diego Parks and Recreation. The Site Implementation permit for public parks (P-1, P-3, P-5, P-8, P-9, P-10, P-11a, P-13a, P-14a) shall include an on-going condition that (a) the HOA has the maintenance responsibility for the parks in perpetuity, and (b) that the park will be maintained to County park standards.
- Maintenance of the private parks system shall be the responsibility of the HOA.
- Maintenance of the Public Trail System on-site shall be the responsibility of the HOA.
- Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner or HOA.
- Landscaped parkways, entry monuments and common area slopes shall be maintained by the HOA or assessment mechanism such as a Landscape Maintenance District (LMD).
- The private road system within the Community shall be maintained by the HOA or assessment mechanism such as an LMD. The public road system within the Community shall be owned and maintained by the County Department of Public Works.
- Agricultural operations within the Community are limited to properties owned and maintained by the HOA. The HOA is responsible to ensure that all agricultural operations conform to applicable County regulations and ordinances.

### 4.4 Mitigation Monitoring

The Project's mitigation monitoring and reporting program (MMRP) was prepared by the County of San Diego to comply with Public Resources Code Section 21081.6(a)(1), which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program will serve a dual purpose of verifying completion of the mitigation identified in the Environmental Impact Report (EIR) and generating information on the effectiveness of the mitigation measures to guide future decisions. Monitoring activities would be accomplished by individuals identified in the Project's MMRP table. Prior to any

construction activities, meetings should take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail will be addressed prior to any project plan approvals in follow-up meetings designed to discuss specific monitoring effects. An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort.

### **4.5 Public Facilities / Infrastructure**

Development of the Community requires the provision of adequate public facilities and services. The following summary identifies on-site and off-site services required to be available at the time of need as well as a description of financing options for their implementation.

#### **4.5.1 Required Facilities**

##### **4.5.1.1 Circulation Improvements**

Public road improvements and mitigation measures for traffic impacts are identified in the Traffic Impact Analysis. Road improvements including the following:

- a) Deer Springs Road;
- b) I-15 interchange at Deer Springs Road;
- c) Additional off-site and on-site public road improvements identified in the Traffic Impact Analysis.

##### **4.5.1.2 Drainage Facilities and Storm Water Management Improvements**

The Preliminary Drainage Study and Storm Water Management Plan (SWMP) identifies required facilities to control drainage and protect water quality. Improvements include bioretention swales and bioretention basins that have been integrated into the project design, along with additional LID features, such as roadside swales as described in the Drainage Study and Best Management Practices as described in the SWMP. All drainage facilities within the Community will be owned and maintained by the HOA.

##### **4.5.1.3 Water Facilities**

The Community is located within the Vallecitos Water District (VWD) for water service and does not require annexation into the district. An extensive network of water mains exists within the Site ranging in size from 8-inch to 16-inch. There is one existing 1.3 million gallon water reservoir within the Site that serves the project area and provides service to adjacent properties.

The Community would result in increased demand for water and would require the relocation of some existing water mains, the construction of new water mains and the construction of two new water reservoirs to serve the Community. The Community water supply would be provided by VWD and does not require annexation into the district. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the Community. The applicant will work closely with VWD to determine the ultimate sizes and locations of water facilities.

### **4.5.1.4 Wastewater Service**

The Community is located within the Vallecitos Water District for sewer service and does not require annexation into the district. The majority of the Community will require annexation into a sewer improvement district prior to sewer service being available. This is an internal process for VWD and does not require LAFCO approval. There is an existing 8-inch public sewer main owned by VWD that is approximately one-quarter mile south of the Community in Sarver Lane. The Community would result in increased demand for sewer treatment. There are few existing sewer facilities in the vicinity of the project area. The Project will need to construct off-site sewer facilities to serve the Community. A number of off-site sewer improvements may be required to accommodate additional flows from the Community. On-site improvements include 8-inch to 15-inch gravity sewers. The applicant will work closely with VWD to ensure that adequate facilities are constructed to convey and treat all sewage flows from the Community.

### **4.5.1.5 Fire Protection**

The Community is located within the Deer Springs Fire Protection District. Three fire stations are located in the district. The closest fire station to the Community is Station 12 at 1321 Deer Springs Road, south of the Community's Town Center. Travel time from Station 12 to the furthest structure when all phases of the proposed development are completed would be within the 5-minute travel time requirement.

### **4.5.1.6 Schools**

School services for the Community are provided by the San Marcos Unified School District, Escondido Elementary District and Escondido High School District. School fees would be paid prior to building permit. A K-8 charter school site is designated in the Town Center neighborhood of the Community.

### **4.5.1.7 Recreational Facilities and Open Space**

The Community provides 1,202 acres of biological open space that will be preserved within a permanent biological open space easement. P-1, P-3, P-5, P-8, P-9, P-10, P-11a, P-13a, P-14a are

public parks in accordance with the requirements of the County’s Park Lands Dedication Ordinance. The public parks will be dedicated to the County and constructed as turnkey facilities and maintained as County public recreational facilities but maintained in perpetuity by the HOA. In addition, there will be 8 private parks maintained by the HOA throughout the Community. Public multi-use trails will also be part of the Community and will be maintained by the HOA.

**4.5.2 Financing Plan**

The public facilities and services required to support the Community are to be available and financed as needed using various sources and methods of public and private financing.

**Table 11 – Financing Mechanism** summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing options(s) for their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego and relevant state and federal laws.

**Table 11  
Financing Mechanism**

Required Facility	Recommended Financing Mechanism(s)
Off Site Highway Interchange and Road Improvements	Developer and/or Formation of Assessment District/TIF and/or Reimbursement Agreements
Drainage and Storm Water Management	Developer and/or Formation of Assessment District
Water Facilities	Developer improvements and Payment to Vallecitos Water District of capacity and connection fees
Sewer Facilities	Developer improvements and Payment to Vallecitos Water District of capacity and connection fees
Schools	Payment of fees at building permit
Parks and Trails	Land Dedication
Open Space Preserve	Habitat Management District
Fire, Paramedic and Law Enforcement	Payment of fee

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