



Memorandum

April 25, 2018

TO: James E. Whalen, President/J. Whalen Associates, Inc.

FROM: Danny Serrano, Contract Planner

SUBJ: PHG 18-0005 / SUB 18-0002 / ENV 18-0001 - Daley/Sager Ranch Resort Specific Plan

Enclosed are additional comments for the Daley/Sager Ranch Resort Specific Plan. After you have had a chance to review the City's April 3, 2018 comment letter and the additional comments enclosed in this memo, we should coordinate a meeting. Please note that the County of San Diego comment letter references an "Attachment A" but it was an error (per conversation with County staff) and there is no "Attachment A" associated with their comments. Also, please note that we swapped out the map in Attachment B with a more updated version subsequently received from VCMWD.

Attachments:

- A. Email Correspondence Between City of Escondido Fire Department and Valley Center Fire Protection District, April 5, 2018
- B. Email Correspondence Between City of Escondido and Valley Center Municipal Water District, April 13, 2018
- C. Letter from Valley View Ranch Homeowners Association, March 27, 2018
- D. City of Escondido Traffic Engineering Comments, April 10, 2018
- E. County of San Diego, LUEG, Comments, April 13, 2018

Danny Serrano

From: LaVona D. Koretke <lkoretke@escondido.org>
Sent: Thursday, April 05, 2018 11:30 AM
To: Mike Strong; Danny Serrano
Cc: Jim Davidson - Vcfpd; Alphonso Dobynes
Subject: FW: VCFPD Initial Comments on Sager Ranch Resort FPP

Good Morning Danny,

Please see the email below from Valley Center Fire. There is some concern with several approved project that will impact the traffic. I am not sure if the traffic study comments already addressed this but wanted to include if not.

Thank you,



La Vona Koretke
 Fire Inspector/ Fire Investigator
 Escondido Fire Department
 Office: 760 839-5415
 Website: www.fire.escondido.org

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From: Jim Davidson [<mailto:jdavidson@vcfpd.org>]
Sent: Thursday, April 5, 2018 11:23 AM
To: LaVona D. Koretke <lkoretke@escondido.org>
Cc: John.Traylor@sdcounty.ca.gov; Keene.Simonds@sdcounty.ca.gov; Robert.Barry@sdcounty.ca.gov; Mike Shore <mshore@vcfpd.org>; Amy Mayerchik <amy@vcfpd.org>
Subject: Re: VCFPD Initial Comments on Sager Ranch Resort FPP

Lavona:

My concern on the Transportation Impact Analysis is that it omits any mention of the approximately 1200 homes that are in various planning stages in Valley Center. I would request that the Customer update the analysis to reflect the following projects:

- Orchard Run (300 SFDs)
- Park Circle (~318 SFDs)
- Shady Oaks (47 homes)
- Lilac Plaza (50 homes)
- Butterfield Ranch (66 homes)
- North Village (~500 homes)

VCFPD is concerned that the report significantly underestimates the traffic impacts of development in the area over then next 5 years. This casts some doubt upon the conclusions of the report.

Thanks

--

Jim Davidson
Deputy Fire Marshal

Valley Center Fire Protection District
Office 760-751-7600
Cell 760-533-9423
jdavidson@vcfpd.org

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Danny Serrano

From: Wally Grabbe <WGrabbe@vcmwd.org>
Sent: Friday, April 13, 2018 3:56 PM
To: Mike Strong
Cc: Marlene Martinez; Bill Martin; Danny Serrano; Jessica Lovelady
Subject: RE: Daley Ranch Resort SPA - VCMWD Comments
Attachments: DaleyRR_Escondido_Img.pdf

Mike,

Attached is a smaller file version of the map I originally sent. The map shows the water line extension that would be needed to serve the project. As I indicated in my initial response, in addition to this water line, a booster pump station would be needed to match the HGL being provided from the water line in Quince Ct.

I believe the District boundary line shown on the attached map should follow the project parcel lines. I will verify that the GIS representation for the District boundary and parcels are correct.

Let me know if you have any questions.

Thanks
wg

Wally Grabbe, PE
District Engineer/Deputy General Manager | Valley Center Municipal Water District
29300 Valley Center Road | Valley Center, CA 92082
Office (760) 735-4500 | Direct Dial (760) 735-4558 | Mobile (760) 522-5467 | Facsimile (760) 749-4098 | wgrabbe@valleycenterwater.org

From: Mike Strong [<mailto:mstrong@escondido.org>]
Sent: Thursday, April 12, 2018 5:43 PM
To: Wally Grabbe
Cc: Marlene Martinez; Bill Martin; dserrano@rickengineering.com
Subject: Re: Daley Ranch Resort SPA - VCMWD Comments

Thanks Wally, please include the others copied to ensure communications are received timely. I will be on vacation for the next six days.

Thank you!!

Sent from my iPhone

On Apr 12, 2018, at 5:36 PM, Wally Grabbe <WGrabbe@vcmwd.org> wrote:

The map I had prepared for you, referenced in my email below, exceeded your server limit (it was 14 MB) and my email was kicked back. I will get the size down below 10 MB and I will try to send it again. In the meantime, the text of my comments are below.

Thanks

wg

Wally Grabbe, PE

District Engineer/Deputy General Manager|Valley Center Municipal Water District

29300 Valley Center Road|Valley Center, CA 92082

Office (760) 735-4500|Direct Dial (760) 735-4558|Mobile (760) 522-5467|Facsimile (760) 749-4098|wgrabbe@valleycenterwater.org

From: Wally Grabbe

Sent: Thursday, April 12, 2018 5:28 PM

To: 'mstrong@escondido.org'

Cc: Jessica Lovelady

Subject: Daley Ranch Resort SPA - VCMWD Comments

Mike,

Sorry for the late response on the attached submittal. The applicant contacted us awhile back (it has probably been well over a year ago) to talk about water service for this project. At that time, we discussed what would be needed to serve their project. My comments below reflect what we discussed when we met.

There is not an existing 18 inch water line in Valley Center Road at the proposed entrance road as shown on the plans. A water line would need to be extended from the from the existing 18 inch in VC Road at Ridge Ranch Road down to the entrance (approximately 5,700 feet). The existing 18-inch water line is at a lower pressure zone (1840 HGL) than the water line shown at the connection point in Quince in the Valley View Ranch Development (1932 HGL) (see the attached map). Thus, the applicant would need to construct pump station to boost the pressure from the proposed line in VC Road. The proposed development has grade elevations topping out around 1720 and the 1932 HGL supply would provide a minimum 90 psi static pressure in the system. A more detailed study of the proposed system would need to be provided to ensure that adequate pressure and redundant supplies would be available for all conditions. The area south of the Valley View Ranch Development is in a special benefit zone due to the pump station the District constructed in the Valley View Ranch Development that provides the additional pressure. Thus, there would be some additional connection charge for this area on top the regular meter capacity charges.

It looks like Escondido is taking care of the sewer with a line extension to the City's main at Lake Wohlford Road.

The applicant would need to come in and set up a project account for us to move forward with more detailed review of the plans.

Let me know if you have any questions.

Thanks

wg

Wally Grabbe, PE

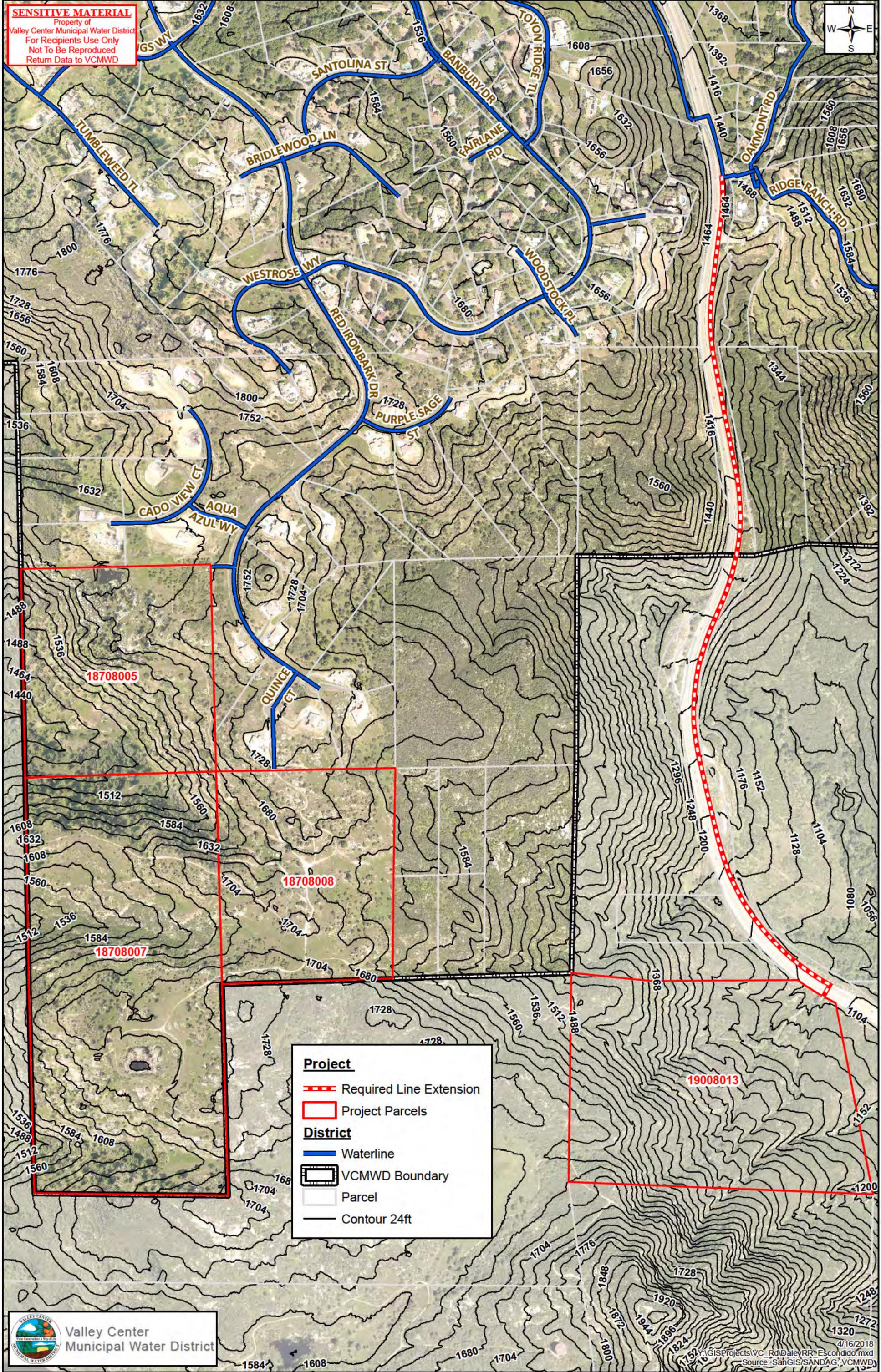
District Engineer/Deputy General Manager|Valley Center Municipal Water District

29300 Valley Center Road|Valley Center, CA 92082

Office (760) 735-4500|Direct Dial (760) 735-4558|Mobile (760) 522-5467|Facsimile (760) 749-4098|wgrabbe@valleycenterwater.org

<Escondido Submittal.pdf>

SENSITIVE MATERIAL
 Property of
 Valley Center Municipal Water District
 For Recipients Use Only
 Not To Be Reproduced
 Return Data to VCMWD



Project

- Required Line Extension
- Project Parcels

District

- Waterline
- VCMWD Boundary
- Parcel
- Contour 24ft

Danny Serrano

From: Bill Martin <bmartin@escondido.org>
Sent: Wednesday, April 18, 2018 8:23 AM
To: Danny Serrano
Cc: 'James Whalen'
Subject: FW: Sager Ranch Comments from Valley View Ranch Homeowners assoc
Attachments: sager ranch .pdf

From: Alphonso Dobyne
Sent: Wednesday, April 18, 2018 8:08 AM
To: Rick Vogt <rvogt@escondido.org>; Bill Martin <bmartin@escondido.org>; Mike Strong <mstrong@escondido.org>
Subject: FW: Sager Ranch Comments from Valley View Ranch Homeowners assoc

FYI

From: Jim Davidson [<mailto:jdavidson@vcfpd.org>]
Sent: Wednesday, April 18, 2018 8:05 AM
To: LaVona D. Koretke <lkoretke@escondido.org>; John.Traylor@sdcounty.ca.gov; Keene.Simonds@sdcounty.ca.gov; Robert.Barry@sdcounty.ca.gov; Mike Shore <mshore@vcfpd.org>; Amy Mayerchik <amy@vcfpd.org>; Alphonso Dobyne <adobyne@escondido.org>; joe napier <napier@vcfpd.org>
Subject: Sager Ranch Comments from Valley View Ranch Homeowners assoc

All:

Please see the attached comments that the VCFPD BOD received from the Valley View Homeowners Association regarding the proposed Sager Ranch Resort development.

Valley View Ranch is the development on Red Iron Bark between Mirar De Valle and the proposed development.

thanks

--

--

Jim Davidson
Deputy Fire Marshal

Valley Center Fire Protection District
Office 760-751-7600
Cell 760-533-9423
jdavidson@vcfpd.org

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Property Management Consultants, Inc.

MEMBER IREM, CAI, CACM, & SAN DIEGO BOARD OF REALTORS

Valley View Ranch Homeowners Association
c/o PMC, attention: Susan Mahorney
11717 Bernardo Plaza Court, Suite 220
San Diego, CA 92128

March 27, 2018

Phill Bell, President of the VCFPD Board of Directors
Valley Center Fire Protection District, Station 1
28234 Lilac Road
Valley Center, CA 92082

Dear Board of Directors:

Valley View Ranch is a subdivision located in Valley Center off of Mirar de Valle, one mile west of Valley Parkway. We have 115 homes in our development which was built beginning in 2003. Our subdivision paid for both the widening of Mirar de Valle and the current fire station located on Lilac Road through Mello-Roos attached to our properties.

Our Board of Directors and homeowners are alarmed at the potential development of the Daley Ranch Resort and its impact on our subdivision's and Valley Center's safety. According to legal documents recorded on both the Sager Ranch and our development, once Sager and/or their representatives file a tentative subdivision map with the City of Escondido a Secondary Emergency Access and Utility Agreement is activated. We have attached a copy of this Agreement for your review.

Sager is granted a non-exclusive emergency access through our property for emergency vehicles in and out of the Sager property, use of this is to be at the judgment of emergency personnel. Our subdivision has similar rights through their property. There is to be a locked gate between the properties for this emergency access.

The current tentative plans would provide primary access for residents of the proposed development on Hwy 6 (the Grade). A fire that starts on the Grade would easily push their residents through our subdivision. Our roads and Mirar de Valle were built to accommodate our volume of traffic, not up to 500 more vehicles (2 cars per household times the number of residences being currently mentioned).

Mirar de Valle and Valley Parkway (with its current stop sign) are not built to handle that many vehicles in an emergency situation such as a wildfire. Traffic would quickly back up and possibly trap people. Given that the Grade road is bordered by chaparral and trees that burned within the past 15 years, attention needs to be on safety in the planning of this development with the County and the Valley Center Fire Department. Please do not let the City of Escondido push a lack of planning off on Valley Center. Lives could literally be at stake here.

MISSION VALLEY
3511 Camino Del Rio South, Suite 206
San Diego, California 92108
(619) 528-4200

RANCHO BERNARDO
11717 Bernardo Plaza Ct., Suite 220
San Diego, California 92128
(858) 485-9811

We respectfully request that you work with the County to ensure that this potential subdivision has another emergency exit through the City of Escondido, not through Valley Center. Given California topography and tendency to droughts, another fire in this area will most likely happen, eventually. Please take the time to make sure it isn't a disaster for those of us who live, volunteer, shop and pay taxes here.

Sincerely,

THE VALLEY VIEW RANCH BOARD OF DIRECTORS.



MEMORANDUM

4-10-2018

TO: Mike Strong

FROM: Miriam Jim (Traffic Engineering)

SUBJECT: Sager Ranch Resort Project SUB 18-0002; ENV 18-0001; PHG 18-0005

Here are the review comments from Traffic Engineering.

Traffic Impact Analysis Report

Reference	Review Comments
Section 4.0	Criteria presented is not consistent with City's TIA guidelines. Please follow City's TIA guidelines to determine the project study area. The thresholds for roadway segment and intersection are based on roadway classifications. Please revisit and identify segments and intersections that would need to be added to the study according to City's guidelines.
Table 4-3	Revise table to show correct traffic volumes for LOS D per City's guidelines.
Figure 7-2	The project traffic volumes shown do not match the trip distribution percentages shown on Figure 7-1. All project generated trips should appear at intersection #5. However, it is not the case as shown on Figure 7-2 for both AM and PM peaks. Is there a reason why?
Figure 7-2 and other similar figures	Provide on the figure project traffic volumes on all study roadway segments.
Figure 8-1	Confirm with Planning that all nearby projects are accounted for in the report including both City and County projects.
Figure 8-2	Provide in the appendix the cumulative project traffic volume distribution assumptions for the study intersections and roadway segments or provide the relevant cumulative project TIA references.
Section 11	More detail analysis for the project access location might be required due to the mountainous terrain along Valley Center Rd in the project intersection area.

Reference	Review Comments
	Traffic calming measures may be needed on Valley Center Rd approaching project intersection.
Section 12	Provide analysis showing how the proposed mitigation or City project would mitigate the direct impacts at the affected intersections and segments. El Norte Pkwy widening project construction has not yet begun. It is anticipated to begin late 2018. Provide analysis to indicate that the City project would mitigate the project impacts.
Appendix D	Incorrect analysis worksheets provided in Appendix D.

Tentative Map

Reference	Review Comments
Tentative Map	Indicate the guidelines being used for roundabout design. Need to indicate all dimensions and design details for roadway and roundabout design. Roundabout should design to allow emergency vehicle access. TM should include traffic control (e.g. stop signs) and traffic calming measures proposed for the project roadways.

Danny Serrano

From: Vertino, Timothy <Timothy.Vertino@sdcounty.ca.gov>
Sent: Friday, April 13, 2018 3:50 PM
To: Mike Strong
Cc: Paguio, Jason; Gretler, Darren M; Kattoula, Vincent; Eichar, Peter; Benham, Crystal; Kashak, Jeff; Aquino, Emmet; Bennett, Mary
Subject: COSD comment letter - Valley Center Road Specific Plan & Annexation
Attachments: 2018-04-13 COSD comment letter - Valley Center Road SP & Annexation.pdf

Mr. Strong,

Attached is The County of San Diego's comment letter regarding the City of Escondido's Valley Center Specific Plan & Annexation Project.

Please review the attached letter, and let me know if there are any questions.

Thank you.

Timothy Vertino

Land Use / Environmental Planner
County of San Diego
Planning & Development Services, Advance Planning
5510 Overland Avenue Suite 310
San Diego, CA 92123
858-495-5468



County of San Diego

MARK WARDLAW
DIRECTOR

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www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

April 13, 2018

Mike Strong
Assistant Planning Director
City of Escondido
201 North Broadway
Escondido, CA 92025

Via e-mail to: mstrong@escondido.org

REQUEST FOR COMMENTS ON THE VALLEY CENTER ROAD SPECIFIC PLAN AND ANNEXATION IN THE CITY OF ESCONDIDO

Mr. Strong,

The County of San Diego (County) reviewed the City of Escondido's (City) Valley Center Road Specific Plan and Annexation (Project), dated March 8, 2018.

The County previously reviewed and submitted comments regarding this Project (Attachment A). The County appreciates the opportunity to review the Project and offers the following comments for your consideration. Please note that none of these comments should be construed as County support for this Project.

GENERAL

1. The Project proposes to annex four parcels totaling 212 acres, to develop 203 housing units and a 225-room resort.
2. The Project site is currently zoned A-70 – Limited Agriculture, with a General Plan designation of RL-20 – Rural Lands, one unit per 20 gross acres. The RL-20 designation allows a maximum of seven units to be developed on the Project site.
3. The Project site is located within the North County Metro Subregion, in close proximity to the Valley Center Community Planning Area. The City should notice and coordinate with the Planning Group throughout the Project.

BIOLOGY

1. Annexation Agreement
 - a. Implementation of the County's Multiple Species Conservation Program (MSCP) Subarea Plan is guided by an Implementing Agreement which contains provisions for property within the Subarea Plan proposed for annexation into a neighboring jurisdiction. The Implementing Agreement calls

for an Annexation Agreement when a proposed annexation has the potential to effect implementation of the Subarea Plan. The Annexation Agreement would be between the County, the City, the State Department of Fish and Wildlife, the Fish and Wildlife Service and the project applicant. The Annexation Agreement is intended to provide memorialization of the terms for the annexation in relation to the potential impacts to Subarea Plan implementation. It may also effectuate the granting of incidental take authorization from the County to the City and applicant, reconciliation of vegetation community preserve objectives for the Subarea Plan will not jeopardize the buildout of the preserve or the coverage of species within the planning area, or compromise viable habitat linkages within the proposed preserve. Further, adoption of the Annexation Agreement is subject to Board of Supervisor approval.

2. Species Take Authorization

- a. The Project may need incidental take authorization for certain species potentially impacted by the proposed Project and there are a few options the applicant can pursue. First, for that portion of the property that is within the Subarea Plan, incidental take may be extended to the City and the project applicant via the Annexation Agreement. A determination of compliance with the County Biological Mitigation Ordinance as well as the Implementing Agreement would be required for take authorization to be granted by the County. Alternatively, the applicant may pursue take authorization directly from the Fish and Wildlife Service, or possibly a Section 7 of the FESA consultation via the Army Corps of Engineers. Regardless, an Annexation Agreement to address the Subarea Plan is required.
- b. The County is requesting the City to require, in order to ensure implementation of the Implementing Agreement and the satisfactory resolution of any issues prior to hearings by the San Diego Local Agency Formation Commission, which the following condition be incorporated into final approval documents, if the City takes action to approve the Project.
 - i. *"Prior to any hearing before the San Diego Local Agency Formation Commission, an agreement between the County, the City of Escondido, USFWS and CDFW shall be finalized to ensure that the proposed project will not jeopardize the buildout of the preserve or the coverage of species within the planning area, or compromise viable habitat linkages within the proposed preserve."*
- c. The County requests that the City confirm that this requirement will be incorporated into the conditions of approval for this Project and that any approval documents be forwarded to the County.
- d. Additional information regarding the County's MSCP is available at: <https://www.sandiegocounty.gov/pds/mscp/>

TRAFFIC/TRANSPORTATION

1. County-maintained roadways are located adjacent to a portion of the proposed Project site (Valley Center Road). A traffic impact study should assess the volume of traffic that would be added to this County roadway upon completion of the Project, and whether it would create an impact requiring mitigation.

2. If the Project will require a temporary road closure or detour around construction areas within the County's road right-of-way, an encroachment permit would be required by the County. Furthermore, all paved and unpaved County roadways that are damaged, disturbed, or removed by the Project must be repaired to the satisfaction of the Department of Public Works.
3. Depending on the Project's traffic volumes being added to Valley Center Road within the unincorporated area, the County and City may need to further consider whether the road segment south of the Project should be annexed, and maintained, by the City.

WATERSHED PROTECTION

1. The Project could potentially generate stormwater impacts to adjacent private parcels and roads located in the unincorporated county. Therefore, the Project must consider the following items:
 - a. Compliance with the San Diego Municipal Storm Water Permit Order No. R9-2013-0001, (as amended by Order Nos. R9-2015-0001 and R9-2015-0100). The Project may consider implementing permanent Site Design, Source Control, Pollutant Control, and Hydromodification Management in accordance with the County's Best Management Practice (BMP) Design Manual.
 - b. Construction BMPs and associated plans for conformance with the County of San Diego's Grading Ordinance, Watershed Protection Ordinance and State of California's Construction General Permit.

PARKS AND RECREATION

1. The Project information does not indicate if the Project would include a public or private park. If a 203-unit residential subdivision was proposed within the County's jurisdiction, roughly 1.8 acres of developed land would be required to be dedicated for local public park purposes as a condition of subdivision approval.
2. Additionally, the Project approval would include a condition to establish a funding mechanism, such as a special tax district, to fully fund the ongoing operation and maintenance of the public park.
 - a. The County recommends that the Project include an equivalent acreage of land dedicated for public park purposes and require adequate funding mechanisms. Future project submittals should provide details as to the acreage of public parks provided and funding mechanisms for ongoing operations and maintenance.
3. This Project has an opportunity to provide the residents of the new community and surrounding community with an interconnecting trail system with the future potential for regional connectivity to ensure consistency with the County of San Diego Trails Program. Opportunities for trails connectivity to the north include possible trail connections from the City of Escondido's Daley Ranch Preserve in the south through the Project site to trails in the Valley Center Trails Plan, specifically the Heritage Trail along Valley Center Road. The County appreciates integrating the maximum amount of connectivity with regional trails into the Project's trail plan.

4. In order for the proposed trails to successfully provide connectivity to adjoining regional trails, the County recommends the following:
 - a. The project trails be open to the public;
 - b. The trails be granted to a public agency as trail easements;
 - c. The trails be designated non-motorized multi-use (hiking, horseback riding, mountain biking).
5. A more detailed description of the trails, ownership/responsibility for maintenance and a separate trails plan should be provided to ensure the best opportunity for future connectivity.

LAND & WATER QUALITY

1. The grading plan does not provide sufficient elevation detail in the area adjacent to parcel 186-262-16 to determine if the Department of Environmental Health (DEH) setbacks for the existing septic system and reserve area on this parcel will be maintained. Cut slopes must maintain a 5:1 (horizontal to vertical) setback to any existing septic systems or reserve areas.
2. DEH has records for eight existing wells on the project properties (seven on APN 187-080-07 and one on APN 187-080-08). All existing wells within the Project area should be shown on the tentative map and grading plan. Any wells within the development footprint or that will no longer be used must be destroyed under DEH permit prior to the beginning of construction activities.

The County appreciates the opportunity to comment on this Project. We look forward to receiving future documents related to this Project and providing additional assistance at your request. If you have any questions regarding these comments, please contact Timothy Vertino, Land Use / Environmental Planner, at (858) 495-5468, or via e-mail at timothy.vertino@sdcounty.ca.gov.

Sincerely,



Eric Lardy, AICP
Group Program Manager, Advance Planning Division
Planning & Development Services

E-mail cc: Jason Paguio, Policy Advisor, Board of Supervisors, District 3
Darren Gretler, Chief of Staff, Board of Supervisors, District 5
Vincent Kattoula, CAO Staff Officer, LUEG
Peter Eichar, Planning Manager, PDS
Crystal Benham, Land Use / Environmental Planner, PDS
Jeff Kashak, Land Use / Environmental Planner, DPW
Emmet Aquino, Project Park Manager, DPR
Mary Bennett, Administrative Analyst, DEH