

## **Safari Highlands Ranch Specific Plan Project Description (Revised October 2016)**

Parent File Number: SUB15-0019; Sub-Project Files: PHG15-0023, PHG15-0024, PHG15-0025 and ENV15-0009

**APNs: 240-270-33; 242-010-2, 36, 37 & 38; 241-060-03**

### **Project Components**

The proposed Safari Highlands Ranch (SRH) is located on 1,098 acres of vacant land east of Rancho San Pasqual, northeast of the Rancho Vistamonte Community and just north of the San Diego Zoo Safari Park in unincorporated San Diego County. The project site is within General Plan Specific Plan Area (SPA) #4. The proposed project consists of the following:

1. 550 single-family residences on lots ranging from approximately 8,000 square feet to over 200,000 square feet clustered into seven neighborhoods. Average lot size range among the different neighborhoods from 16,000 square feet to 66,000 square feet.
2. A “Village Core” providing a new 1.9-acre, three bay fire station site, over 9 miles of soft surface meandering trails and associated public parking, a five-acre private recreation center, with pools a fitness facility, community gathering areas, and other associated amenities.
3. Safari Highlands Ranch Road, a new primary access road intersecting at Rockwood Road between Old Ranch Road and Vistamonte Avenue.
4. An internal private street system with street rights of way varying from 49 feet wide with travel lanes, parking and walkways to 82 feet wide with a median, travel lanes, bike lanes and walkways.
5. Approximately 8.3 acres of recreational parks and trails and 769 acres of resource, wildlife corridors, open space and conservation easement areas (totaling approximately 70 percent of the site).
6. Water utilities would include connection to the City of Escondido water system, pumps to boost water to an on-site 80 foot diameter water tank, and an internal water distribution system that would use both pumps, reducing stations, and gravity feed.
7. Extension and connection to the City of Escondido recycled water system for common area irrigation.
8. A stormwater system that includes hydro-modification management practices including the use of biofilters and the use of both retention and detention basins
9. A multi-modal transportation system that emphasizes the integration of vehicular, bicycle, and pedestrian traffic throughout the project.
10. Various off-site improvements including the following:
  - Reconstruction and improvements to Rockwood Road’s intersection with the proposed SHR Road;
  - Improvements along Rockwood Road between Cloverdale Road and San Pasqual Union School to maintain the existing level of service on Rockwood Road;
  - Intersection of Rockwood Road/Cloverdale Road. Install traffic signal and restripe westbound approach to provide one left-turn and one shared left-turn lane.

- Restripe southbound Cloverdale Road to provide an additional receiving lane from Rockwood Road left turning movements;
- Provide a median on Rockwood Road between Cloverdale and San Pasqual Union School to maintain a Level of Service (LOS) B;
  - Intersection of San Pasqual Valley Road (SR 78)/Citrus Avenue. Install new signal and restripe southbound approach to provide one left hand and one right hand turn lane;
  - Intersection of San Pasqual Valley Road (SR 78)/Cloverdale Road San Pasqual Road. Restripe eastbound approach of San Pasqual Valley road to provide dual left-turn lanes (within existing ROW). Restripe northbound section of Cloverdale Road north of the intersection to provide approximate 650 foot long plus a 150-foot transition lane (within existing ROW);
  - Segment of Felicita Road/17<sup>th</sup> Avenue from Escondido Boulevard to San Pasqual Valley Road (SR 78). Stripe a new eastbound turn pocket at Lendee Drive and extend the two-way left turn lane eastward to the City of Escondido/San Diego County boundary;
  - Two gated emergency access roads: a 2.4 mile road to the northwest connecting to Stonebridge Road and a one mile road to the south connecting to Zoo Road;
  - Gas, electric, cable, and phone system connections at Rockwood Road to existing infrastructure operated by San Diego Gas and Electric, Times Warner Cable, and AT&T;
  - Improvements to the Eagle Crest Golf Course including replacing the existing temporary clubhouse with a new 4,000 square foot permanent clubhouse with restaurant, reconstruction of hole #14, extension of SHR Road and miscellaneous other golf course improvements (all by separate permit).

Seven phases of development are proposed, corresponding to the seven neighborhoods being created. Public facilities and services and phase development would be coordinated so that services are available and ready to serve the residences as need arises.

### **Project Entitlements/Approvals**

The proposed Project consists of the following entitlements and agency approvals, which would be processed concurrently unless noted:

1. Update of the City of Escondido's Sphere of Influence (SOI) to include SHR (SPA #4) as well as other properties as determined by the City to be appropriate to be included as part of a larger SOI update and municipal services review (LAFCO);
2. A Development Agreement to allow residential lots of less than one acre in size and to authorize an increase in the General Plan "maximum theoretical yield" of 284 dwelling units . The applicants request to add an additional 266 dwelling units totaling 550 dwelling units. This increase in density would be in exchange for on-site and/or off site community benefits above and beyond the project's impacts as

- permitted in the General Plan for SPA #4. This request is within the maximum permissible density allowable for the site pursuant to SPA #4.
3. Adoption of a Specific Plan text and map providing development and design standards for the SHR site involving 550 units and other proposed features, community benefits and amenities (i.e. trails, recreational, fire station, landscaping, private pockets parks, open space, and other associated amenities);
  4. Tentative Subdivision Map creating a total of 591 lots consisting of: 550 residential lots; 13 open space lots; 15 Home Owners' Association lots; eight (8) private street lots; one (1) public facilities lots; one (1) fire station lot; one (1) recreation area HOA lot;
  5. Amendment to the Escondido General Plan Circulation Element designating other proposed primary and emergency access route(s) accessing the site;
  6. Amendment to General Plan SPA #3 map (Rancho San Pasqual) to designate Safari Highlands Ranch Road (as described in #5 above) through the Eagle Crest Golf Course fairway between Old Ranch Road and Vistamonte Avenue in the southern portion of SPA #3 in an alignment currently designated as "Emergency Access Road".
  7. Pre-zoning of the SHR property to the category of Specific Plan (S-P) Zone, consistent with the City's General Plan SPA designation;
  8. Annexation of the SHR property and the Beacon-Sun Ranch (underlying property for Emergency Access route to the North) into the City of Escondido corporate limits and into the City's membership of the Metropolitan Water District. Other properties considered in the SOI update may be included in a larger annexation, but such annexations are not a precondition of the SHR project. (LAFCO);
  9. Detachment from the County Communications District (LAFCO);
  10. Detachment from CSA No.113, San Pasqual Fire Protection District (LAFCO);
  11. Optional detachment of a portion of the Specific Plan from the Valley Center-Pauma Unified School District and subsequently reorganize into the San Pasqual Union School District and the Escondido Union High School District.
  12. Requests for multiple grading exemptions: 118 interior lot grading-exempted cut slopes ranging up to 106 feet at 1.5:1 inclination and 220 interior grading exempted fill slopes ranging up to 135 feet at 2:1 inclination.
  13. Standard Urban Storm Water Mitigation Plan
  14. Certification of a Final Environmental Impact Report
  15. The project also seeks associated permits and agreements from agencies including:
    - Agreements with San Diego County and both the US and California Departments of Fish and Wildlife to reassign the Multiple Species Conservation Plan (MSCP), previously approved for the southern approximately one-half area of SPA #4, from San Diego County to the City of Escondido and permits for project related habitat loss.
    - Adoption of a habitat plan management plan for northern portion of project site located outside of adopted MSCP area.
    - Water quality permits from the Army Corps of Engineers and the Regional Water Quality Control Board.

Completion of SOI update and annexations/detachments (items #1, 9, 10 and 11 above) would take place through the San Diego Local Agency Formation Commission (LAFCO) after EIR certification and Project approval by the City Council. LAFCO approval of SOI update and annexations/detachments are necessary for project development to proceed.

### **Technical Reports/Studies**

The following reports, studies and documents have been submitted with the project application:

1. Revised Safari Highlands Ranch Specific Plan, November 2016. This document describes all aspects of the proposed Specific Plan, outlines design and development standards, and provides numerous illustrations of the proposed plan, proposed residences and structures, roadway sections and alignments, landscaping, photos and photo simulations.
2. Revised Biological Technical Report, October 2016, Althouse and Meade, Inc.
3. Revised Archaeological/Historic Study for the Safari Highlands Ranch Project, August 2016, Brian F. Smith and Associates.
4. Geologic Reconnaissance, June 2015, Geocon Incorporated.
5. Revised Traffic Impact Analysis, October 2016, LLG Engineers
6. Revised Stormwater Quality Management Plan, October 2016, Hunsaker and Associates
7. Revised Wastewater Report, October 2016, Dexter Wilson Engineering
8. Revised Potable Water and Recycled Water Report, October 2016, Dexter Wilson Engineering
9. Revised Drainage Study, September 2016, Hunsaker and Associates
10. Slope Analysis and Map, March 2014, Omega Engineering
11. Draft Sample Development Agreement between City of Escondido and multiple parties
12. Zone Change/Prezone Written Statement of Facts
13. Revised Tentative Map (24 pages), October 2016, Hunsaker and Associates
14. Landscape Concept Maps (25 pages), July 2015, McCullough Landscape Architecture. Inc.
15. Updated Preliminary Title Report, October 2016, First American Title Company
16. Grant Deed, March 2015
17. Agreement to Grant Easement for Emergency Access Road, April 2015
18. Memorandum of Agreement to Grant Easement (golf course property), January 2015