

ABOUT THE DEVELOPERS

Oscar Uranga

Oscar is a partner at IMG Construction Management, a professional real estate services firm which offers advisory and project management services related to land acquisition, underwriting, due diligence, planning and entitlements, permitting, financing, and construction management. He specializes in urban infill multifamily projects throughout Southern California.

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ABOUT THE DEVELOPERS

Keegan McNamara

Keegan McNamara is a real estate developer and investor, through his firm McNamara Ventures.

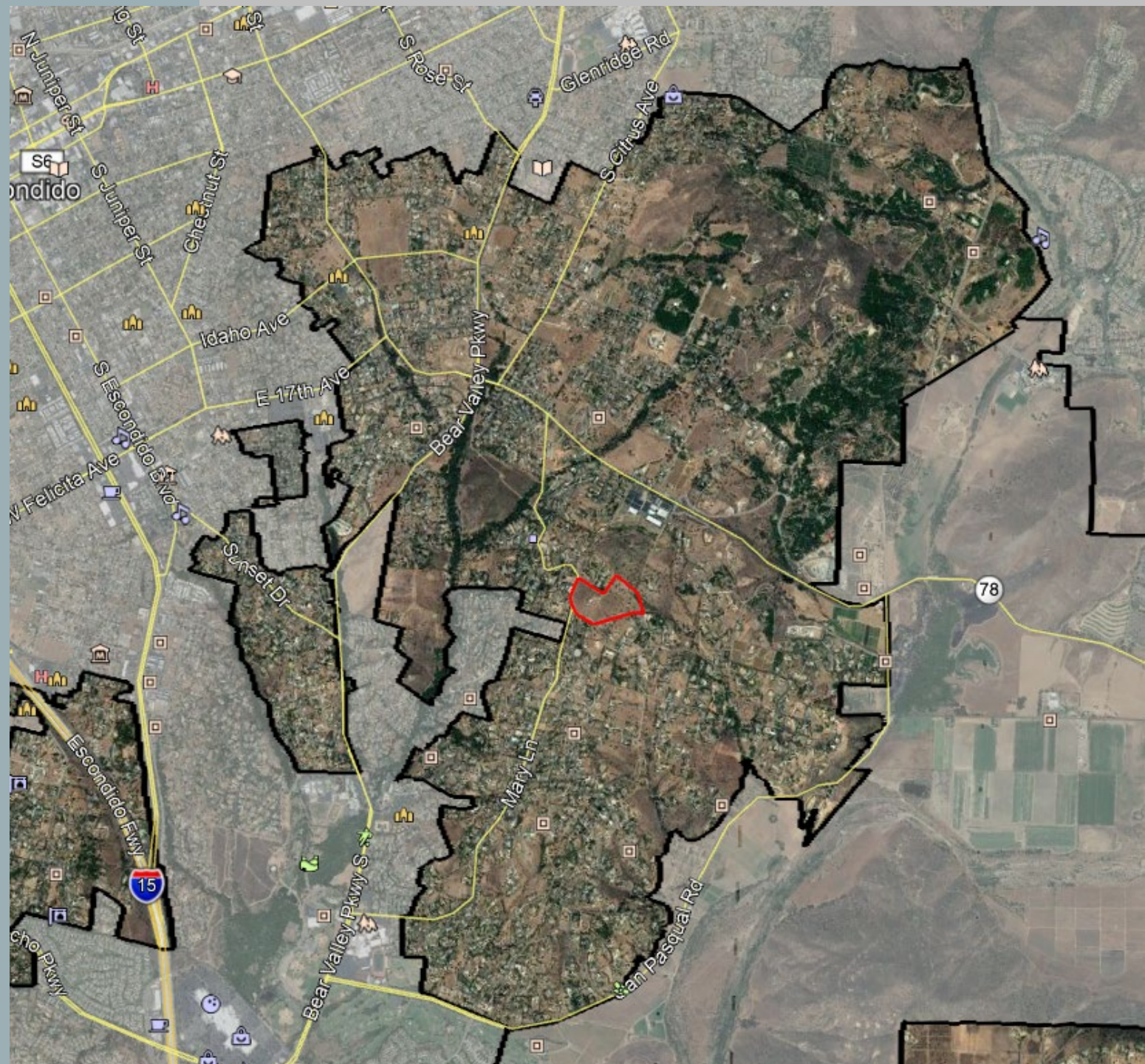
He is also the owner of MV Properties, a property management and brokerage firm.

Keegan is passionate about Smart Growth and intelligent infill development.

keegan@mcnamaraventures.com



REGIONAL MAP OF UNINCORPORATED COUNTY OF SD



AREA MAP



January 2018 – Opened Escrow on the Property

Feb 2018 – Request for Initial Consultation with County Staff

March 2018 – Acquired the Property

May 2018 – Initial Consultation and Received County Comments

November 2018 – Submitted Pre-Application

February 2019 – Received Staff Comments

July 2019 – Submitted Formal Application and TTM

July 2019 – Public Notice

October 2019 – Hoskins Ranch Discussions

November 2019 – Received Staff Comments

January 2020 – Hosted Community Outreach Meeting

April 2020 – Resubmitted Formal Application and TTM

June 2020 – Minor Technical Changes

June 2020 – CEQA 15183 Public Review Period

July 2020 – Comments Received (All supportive)

October 2020 – Planning Commission

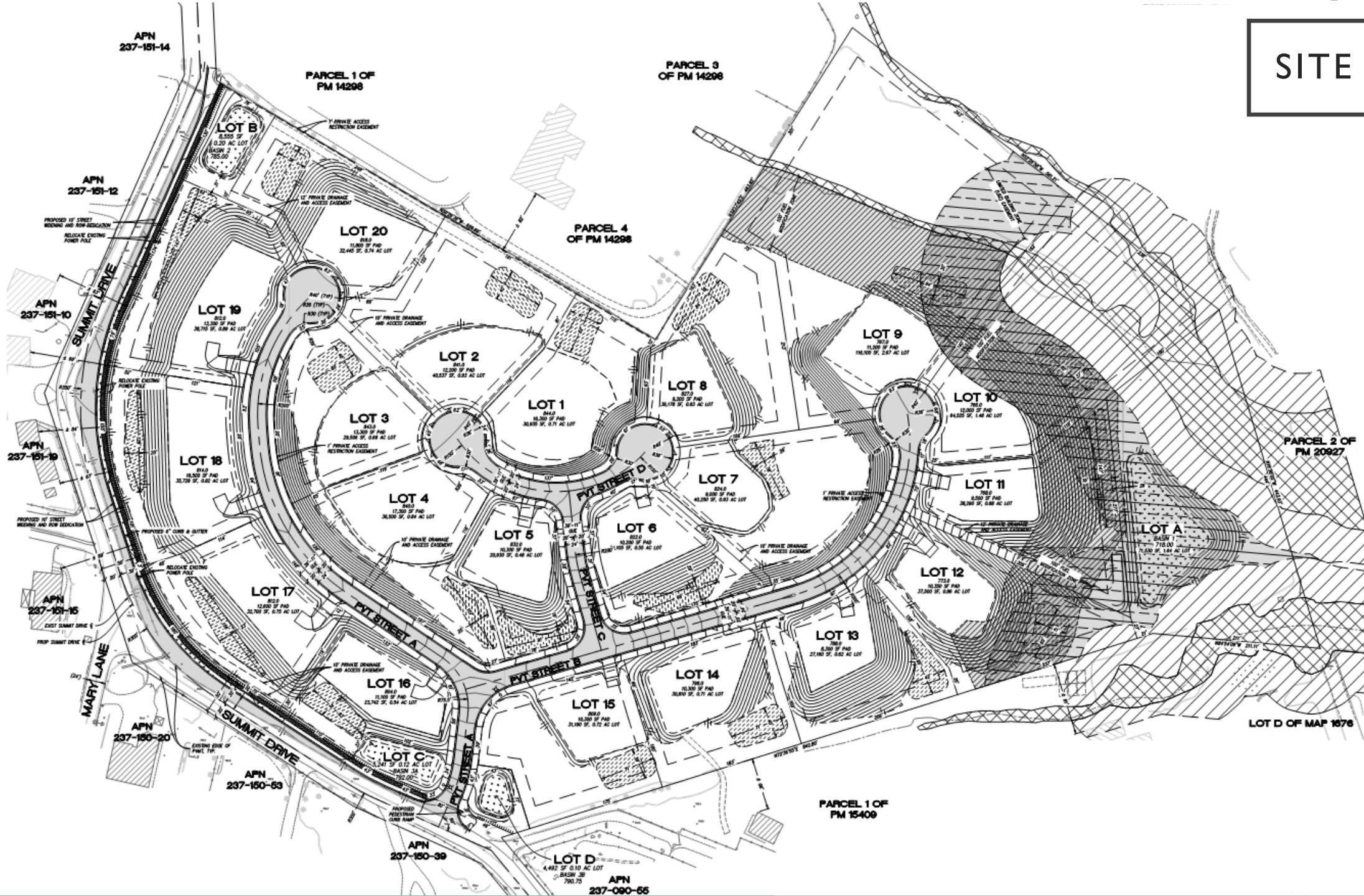
TBD – Board of Supervisors Hearing

PROJECT TIMELINE



Photos from Jan 2020 - Community Outreach Meeting

SITE PLAN



Summary

Demolition of the existing home

Construction of 20 single-family homes

Net Increase of 19 homes

20 lots on 23 acres with an average Lot Size of 0.91 acres

Lot Area Averaging

Ag Disestablishment

Design Exceptions

Design Features

Preservation of Natural Resources

Site Design / Grading and Private Roads that conform to the natural terrain, minimizes grading and matches the rural character and development pattern of the area.

Improved Fire Break – Urban / Wildland Interface

Modern Advanced Septic Design

Native or Drought Tolerant Landscape Palette

Improvements to Summit Drive for Safety and Pedestrian Access

Support for Water Infrastructure & Pressure Reduction Station



PROJECT SUMMARY

ARTIST RENDERING



ARTIST RENDERING



PUBLIC BENEFITS

PRESERVATION OF NATURAL RESOURCES

3.07 Acres of the property will be put aside in a Conservation Easement

Vegetation Community	Existing Area within Project Boundary (acres)*	Impact (acres)	Impact Neutral (acres)
Nonnative Grassland	20.76	17.14	3.62
Nonnative Riparian***	0.65	—	0.65
Disturbed Habitat	0.46	0.38	0.07
Developed Land	0.34	0.33	0.01
Total	22.20	17.85	4.35



LEGEND

- Biological Study Area
- Property Boundary/APN 237-090-05
- Topographical Contours
- CDFW Streambed, Banks, and Associated Riparian Vegetation
- County RPO Wetland
- County-Required 50-foot Wetland Buffer
- Limited Building Zone Easement

ROADS AND TRAFFIC

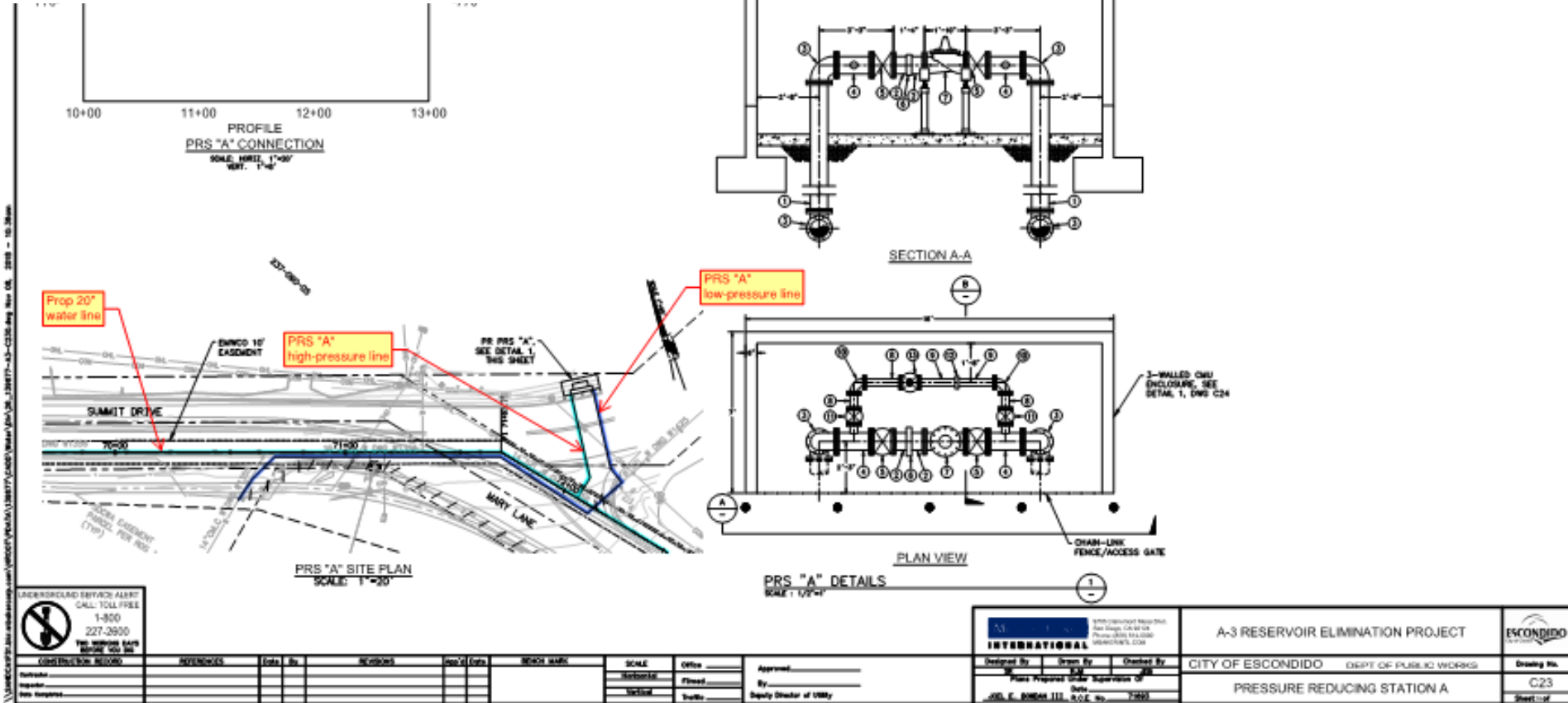
The existing curve around Summit Drive is narrow and results in poor line of sight. It also has many private driveways, which are not allowed by today's development standards.

The proposed project will widen Summit Drive to improve line of sight and visibility AND add a sidewalk along to allow pedestrians to walk safely through the community.



PUBLIC IMPROVEMENTS

The development will record an easement to the City of Escondido Water for the construction of a pressure reduction valve, a capital improvement project that will improve water delivery to the neighborhood.



QUESTIONS / COMMENTS