

4 Implementation



4 IMPLEMENTATION

4.1 Project Phasing & Subsequent Government Actions

Build-out of the project is anticipated to occur in two phases over approximately 10 years in response to market demands and in accordance with logical and orderly improvements to roadways, public utilities, and infrastructure. Figure 84, Phasing Plan, illustrates the anticipated sequence of planning area development, although sub-areas may develop in any order. Grading and backbone infrastructure, including roads, storm drains, and utilities, will be completed in phases to ensure that improvements are in place prior to vertical construction occurring within individual building sites, neighborhoods, and building phases.

4.1.2 Subsequent Governmental Actions

4.1.2.1 *County of San Diego*

Approvals needed by the County include grading plans, improvement plans, Final Maps, Site Plans, and building permits. The following general requirements apply to subsequent approvals under the purview of the County. Additional project-specific requirements may apply, as will be outlined in more detail in the project's Conditions of Approval.

Grading Permits

1. Prior to issuance of the first grading permit, a final Geotechnical Report, final Stormwater Quality Management Plan, and a Storm Water Pollution Prevention Plan shall be approved for the project Site, and a Waste Discharger Identification number issued for the project Site.
2. Each grading plan shall include an erosion control plan that is consistent with the approved Storm Water Pollution Prevention Plan for the project Site.
3. Grading plans shall be in substantial conformance with the approved Tentative Map/Preliminary Grading Plan for the project.
4. Prior to issuance of any grading permits, the project applicant shall post security in a manner guaranteeing the completion of the grading, consistent with the County's requirements.

Final Maps for Development Purposes

1. Prior to recordation of a Final Map for a given phase, the grading plans and improvement plans shall be approved by PDS, and the project applicant shall enter into a Subdivision Improvement Agreement and post security (i.e., performance bonds) in manner

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guaranteeing the completion of the grading and improvements, consistent with the County's requirements and the project's Conditions of Approval.

2. Where public roads, biological preserve areas, public trails and pathways, and/or public parks are within the boundaries of a Final Map, those areas shall be protected with easements or dedications (e.g., conservation easements for preserve areas, public use easements for public trails) prior to or concurrently with the recordation of the Final Map.
3. Public parks shall be complete and open for public use consistent with the project's Conditions of Approval.

Site Plans

All residential development (detached or attached) will require a Site Plan application, per the "V" Setback Regulator and "D" designator, and must be submitted and approved prior to issuance of building permits. Uses within the "B" Special Area Development Regulator will require that development applications include a Site Plan in accordance with the I-15 Design Review Guidelines (County of San Diego 2011c).

1. Prior to approval of a Site Plan, landscape construction documents for the area within the Site Plan shall be submitted to PDS for approval and shall be consistent with the County's Water Efficient Landscape Design Manual (County of San Diego 2010b).
2. Site Plans shall be in conformance with the applicable development regulations and design requirements as outlined in this Specific Plan.
3. Site Plans shall delineate Fuel Modification Zones 1 and 2 and Special Management Area Zones, as depicted in the Tentative Map/Preliminary Grading Plan.

Individual Building Permits

Prior to issuance of a building permit for a given phase, the following shall occur:

1. A Site Plan shall be approved in accordance with this Specific Plan.
2. Pad certifications and compaction reports shall be submitted to the County for each lot subject to a building permit application.

4.1.3 Other Regulatory Actions & Agreements

Other regulatory actions required for the project include the following:

1. Endangered Species Take Authorization through one of the following processes or approvals:
 - a. Section 7 of the Federal Endangered Species Act; or

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- b. Habitat Loss Permit issued by the County of San Diego (confer Federal Endangered Species Act Section 4(d) Rule); or
 - c. Take authorization issued by the County via an approved North County Multiple Species Conservation Program; or
 - d. Take authorization issued by the U.S. Fish & Wildlife Service via a Habitat Conservation Plan (confer Federal Endangered Species Act Section 10(a)(1)(b)).
2. Federal and state permits for impacts to waters of the U.S., including the following:
 - a. Section 404 Permit issued by the U.S. Army Corps of Engineers;
 - b. 1602 Streambed Alteration Agreement required from the California Department of Fish and Wildlife for any channel modifications; and
 - c. Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board, pursuant to the federal Clean Water Act.
3. National Pollutant Discharge Elimination System General Construction Permit from the State Water Resources Control Board.
4. National Pollutant Discharge Elimination System Municipal Storm Water Permit Compliance from the County of San Diego.
5. Other permits, approvals, and agreements with government agencies or districts (e.g., San Marcos, Vallecitos Water District, Deer Springs Fire Protection District, Caltrans) that may govern mitigation, the payment of fees, contributions, and/or the delivery of facilities to those agencies are outside the framework and control of this Specific Plan and are governed instead by those agreements exclusively and/or the project's Conditions of Approval where such permits, approvals, and agreements relate directly to required County approvals (e.g., proof of payment of school fees prior to building permit issuance).

4.2 Amending the Specific Plan

4.2.1 Minor Modifications

It is anticipated that certain changes or modifications to the Specific Plan text and exhibits may be necessary during development of the project. Modifications that are in substantial conformance with the adopted Specific Plan text and exhibits will be considered minor modifications and will not require a formal amendment to the Specific Plan. The Director of PDS will have the authority to determine if the revision is minor and in substantial conformance with the adopted Specific Plan. In all cases, revisions or minor deviations must be found to be in substantial conformance with the goals and policies and design standards of the Specific Plan.

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The following will be considered minor modifications:

1. The transfer of dwelling units between planning areas as long as the total 2,135 dwelling units is not exceeded.
2. Minor reconfiguration of individual planning areas provided that the gross area of any planning area is not changed by more than 15 percent.
3. Adjustments to the configuration, size and/or location of public or private parks (e.g., relocation of a park within the same planning area) as long as the project still meets its Parkland Dedication Ordinance (PLDO) requirements.
4. Minor engineering or design modifications to the streets, pathways, and trails within the project Site.
5. Minor revisions to the Site Plan and minor deviations from the Tentative Map/Preliminary Grading Plan that are determined to be in substantial conformance with the approved Tentative Map/Preliminary Grading Plan.
6. Changes in design features such as paving, lighting, landscaping treatments, fencing, signage, or other adjustments and refinements as part of the Site Plan process.

All modifications to the Specific Plan that are determined to not constitute a minor modification as described above will require a formal amendment to the Specific Plan. The project's certified EIR will be relied upon as the CEQA document for minor modifications and formal amendments to the Specific Plan. No subsequent or supplemental EIR will be required for future discretionary development projects in the Specific Plan area unless the County of San Diego determines substantial evidence exists that supports findings set forth in CEQA Guidelines Section 15162 or 15163. If the findings of CEQA Guidelines Section 15162 or 15163 are made, the Director of PDS will make a determination as to the appropriate CEQA compliance tool. If the Specific Plan is substantially amended, however, additional CEQA compliance may be necessary.

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

4.2.2 Other Revisions

If a revision is determined not to meet the above-listed minor modification criteria, a Revised Tentative Map, a Minor Deviation to the Site Plan, and/or a Modification to the Site Plan can be processed without concurrently processing a formal Amendment to the Specific Plan. The Director of PDS will determine which process is applicable by referencing these procedures in the Subdivision Ordinance or the Zoning Ordinance.

4.2.3 Formal Amendments

This Specific Plan can be amended any time through a formal discretionary Specific Plan Amendment pursuant to Government Code Section 65453, which is the same manner as the initial Specific Plan adoption, and is required where the Planning Director (or Planning Commission) determines none of the minor modifications or other revision factors is present. The County shall process all formal Specific Plan Amendments with additional environmental review in accordance with “Amending the Specific Plan,” described in Section 4.2, above.

4.2.4 Planning Areas: Allocation and Transfer of Residential Units

The residential dwelling units authorized by the Specific Plan are distributed among seven planning areas, as shown in Figure 12. Site Plans are required for all residential development. Transfers of dwelling units shall be authorized between planning areas 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.

It is anticipated that the 6-acre school site will serve the educational needs of the residents of the Community and surrounding areas. The school site is designated Village Core Mixed Use (C-5) and zoned for General Commercial-Residential uses (C34). If the school site is not developed with a school, that area should 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 shall be allowed.

4.3 Mitigation Monitoring and Reporting Program

The project’s 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. The project’s MMRP shall be used to verify completion of the mitigation identified in the project’s EIR.

4.4 Public Facilities / Infrastructure

Development of the project will require the provision of public facilities and services. The following summary identifies on-site and off-site services required to be available at the time of need, and a description of financing options for their implementation.

4.4.1 Required Facilities and Maintenance

4.4.1.1 *Circulation Improvements (Roads, Medians, Parkways, Pathways, and Trails)*

The project includes three general categories of circulation improvements: off-site public circulation improvements, on-site public circulation improvements, and on-site private circulation improvements. Circulation improvements include the road area (curb to curb) and any intersection improvements, medians, parkways, sidewalks, pathways, and/or trails found within the right-of-way of a given circulation improvement.

The project will include several off-site circulation improvements in the form of project design features and mitigation measures, as shown on the project's Tentative Map/Preliminary Grading Plan and/or identified in the project's MMRP, including the following:

1. Sarver Lane from the project Site boundary to Deer Springs Road
2. Mesa Rock Road/Deer Springs Road Intersection Improvements
3. Deer Springs Road from the City of San Marcos Boundary to I-15
4. Twin Oaks Valley Road from Deer Springs Road to Buena Creek Road (within the City of San Marcos and subject to San Marcos concurrence)
5. I-15 Interchange at Deer Springs Road (subject to a separate approval process with Caltrans)
6. Additional off-site public road improvements identified in the project's MMRP, EIR, and Conditions of Approval

The improvements within the City of San Marcos and the I-15/Deer Springs Road Interchange improvements will be subject to separate approvals and conditions by those approving agencies and are outside the scope of this Specific Plan. The maintenance of all off-Site County public road, median, parkway, and pathway improvements within the right-of-way of the road and associated drainage and stormwater quality improvements will be the responsibility of the County. Within the project Site, public circulation improvements from curb-to-curb and intersection improvements will be the maintenance responsibility of the County; however, the Community's HOA will be responsible for the maintenance of parkways, landscaped medians, vegetated swales, sidewalks, and pathways found within the right-of-way of these improvements. The Community's HOA will also be responsible for the maintenance of any private road improvements on site.

4.4.1.2 Drainage and Stormwater Management Improvements

The project's Stormwater Quality Management Plan (SWQMP, see Appendix Y of the EIR) and Preliminary Drainage Study (see Appendix Z of the EIR) identify required facilities to control drainage and protect water quality. Improvements include bioretention swales, detention basins, and flood control basins that will be integrated into the project design, along with low-impact-development features such as vegetated roadside swales. The project includes privately maintained and publicly maintained drainage facilities, as identified in the SWQMP. Category II drainage facilities are those facilities that will be maintained by the HOA. Category III drainage facilities will be maintained by the County.

4.4.1.3 Water Facilities

The project Site is located within the VWD Service Area Boundary for water and sewer service. An extensive network of water mains exists within the Site, ranging from 8 to 16 inches in diameter. There is one existing 1.3-million-gallon water tank within the project Site that serves the area and provides service to adjacent properties.

The project's demand for water will require relocation of existing water mains; construction of new water mains; and construction of two new water tanks, one to serve the Community and one for VWD's larger water supply system. Establishment of this water supply will occur through the expansion/extension of existing supply pipelines and water tanks located within and adjacent to the Community. The precise alignment and sizing of the project's water facilities will be approved by VWD during final design. The applicant will work with VWD to determine the ultimate sizes and locations of water facilities. VWD will be responsible for maintenance of its water facilities for the life of the project following completion and activation of those facilities by the project. Individual homeowners, and, in the case of single-family clusters, the HOA, will be responsible for maintenance and repair of water laterals.

4.4.1.4 Wastewater Facilities

The project Site is located within the VWD Service Area Boundary for sewer and water service. The majority of the Community will require annexation into a Sewer Improvement District prior to sewer service being available. Certain VWD wastewater facilities exist within the vicinity of the project Site, including an existing 8-inch-diameter public sewer main located approximately 0.25 mile south of the project Site in Sarver Lane. The project will extend and upgrade these existing facilities offsite, including constructing a new 12-inch-diameter sewer main down Deer Springs Road into the City of San Marcos. On-site improvements include 8- to 15-inch-diameter gravity sewers. The precise alignment and sizing of the project's wastewater facilities will be approved by VWD during final design. The applicant will work with VWD to ensure that

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adequate facilities are constructed to convey and treat all sewage flows from the Community. VWD will be responsible for maintenance of its wastewater facilities for the life of the project following completion and activation of those facilities by the project. Individual homeowners, and, in the case of single-family clusters, the HOA, will be responsible for maintenance and repair of sewer laterals.

4.4.1.5 Fire Protection and Fuel Modification Zones

The project Site is located within the DSFPD. Three fire stations are located in the DSFPD. The closest fire station to the project Site is Station 12 along Mesa Rock Road, just south of the Town Center neighborhood and the intersection of Deer Springs Road and Mesa Rock Road. Travel times from Station 12 to the farthest structure when all phases of the project are completed will be within the 5-minute travel time requirement. The project will generate funding for ongoing fire services through a parcel tax that is specifically allocated toward funding for fire services. The project includes three defined zones or areas subject to fuel modification: Fuel Modification Zone 1, Zone 2, and Special Management Areas. Zone 1 will be 100 feet in width; will include areas inside and outside of the private lot area; and will be irrigated and planted with low-water-use, non-invasive, and wildfire-resistant plants. Zone 2 will be 150 feet in width, be non-irrigated, and be maintained as native vegetation thinned to approximately 50 percent of its natural cover. Special Management Areas will be generally in the southwestern portions of the project Site, between the project's neighborhoods and adjacent off-site development, and will be subject to the same thinning requirements as Zone 2. The area of Zone 1 inside the private lot area will be maintained by the homeowners. The balance of Zone 1 and all of Zone 2 and Special Management Areas will be maintained by the HOA in compliance with the project's Fire Protection Plan.

4.4.1.6 Schools

School service for the Community will be provided by the San Marcos Unified School District, Escondido Union School District, and Escondido Union High School District. A school site is reserved in the Town Center neighborhood.

4.4.1.7 Preserve Areas

The project will include on-site native habitat preserve areas totaling 1,209 acres in size. The preserve areas will be protected with permanent conservation easements. The project's preserve areas will be subject to an RMP that requires the preserve to be managed in perpetuity by a preserve manager. The RMPs contain detailed maintenance, monitoring, and species management requirements that will be funded by the project through either an endowment or a Maintenance

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Community Facilities District (CFD) to ensure sufficient funding persists in perpetuity to meet the preserve management requirements of the RMPs.

4.4.1.8 Parks, Trails, Community Gardens, and Vineyards

Public parks will be dedicated to the County, constructed as turnkey facilities, and maintained as County public recreational facilities. Private parks and recreational facilities within the project Site (e.g., private parks, HOA Recreation Center) and all trails within the project Site will be maintained by the HOA. The project's community gardens and vineyards will be maintained by the HOA.

4.4.2 Public Facilities Maintenance and Public Services Plan

The public facilities and services required to support the Community will be available and financed as needed using various sources and methods of public and private financing. Table 13, Maintenance Financing Mechanisms and Responsible Parties, summarizes on-Site 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 proceedings as established by special districts, the County of San Diego, and relevant state and federal laws.

Table 13
Public Facilities Maintenance and Public Services Financing Mechanisms and Responsible Parties

Public Facility or Service	Financing Mechanism(s)	Responsible Party
Public Roads (Off-Site)	County General Fund	County
Parkways, Medians, and Pathways Improved by the Project (Off-Site)	County General Fund	County
Public Roads (On-Site)	County General Fund	County
Parkways, Medians, Swales, Pathways (On-Site)	HOA Dues/Maintenance CFD	HOA/County
New Storm Drain & Water Quality/Detention Basin Improvements (Off-Site)	Maintenance CFD	County
Drainage/SW Management (On-Site)-Cat. II	HOA Dues	HOA
Drainage/SW Management (On-Site)-Cat. III	Maintenance CFD	County
Water Facilities	User Fees	VWD
Wastewater Facilities	User Fees	VWD
Fuel Modification Zone 1 (Private Lot)	None	Private Homeowner/Property Owner
Fuel Modification Zone 1 (HOA Lot), Zone 2, and Special Management Areas	HOA Dues	HOA

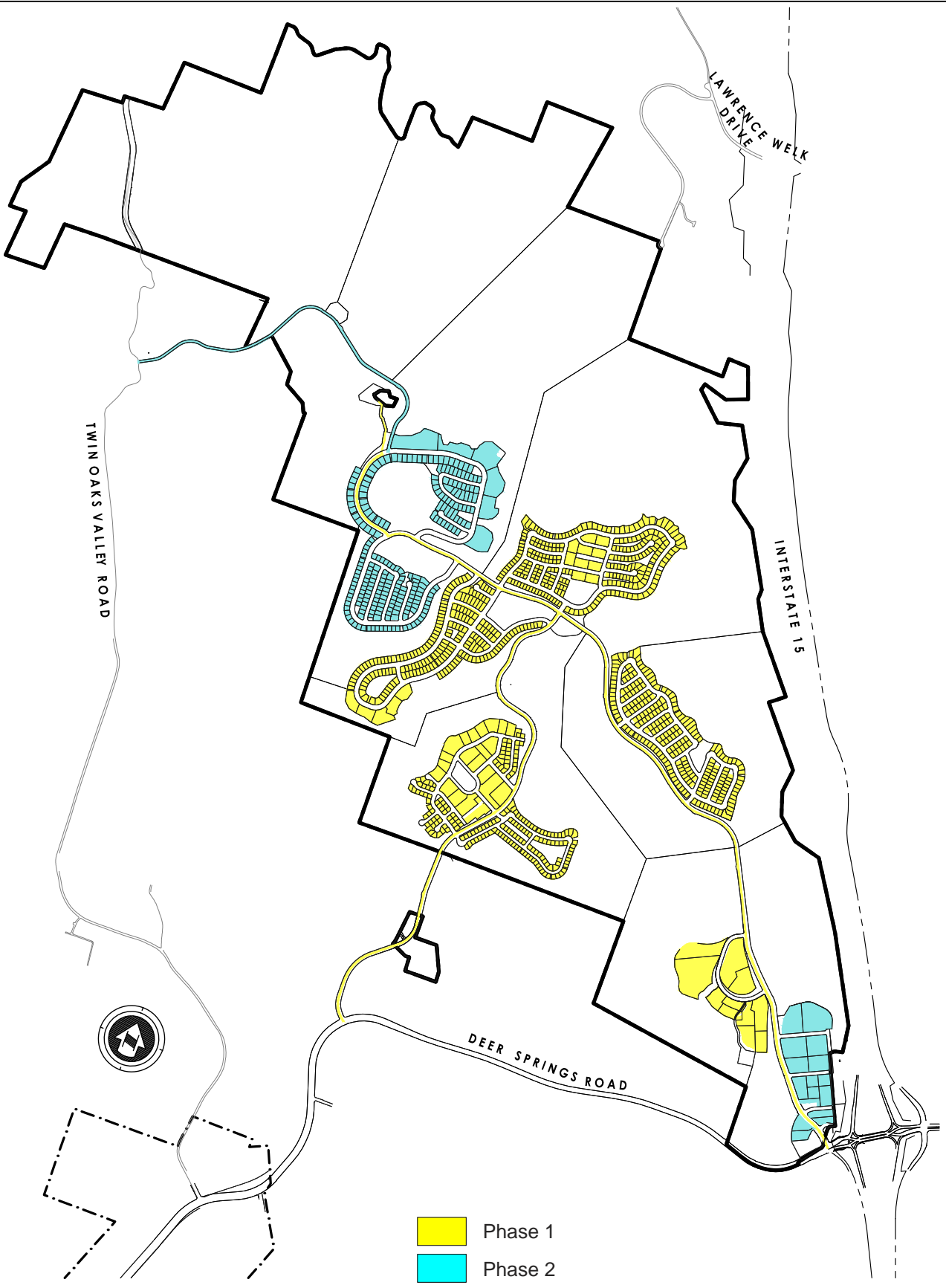
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Table 13
Public Facilities Maintenance and Public Services Financing Mechanisms and Responsible Parties

Public Facility or Service	Financing Mechanism(s)	Responsible Party
Fire Service*	Property Taxes, State Funding	Deer Springs Fire Protection District
Schools	Property Taxes, State Funding	SMUSD, EUSD, and EUHSD
Preserve Areas	Endowment or Maintenance CFD	Preserve Manager
Public Parks	HOA Dues or Maintenance CFD	County
Private Parks, Rec. Facilities, and Trails	HOA Dues	HOA

SW = stormwater; HOA = homeowner's association; VWD = Vallecitos Water District; SMUSD = San Marcos Unified School District
EUSD = Escondido Union School District; EUHSD = Escondido Union High School District; CFD = Community Facilities District

* Fire service to the Sierra Farms Park will be provided by San Marcos Fire Department.



SOURCE: FUSCOE 2016

FIGURE 84
Phasing Plan

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