

Attachment H – Proposal Summary Table

Proposal Summary Table

		Existing General Plan	Project Proposal
Number of Allowable Units		174 units	453 units
Density		0.5 du/acre	Approximately 8 du/acre
Residential	Total Housing Units	174	453
	Building Type	Detached Single-Family	Single-Family and Multi-Family
Commercial	Square Footage	N/A	5,000 sq. ft.
	Use Type(s)	N/A	Retail
Industrial	Square Footage	N/A	N/A
	Use Type(s)	N/A	N/A
Facilities & Services	Water	Wells, Rincon del Diablo Water District	Rincon Del Diablo Municipal Water District
	Annexation?	N/A	No
	Extension of pipelines?	N/A	New 12-inch pipeline connecting to an existing 12-inch potable line in Harmony Grove Road, as well as a new 8-inch water line connecting to an existing 8-inch water line near the western terminus of Country Club Drive
	Wastewater	Septic	San Diego County Sanitation District or Rincon del Diablo Municipal Water District
	Annexation?	N/A	Yes
	Extension of pipelines?	Yes	New pipelines will be installed for the site and will connect to the new wastewater treatment facility in the northern portion of the site. If connecting to Harmony Grove Treatment Plant (or combined onsite and offsite facility), new

			pipeline will connect approximately 550 feet north of the site.
	School	N/A	Escondido High School District and Escondido Union School District
	Fire	Rancho Santa Fe Fire Protection District	Rancho Santa Fe Fire Protection District
	Maximum Travel Time	5 minutes	5 minutes
Parks and Open Spaces	Parks		
	Public	San Dieguito Park and San Dieguito River Valley Regional Open Space Park	Seven Public Parks ranging from 0.08 to 0.54 acres; 1.86 acres total
	Private	Generally privately owned recreational facilities	Six Private Parks ranging from 0.10 to 0.82 acres; 1.12 acres total
	Trails	Public and private multi-use trails through the San Dieguito CPA and the Elfin Forest-Harmony Grove Subarea plan	Approximately 2 miles (11,000 feet) of public multi-use trails and pathways
	Open Space	Abundant open space available through the San Dieguito CPA and the Elfin Forest-Harmony Grove Subarea plan	Approximately 71 acres
	Biological Resources	N/A	34.8 acres within a biological open space easement
	Other	N/A	20 acres of naturalized open space, and 16 acres of landscaped areas
Road Network/Traffic	Total Daily Vehicle Trips	N/A	4,500 ADT
	Proposed Road Improvement(s)	Non Specified	Road and/or Intersection improvements to off-site roads: Country Club Drive, bridge over

			Escondido Creek, Country Club Drive and Harmony Grove Road intersection, Harmony Grove Road and Harmony Grove Village Parkway intersection, Country Club Drive at the Country Club Drive and Eden Valley Lane intersection, Auto Park Way/Country Club Drive intersection; and new road construction for on-site internal circulation roads
	Parking	2 parking spaces per dwelling unit	2 parking spaces per dwelling unit (906 spaces) and 434 guest parking spaces