

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
ERRATA .....	ERRATA-1
<b>REVISED EIR SECTIONS (SHOWN IN <del>STRIKEOUT</del>-<u>UNDERLINE</u>):</b>	
<b>S SUMMARY .....</b>	<b>S-1</b>
<b>1 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING.....</b>	<b>1-1</b>
<b>2 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT</b>	
2.3 Cultural Resources .....	2.3-1
2.4 Greenhouse Gas Emissions .....	2.4-1
2.6 Noise.....	2.6-1
2.7 Transportation and Traffic.....	2.7-1
<b>3 EFFECTS NOT FOUND TO BE SIGNIFICANT .....</b>	<b>3.1.1-1</b>
3.1 Effects Not Found Significant as Part of the EIR Process.....	3.1.1-1
3.1.1 Aesthetics .....	3.1.1-1
3.1.8 Recreation.....	3.1.8-1
3.1.9 Utilities and Service Systems.....	3.1.9-1
<b>4 PROJECT ALTERNATIVES .....</b>	<b>4-1</b>
<b>5 REFERENCES .....</b>	<b>5-1</b>
<b>7 LIST OF MITIGATION MEASURES AND PROJECT DESIGN FEATURES... 7-1</b>	
<b>8 RESPONSES TO COMMENTS .....</b>	<b>8-1</b>
8.1 List of Commenters.....	8-1
8.2 Common Responses .....	8-2
8.3 Comment Letters Received and Responses to Comments .....	RTC-1

**APPENDICES**

8-1	List of Commenters
8-2	Traffic Memo
8-3	Air Quality Modeling
8-4	General Letters of Opposition and Support

**FIGURES**

E-1 Housing Types ..... Errata-19

1-1 Project Site Plan..... 1-23

1-2 Village 1 Site Plan ..... 1-25

1-3 Village 2 Site Plan ..... 1-27

1-4 Village 3 Site Plan ..... 1-29

1-5 Open Space, Trails, and Parks Plan ..... 1-31

1-6 Circulation Plan ..... 1-33

1-7 Surrounding Land Uses ..... 1-35

1-8 Regional Location Map ..... 1-37

1-9 Vicinity Map..... 1-39

1-10 Cumulative Projects ..... 1-41

2.2-1 Vegetation Impacts ..... 2.2-27

2.2-2 Potential Waters of the State Impacts ..... 2.2-29

2.2-3 Potential CDFW Jurisdiction/Impacts ..... 2.2-31

2.6-1 Noise Measurement Locations..... 2.6-27

2.6-2 Potential Blasting Locations ..... 2.6-29

2.6-3 Noise Barrier Mitigation..... 2.6-31

2.7-1a Specific Alignment Plan ..... 2.7-55

2.7-1b Specific Alignment Plan ..... 2.7-57

2.7-2 Existing Conditions..... 2.7-59

2.7-3 Project Traffic Distribution ..... 2.7-61

3.1.1-1 Key View Locations..... 3.1.1-23

3.1.1-2 Key View 1: View Looking South From Golden Circle Drive to  
Project Site..... 3.1.1-25

3.1.1-3 Key View 2: View Looking Northeast from Golden Circle Drive to  
Project Site..... 3.1.1-27

3.1.1-4 Key View 3: View Looking Northeast from Country Club Lane to  
Project Site..... 3.1.1-29

3.1.1-5 Key View 4: View Looking Southwest from La Brea Street to  
Project Site..... 3.1.1-31

3.1.1-6 Key View 5: View Looking Northwest from Country Club Lane to  
Project Site..... 3.1.1-33

3.1.1-7 Key View 6: View Looking Southwest from Nutmeg Street/Country  
Club Lane Intersection to Project Site ..... 3.1.1-35

3.1.1-8 Key View 7: View Looking East from Gary Lane to Project Site..... 3.1.1-37

3.1.1-9 Key View 8: View Looking East from Near Previous Country  
Clubhouse to Project Site..... 3.1.1-39

3.1.9-1	Proposed Project Water District Coverage.....	3.1.9-53
3.1.9-2	Existing and Proposed Sewer System .....	3.1.9-55
3.1.9-3	Existing and Proposed Water System.....	3.1.9-57
3.1.9-4	Proposed Detention Basins (BMPs).....	3.1.9-59
4-1A	Reduced Density Alternative (158 Units) .....	4-25
4-1B	Reduced-Density Alternative (138 Units) .....	4-27
4-2	Reduced-Density Alternative (279 Units) .....	4-29

**TABLES**

S-1	Summary of Significant Effects .....	S-13
S-2	Environmentally Superior Alternative .....	S-34
S-3	Comparison of Alternatives Relative to Project Objectives .....	S-35
1-1	Proposed Discretionary Approvals and Permits .....	1-16
1-2	Project Design Features.....	1-17
1-3	Cumulative Projects .....	1-19
2.3-1	Cultural Resources within 1 Mile of the Escondido Country Club Project.....	2.3-32
2.4-1	Six Top GHG-Producing Countries and the European Union.....	2.4-42
2.4-2	GHG Emissions Sources in California.....	2.4-42
2.4-3	E-CAP 2010 and 2020 GHG Emissions.....	2.4-43
2.4-4	E-CAP 2010 and 2035 GHG Emissions.....	2.4-43
2.4-5	Emission Reduction Strategies .....	2.4-43
2.4-6	2020 and 2035 Calculated Efficiency Metrics.....	2.4-44
2.4-7	2023 Interpolated Efficiency Metric .....	2.4-44
2.4-8	Estimated Annual Construction GHG Emissions.....	2.4-45
2.4-9	Estimated Annual Operational GHG Emissions .....	2.4-45
2.4-10	2020 and 2035 Calculated Persons per Household .....	2.4-45
2.4-11	2023 Interpolated Employment Density .....	2.4-46
2.4-12	San Diego Forward: The Regional Plan Consistency Analysis .....	2.4-46
2.4-13	Project Consistency with Scoping Plan GHG Emission Reduction Strategies.....	2.4-50
2.6-1	Measured Average Sound Levels at Roadways.....	2.6-23
2.6-2	City of Escondido Exterior Property-Line Noise Limits .....	2.6-24
2.6-3	Existing Ambient Noise Levels at Noise Monitoring Locations (dBA).....	2.6-24
2.6-4	Construction Equipment List and Distances to Sensitive Receptors .....	2.6-24
2.6-5	Blasting Noise Levels Summary at Closest Residences .....	2.6-25
2.6-6	Future Ambient Noise Levels at Residential Backyards.....	2.6-25
2.6-7	Summary of Off-Site Future Unmitigated Traffic Noise Levels .....	2.6-25

## Table of Contents

---

2.6-8	Construction Noise Levels Summary of Results .....	2.6-26
2.7-1	Existing Traffic Volumes.....	2.7-36
2.7-2	Proposed Thresholds to Identify a Project’s Significant Traffic Impact –City of Escondido.....	2.7-37
2.7-3	Measures of Significant Project Impacts to Mobility Element Road Segments .....	2.7-37
2.7-4	Traffic Impact Significant Thresholds .....	2.7-38
2.7-5	Project Trip Generation .....	2.7-39
2.7-6	Near-Term Intersection Operations.....	2.7-40
2.7-7	Near-Term Street Segment Operations .....	2.7-42
2.7-8	Near-Term Ramp Meter Analysis – Fixed Rate.....	2.7-45
2.7-9	Freeway Mainline Analysis – Existing + Project .....	2.7-46
2.7-10	Year 2035 Intersection Operations.....	2.7-46
2.7-11	Year 2035 Street Segment Operations .....	2.7-48
2.7-12	Year 2035 Ramp Meter Analysis – Fixed Rate .....	2.7-50
2.7-13	Year 2035 Freeway Mainline Analysis .....	2.7-50
2.7-14	Impact/Mitigation Measures Summary – Intersections.....	2.7-51
2.7-15	Impact/Mitigation Measures Summary – Street Segments .....	2.7-52
2.7-16	Impact/Mitigation Measures Summary – Ramp Meter Locations .....	2.7-53
3.1.9-1	Solid Waste Facility Capacity .....	3.1.9-52
3.1.9-2	Potable Water Demands .....	3.1.9-52
4-1	Environmentally Superior Alternative .....	4-21
4-2	Comparison of Alternatives Relative to Project Objectives .....	4-22