

# Safari Highlands Ranch

## Specific Plan

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Submitted to:

*City of Escondido*

Community Development Department

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Escondido, CA 92025

Prepared for:

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A. Vision Statement & Objectives

Safari Highlands Ranch (the Project) envisions a luxury sustainable residential development clustered within an extensive resource open space preserve. It consists of 550 residences on 1,098 acres. Environmentally beneficial planning tools such as clustering, conservation-oriented engineering, and distinct landscaping and architectural elements will be used to create seven neighborhoods, each with a sense of place and arrival. These will be complimented by a Village Core providing a range of services and a focus for the community. A multi-modal transportation system will be provided that encourages non-vehicular methods of travel, such as bicycle and pedestrian traffic.

The resulting Project design includes an extensive range of public benefits. These are:

1. A new fully equipped 7,000 SF fire station with up to three bays
2. Traffic signals and improvements on Cloverdale and Rockwood Road
3. Over 9 miles of public, multi-use, trails, trailheads, and viewpoints
4. Approximately 757.69 acres of permanently preserved resource open space and Home Owners Association Maintained/Fuel Management Zone 2 habitat open space (HOA habitat open space), amounting to 68.7 percent of the site
5. Two improved emergency access roads that will serve on- and off-site residents
6. A new clubhouse/restaurant and course improvements to the nearby public golf course,
7. A to-be-determined sum of money (in lieu of an on-site public park), paid per unit to the City of Escondido to be used for improvements and operations of existing parks in the community,
8. A recycled water pipeline that will make recycled water available to the Project and existing projects and facilities along the pipeline route, and
9. Financial benefits to the City of Escondido as a whole

Exceptional amenities will be included in both public and private parts of the Project. A Village Core will provide a center for the community. It will include a fire station, public trails, a private recreation facility building that will include a fitness center, meeting rooms, swimming and wading pool, and tennis courts among other features, and a gatehouse at

the entrance to the residential neighborhoods. Additional neighborhood parks, trails, trail heads, and viewpoints will be provided throughout the site.

The Project will preserve the integrity of existing topography, biological and cultural resources, and views that make this property unique and desirable. Integration of rock features and canopy tree-covered entry roads will be aesthetically pleasing and welcoming. Rock- and stone-faced accents throughout the street and trail systems, high quality split rail or similar rural perimeter fencing, as well as use of orchard, native, and drought-tolerant plantings will underscore the unity of the design.

The 1,098-acre Project will provide approximately 770.99 acres of resource open space, HOA habitat open space, and recreational areas, encompassing approximately 70.1 percent of the site. Recreation open space totaling 13.3 acres will consist of public trails and walks as well as the recreation center and neighborhood parks. Resource open space will consist of approximately 629.09 acres (57.26% of the Project area). The open space will surround the development area and provide a contiguous corridor of open space to accommodate wildlife and open space corridors throughout the Project area. The resource open space will be designed to preserve sensitive habitats, cultural resources, wildlife movement corridors, natural features, and visual resources of the site. HOA habitat open space will consist of approximately 128.60 acres. This open space will consist of revegetated areas that will be managed for fire protection but will also be designed to preserve a natural setting. To this end, the revegetation plant pallet will feature native vegetation that is consistent with fire protection guidelines. Uses will be restricted to management for fire safety, clearing of invasive species that compromise the native character of the area, and inspections. Total resource and HOA habitat open space is 757.69 acres, approximately 68.7 percent of the site. Total development area on the Project site, including recreation areas, will be approximately 340.9 acres.

The southern part of the site is within the adopted South County Multiple Species Conservation Plan (MSCP) and the northern part would be within the proposed North County MSCP. Most of the site is within what is designated as a Pre-Approved Mitigation Area (PAMA), which means it is an area where habitat conservation is highly desirable. The Project will preserve and protect large areas of the PAMA, as discussed in the previous paragraph and in subsequent sections.

Seven phases of development are proposed corresponding to the seven neighborhoods being created, with Phase 1 corresponding to residential neighborhood R-1 in the south. Generally phases proceed from south to north, beginning in R-1 and ending neighborhood E-1 in the farthest northwesterly portion of the site. Public utilities and services and phased

development will be coordinated so that all the utility services are available and ready to serve the residences as the need arises.

Sustainable and environmentally friendly building principles will guide neighborhood site planning, home design, and building material selections. Planning for the Project began by considering the environmental constraints of the site and designing around them. This directed a clustered approach of the seven neighborhoods with varying lots sizes and densities. Combined with planning designs that integrate the Project with the existing aesthetic, topography, and character of the area, the Project will create a luxury community as was contemplated in the updated City of Escondido General Plan.

Figure I-1, "Illustrative Site Plan," shows the Project overlain on an aerial photograph to provide context. Figure I-2, "Legend to Illustrative Site Plan," provides a key to specific map features. The Project has a distinct north/south orientation and as a result the Village Core and all of the neighborhoods can be served from a single main Project road, Safari Highlands Ranch Road. The circulation network extends emergency access roads in both the northerly and southerly direction to connect with existing developed areas.

Neighborhoods in Figure I-1 are shown in different color shades to provide a sense of their boundaries and shape. The main entry is seen in the southwest while the Village Core is shown near the center of the southern boundary. This area represents a large block of undisturbed land that encompasses the west-facing hillsides, dominant east/west drainages, and distinctive rocky outcroppings. Resource open space shall be included in a conservation easement to be preserved in perpetuity.

The primary Project entry and Village Core are shown in more detail in Figure I-3, "Illustrative Major Entry," and Figure I-4, "Illustrative Village Core – Plan View," respectively. Call-outs are provided that identify the major features being depicted. The conceptual major entry consists of a Project monument, large oak tree, and lush landscaped parkways and medians. The Village Core consists of a rotary vehicular entry, up to three-bay fire station, public entry to the trail system with parking, a private recreation facility with parking and amenities, and a gate and gatehouse to the private residential portion of the site. Two figures are provided to illustrate the Village Core concept. Figure I-5, "Illustrative Village Core from Above Looking East," provides a perspective of the entry monument and circular drive. Natural stone facing on the entry monument, a bright and varied landscaping palette, and the cobble-like street paving will create a unified sense of welcome and quality. Figure I-6, "Illustrative Village Core from Above Looking Northeast," shows the recreation area in the foreground, with a view of the neighborhoods in the distance. Neighborhood landscaping is not shown

The Project's focus and intent are defined by the following objective:

1. Provide luxury estate residential housing in a rural setting that is directly connected with extensive recreational, resource, and HOA habitat open space that preserves and protects in perpetuity cultural sites, biological resources, wildlife corridors, and sensitive habitats.
2. Enhance community safety for the Project and surrounding existing neighborhoods by providing (a) a fully equipped fire station on the site that will reduce fire emergency response times for the Project, existing neighborhoods, and San Pasqual Union School; (b) improvements to the Rockwood Road/Cloverdale Drive intersection and related road segments; (c) improved crosswalks and safety crossing signals for student safety while traveling to and from San Pasqual Union School, and; (d) new emergency access roads to the north and south serving the Project and adjacent neighbors.
3. Achieve the density envisioned by the General Plan through providing a range of significant community benefits such as a new fully equipped fire station, public trails, off-site roadway improvements, school and golf course improvements, protected resource open space, access to recycled water for the community, financial resources provided to the City for use in the existing parkland system, and financial benefits to the City and its residents.
4. Construct sustainable luxury neighborhoods that will include the use of recycled water for irrigation, and utilize sustainable building materials and practices.
5. Preserve major topographical features such as rock outcroppings, drainages, steep slopes, and the aesthetics of existing views from the surrounding neighborhoods.
6. Design and develop a Village Core, neighborhoods, and common areas that establish an inviting sense of community and place.
7. Use clustered development to minimize impacts to the site.
8. Provide a rural estate community aesthetic that blends with the existing natural setting by using a clustered design plan, employing extensive landscaping features and architectural styles that reflect a sustainable rural estate in the semi-arid setting of eastern San Diego County
9. Respect the adopted South County , planned North County Multiple Species Conservation Programs (MSCP),and the adopted City of San Diego's MSCP and

development guidelines within Preapproved Mitigation Areas (PAMA) by limiting development areas to approximately 30 percent of the site

10. Provide a rural-oriented multi-modal transportation system that integrates vehicular, bicycle, and pedestrian modes of transportation
11. Annex into the City of Escondido sphere of influence and boundary, County Water Authority, and Metropolitan Water District.
12. Develop a luxury estate residential Project in a manner and at an overall density (i.e. one dwelling unit per two acres) that is consistent with the City of Escondido's General Plan, Rural II density allowable for SPA 4.

B. The Purpose of the Safari Highlands Ranch Specific Plan

The purpose of the Safari Highlands Ranch Specific Plan (SHRSP) is to provide a clear understanding of the Project's scope, its governing regulations, design parameters, and consistency with existing regulations. The SHRSP will establish Project guidelines, while the particulars of Project development will be covered through the City of Escondido's tentative map process. It is with this understanding that some flexibility as related to SHRSP standards will be allowed at the implementation stage.

1. *Specific Plan*

The Specific Plan is prepared under the authority of Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457 of the California Government Code. Specific Plans may be prepared for "the systematic implementation of the General Plan" under these provisions. Government Code Section 65451 governs content and requires that Specific Plans include text or diagrams which specify:

- The distribution, location, and extent of land uses including open space
- The distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to support the land uses
- Standards and criteria by which development will proceed and standards for the conversion, development, and use of natural resources
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Specific Plan, and

- A statement of the relationship of the Specific Plan to the General Plan.

The SHRSP complies with Government Code Section 65451(a) and constitutes the development plan for the Project.

The Specific Plan is authorized at the local level through the City of Escondido's General Plan, Chapter II, Land Use and Community Form, Section I. SHRSP is consistent with the General Plan and the guidelines for preparation of SPA 4 laid out in Chapter II, Section I, (4), "Valley View SPA #4," of the General Plan. An analysis of the Project's conformance with the General Plan is included in Chapter VII, "Conformance with the City of Escondido General Plan and Regulations."

The approximately 1,590-acre SPA 4 is intended for development as an "upscale large lot single-family residential community organized around a comprehensively planned open space system." SPA 4 is allowed a maximum residential yield of up to 800 single-family residences. Approximately 133 acres of SPA 4 have been developed as the Rancho Vistamonte Specific Plan. This planned community consists of 80 single family units on minimum 7,663 square foot lots and 81 acres of open space (60 percent of the site). Overall density for Rancho Vistamonte is 0.6 dwelling acres per acre, which is 20% higher than being proposed at SHR. The illustration from the general plan is shown in Figure I-7, "SPA #4 from Escondido General Plan." The already developed portion of SPA 4 is shown in the lower left within the SPA boundary. Table I-1, "Rancho Vistamonte Comparison," provides a comparison of the two projects. Overall density at 0.5 units per acre is lower than the 0.6 units allowed for Rancho Vistamonte. Table I-2, "SPA Yield Calculations," shows that 284 lots would be allowed based on the slope analysis. The higher general plan density being requested for the Project is supported by an extensive list of public benefits.

The Project is a 1,098-acre portion of SPA 4 and proposes 550 luxury single-family residential dwelling units on lots ranging upwards from an average of approximately 15,440 square feet (sf) in neighborhood R-1 to 60,000 sf in neighborhood E-1. The Specific Plan map for the Project is shown in Figure I-8.

The General Plan text for SPA 4 allows that "[i]ncreased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s)." (General Plan, Chapter II, Section I (4)). The Project will provide a substantial number of benefits on- and offsite, in order to achieve the proposed density, while remaining within the General Plan density allowed within SPA 4. These benefits are discussed in detail in Section I C below.

The Valley View Neighborhood has been designated as Tier 2C (New Community) in the City's Growth Management Element of the General Plan, reflecting a currently undeveloped area which will eventually support a Rural II-based land plan. As directed by the Growth Management Element, areas designated Tier 2C are to be regulated by a Specific Plan, tailored to specific conditions of the area.

SPA 4 would include 254 acres of undeveloped land after Project implementation. The Project, in combination with Rancho Vistamonte, would develop 630 residences, leaving a potential of 170 units that could be proposed in this remaining area. Table I-3, "SPA 4 Land Use Allocation," summarizes these figures.

## 2. *Scope*

The Project consists of the following components, which will be processed concurrently unless noted:

1. Specific Plan text and map
2. Pre-Zoning to the Specific Plan (SP) zone
3. Tentative Subdivision Map(s)
4. Concept Landscape Plan
5. Environmental Impact Report
6. Development Agreement
7. Expansion of the City of Escondido's Sphere of Influence to include the Project
8. Annexation of the Project into the City of Escondido
9. Annexation of the Property into the Metropolitan Water District (MWD) and County Water Authority (CWA)
10. Detachment from the County of San Diego Communications District and San Diego County Fire Authority (SDCFA)
11. Completion of annexations and detachments (items 7-10) will take place through the San Diego Local Agency Formation Commission (LAFCO) after Project approval by the City Council.

### 3. *Proposed Facilities*

The Project provides facilities in four key categories: residential neighborhoods, Village Core, infrastructure, and open space/recreation. Table I-4, "Project Land Use Summary" summarizes use types and acreages within each of these categories. Public and private ownership and maintenance responsibilities of the Project facilities are detailed in Chapter III.

The Project will provide 550 luxury homes in seven neighborhoods, extending in a north to south fashion. The Project will offer luxury residences in a range of lot and pad sizes and designs in order to appeal to many different prospective buyers. Each neighborhood will be engineered with a predominant lot and pad size and a street layout that will shape the neighborhood character and price points. Lot sizes are presented in Table I-4.

Setbacks will vary according to neighborhood, and are presented in Table I-5, "Neighborhood Development Standards." The overall setback strategy is to provide flexibility in plotting homes in order to accommodate individual homeowner needs while adding variation and distinction to the street façade. The variation of setbacks, combined with a range of architectural styles, will add visual relief on any given neighborhood street. The goal is to give each resident a sense of place and belonging when they arrive at their destination. Each neighborhood is discussed in detail in Chapter III B.

A Village Core will be located in the south near the major Project entry and will serve as a welcoming focus for both public and private uses. Public uses will consist of a fire station, parking, trails, a trail head and viewpoint. The public entry at Rockwood Road and Safari Highlands Ranch Road will include entry monumentation, trails and paths, and extensive landscaping. Private uses will consist of a recreation center with pools and tennis courts, and a special event building. Additional private neighborhood parks, trails, and viewpoints will be provided throughout the site.

These facilities will be integrated with 757.69 acres of open space, consisting of resource open space and HOA habitat open space, encompassing 68.7 percent of the site that will surround the development area. Integration and compatibility with the development area will be achieved with a clustered neighborhood design that allows for preservation of a contiguous block of habitat. It encompasses the west-facing slopes of the site, the major drainages, and most of the site's sensitive habitats. Wildlife movement corridors with tunnels will be provided at key road crossings and an extensive revegetation program is proposed to integrate natural and developed areas along the edge of the

development. A detailed discussion of these public and private uses is provided in Chapter III C.

Accompanying infrastructure will consist of an internal circulation system, water, sewer, drainage systems, and utilities. The circulation system will consist of private roads. Safari Highlands Ranch Road will be the primary artery throughout the Project. It will be private but public access will be permitted from its starting point at Rockwood Road up to the Village Core. It will be for private use only once it extends past the entry gate. The public-accessible portion of Safari Highlands Ranch Road will have two 20' traffic lanes including bike lanes, a pedestrian path, and shading trees and landscaping. Interior streets will be two lanes, some of which will allow on-street parking. Two emergency access roads will be provided, one to the northwest and another to the south. The northwestern road will be approximately 2.4 miles and will pass through Beacon-Sun Ranch to Meadow Creek Lane, ultimately to connect to Stonebridge Road. The southern emergency access will be approximately 1.0 mile and will connect to Zoo Road. Once the emergency access improvements are complete and the access becomes gated, traffic currently using Zoo Road for access to SR 78 will be re-routed to use Safari Highlands Ranch Road. Circulation details are discussed in Chapter III D.

Water utilities will include a hook-up to the City of Escondido water system, pumps to boost water to an on-site water tank, and an internal water distribution system that will use both pumps, reducing stations, and gravity feed. The tank is projected to have a diameter of approximately 58 feet and will not exceed 32 feet in height. Specific dimensions could vary when final engineering for the Project is completed. The tank will be painted green to blend with the existing setting and planned landscaping.

Sewer utilities will include a hook-up to the City of Escondido sewer system. Effluent will be conveyed to the city system and the Hale Avenue Resource Recovery Facility (HARRF). A recycled water piping system has been installed from the HARRF to Cloverdale Avenue, in the general vicinity of Rockwood Road. The City of Escondido will secure easements for the extension of the recycled water pipe to the Project boundary, in Rockwood Road. This extension will allow the Project to use recycled water for its non-potable water needs. This system will also make recycled water available to facilities along the pipeline route that do not currently have access to it. This system is expected to provide 100 percent of the Project HOA's non-potable water needs.

Stormwater runoff will be controlled onsite through a comprehensive water retention system that will meet the latest Regional Water Quality Control Board and City of Escondido regulations for drainage and stormwater runoff. Other utilities that are

currently available to the site and that will be installed are gas, electrical, cable and phone service. These facilities are discussed in more detail in Chapter III E.

The Homeowners Association (HOA) will own and maintain a range of facilities in the Project. They are:

- a. The main entry walks, structures, and landscaping
- b. The private recreation facility and gated entry, and associated landscaping
- c. Private roads and associated landscaping, including Safari Highlands Ranch Road and neighborhood streets
- d. Trails and associated trailheads, viewpoints, and landscaping
- e. On-site water delivery systems
- f. On-site sewer conveyance systems
- g. On-site runoff retention/detention facilities and associated infrastructure
- h. The HOA habitat open space of approximately 128.60 acres

The HOA will have an easement or an agreement for emergency access on Stonebridge Road and Zoo Road. The maintenance responsibilities for the emergency accesses will remain with the land owner, unless a further agreement is reached between the two parties. The resource open space will be owned by the HOA but management will be contracted to a qualified management organization such as the San Diego Zoological Society, which will take responsibility for maintenance of the open space area. Funding for the maintenance of the resource open space will be initially subsidized by the Declarant (Builder), but will eventually become part of the HOA dues of each residence. For more information on the conservation easement and maintenance of the open space, please see the Resource Management Plan, prepared by Althouse & Meade and Merkel & Associates, on file with the City of Escondido.

#### 4. *Off-site Improvements*

The Project would also undertake off-site improvements that consist of:

1. A new intersection would be constructed where Safari Highlands Ranch Road meets Rockwood Road. The intersection is proposed to be stop-controlled and could include construction of entry monumentation, a water feature using treated recycled water, as well as sidewalks and extensive landscaping. Improvements to the

adjacent golf course are also planned, but these will be a submitted as a separate Project application.

The entrance would follow a new easement granted by the Eagle Crest Golf Course. This location allows relocation of the roadway away from existing residential development in the Rancho Vistamonte neighborhood. The new alignment eliminates the need to use the existing easement, which traverses the west-facing hillside directly above Rancho Vistamonte. Aesthetics of existing views along the new route are protected with well-designed engineering, and extensive landscaping. Features such as mounding on the golf course side of SHR Road will mostly hide the road when viewed from the Rancho San Pasqual neighborhood, as it crosses the golf course, while also attenuating the noise from the traffic. Detailed visual simulations depicting these views are discussed in Chapter VII and are shown in Figure VII-2, "Visual Simulation Key Map," and Figure VII-7, "Visual Simulations 13 -15." The long term aesthetics of the San Pasqual Valley are thereby preserved and impacts to Vistamonte Avenue and Old Ranch Road are eliminated.

The Project's impacts on Rockwood Road from its intersection with Cloverdale to the western boundary of the School would be addressed with a raised median. This would create a 20 foot eastbound lane, an 8 foot median, and a 16 foot westbound lane and is shown in Figure I-9, "Rockwood Road Raised Median." Table III-3 indicates this would result in LOS B, which is the existing level of service on this road.

The applicant is currently discussing some improvement options with the San Pasqual Union School District that might help improve congestion during the pick-up and drop-off time periods. However, nothing has been decided at this time. Any potential improvements would be by a separate permit and are not a part of this application or Specific Plan.

2. The following intersection and road segment improvements are proposed. Intersection numbers correspond to the numbered intersections on Figure II-7, Area Circulation:
  - a. **Intersection #1. Rockwood Road/ Cloverdale Road** – Install a traffic signal and restripe the westbound approach to provide one left-turn lane and one shared left-turn/right-turn lane. The south leg of the intersection in the southbound direction shall be restriped to provide an additional receiving lane for the turn left-turning traffic from Rockwood Road. Or a roundabout could be installed.

In addition, the Project shall construct a raised median or provide a second westbound lane along Rockwood Road between Cloverdale Road and San

Pasqual Union Elementary. Once completed, either of these improvement would provide for a total daily capacity of 19,000 ADT. No widening would be necessary. As shown in the post-mitigation analysis provided at the end of this report, this improvement would improve operations along this segment from LOS D to LOS B.

- b. **Intersection #9. San Pasqual Valley Road (SR 78)/ Citrus Avenue** – Prohibit southbound left-turns from Citrus Avenue to eastbound San Pasqual Valley Road (SR 78) via signing and striping. These traffic control measures would prohibit southbound left-turning vehicles resulting in the rerouting of trips currently making this maneuver.
- c. **Intersection #10. San Pasqual Valley Road (SR-78)/Summit Drive** - Install a traffic signal at this intersection. Mitigation measures for proposed intersection modifications will be subject to the Caltrans Intersection Control Evaluation (ICE) policy.
- d. **Intersection #11. San Pasqual Valley Road (SR 78)/ San Pasqual Road/Cloverdale Road** – The Project should widen the eastbound approach to provide dual left-turn lanes. The north leg of the intersection in the northbound direction should be widened to provide an additional receiving lane for a length of approximately 650 feet plus a 150-foot transition lane. The additional receiving lane would improve traffic flow onto northbound Cloverdale Road.
- e. **Intersection #17, San Pasqual Road/Sierra Linda Drive/Ryan Drive**-The Project should signalize the intersection. This signal will improve this existing LOS D intersection to LOS A after the signal is installed. The Project is contributing only 14% of the traffic at this intersection.
- f. **Felicita Avenue/17<sup>th</sup> Avenue: Escondido Blvd. to Juniper St** - The Project should pay a fair share toward the City of Escondido Capital Improvement Project: Felicita and Juniper from Escondido to Chestnut widening project, per the Fiscal Year 2008/2009 Five Year Capital Improvement Program and Budget.
- g. **Segment #13. Felicita Avenue/17th Avenue: Juniper Street to San Pasqual Valley Road (SR 78)** – The Project should provide the following striping enhancements to this roadway segment:
  - Stripe an EB right-turn pocket at Lendee Drive
  - Extend the two-way left-turn lane eastward to the City/County boundary to allow for WB left-turns into the easternmost driveway accessing the Emmanuel Faith Community Church



Village Core adjacent to the main entry with ready access to the approximately 660 homes in the Rancho San Pasqual and Rancho Vistamonte communities, additional homes in the area, the San Pasqual Union School serving 550+ students in grades K-8, SR 78, San Diego Zoo Safari Park, and the many residences in the hills and valley surrounding the Project.

Up to three vehicles, consisting of a fire engine, brush fire engine, and an ambulance, may operate out of the station, at the discretion of the Fire Chief. An additional rescue vehicle for use on trails may be provided. The facility will be accessible to the public. It is expected that the design will include meeting rooms that can be used to accommodate public safety meetings such as training of firefighters and local Community Emergency Response Teams (CERT). The design could also accommodate additional public services. The ultimate configuration will be determined in discussion with the City of Escondido and other stakeholders. The facility is expected to be staffed with two trained fire specialists (6 total for 24 hour service), with paramedic capabilities. The Project will indirectly provide financial support for the facility through property taxes and vehicle license fees paid by the Project's homeowners. Fire insurance rates in the vicinity may be reduced by up to half of each homeowner's premium, due to the proximity of additional fire services.

The Project will construct two emergency access roads, one connecting to Stonebridge Road in the north and the other to Zoo Road in the south. The northwestern road will provide Project residents, as well as San Pasqual Valley residents, with an evacuation route to the north to Meadow Creek Lane and ultimately out to Valley Parkway. Conversely, existing residents in the Hidden Trails neighborhood north of the Project will have an evacuation route to the south. At present there is no alternative egress for these homes. Similarly, the Project will connect to Zoo Road in the south, providing its residents an emergency route to the south, as well as providing the San Diego Zoo Safari Park with an alternative evacuation route to the north. Additionally, the segment of Zoo Road south of its intersection with the Project's southern access will be gated and will be used for emergency purposes only. Residents on Zoo Road northeast of the intersection will use Safari Highlands Ranch Road for ingress and egress. Access roads will be improved to Escondido Fire Department (EFD) standards.

The City of Escondido has in effect a Community Emergency Notification System (CENS), a reverse 9-1-1 system that uses the latest technology to transmit both urgent and non-urgent community-related information through phone texting and email notifications to residents, without taxing local safety organizations. The Project will be connected to this network.

The Project will provide a EFD-approved fire protection plan (FPP) that will include an emergency evacuation plan and provisions for on-going education about fire safety issues.

A raised median or a second westbound thru lane will be constructed in Rockwood Road between Cloverdale Road and San Pasqual Union School to improve the level of service, increase safety and improve the flow of traffic past the school. Figure I-9, "Rockwood Road Raised Median," shows the location of the improvements. Details are discussed in Chapter III, Section G.3.

Project structures will be designed with the latest fire-safe features such as indoor sprinklers and boxed or closed eaves pursuant to the recommendations made in the Project's FPP. Additionally, each home will have an emergency cut-off system for gas and electricity to reduce the potential danger to firefighters from explosions or live electrical wires.

## 2. *Community Health*

First responder emergency services to community members in need are proposed to be included in the fire station staff. This would complete the range of services contemplated at the station, improve emergency service to San Pasqual Union School, and be able to assist the San Diego Safari Park if needed. The Village Core includes a private recreational park, and an integrated biking, walking, and hiking system that will provide opportunities for exercise and enjoyment of the environment.

## 3. *Resource Preservation and Enhancement*

The Project site is largely undisturbed and encompasses extensive biological resources. These include sensitive habitats such as Coast Live Oak Riparian Forest, Chaparral, and Diegan Coastal Sage Scrub. Sensitive species such as the Cactus Wren and California Gnatcatcher also occur on the site. Approximately 60 predominantly non-significant cultural resource sites are also present.

The Project will preserve approximately 757.69 acres or 68.7 percent of the site, in a combination of resource open space (629.09 acres), and HOA habitat open space (128.60 acres) to protect natural native resources and habitat and provide a fire safe setting with thinned brush Figure I-11, "Conceptual Open Space Design," provides an overview of the open space design.

Protections for the resource open space will include a recorded conservation easement. The easement will preclude development of the area, restrict uses, and will provide protections such as fencing in some locations and signage to deter intrusions.

A Resource Management Plan (RMP) will be implemented for the resource open space that will provide for patrolling, maintenance of fences, and removal of invasive species. The RMP will provide goals for preservation, patrolling, maintenance activities, and removal of invasive species, among other activities. The RMP will include funding mechanisms such as ongoing HOA fees paid by the Project's homeowners to ensure the protections are provided in perpetuity. A reporting program will be included that typically requires annual and five year reports to the appropriate oversight agency(s) to ensure goals for the open space are met. Specific details will be provided in the easement language and RMP, which will be finalized prior to approval of the final map for the Project.

All areas in the 629.09-acre preserve will be conveyed to the HOA in fee title, and managed by a conservancy such as the San Diego Zoological Society or a similar habitat management organization acceptable to the City of Escondido and wildlife agencies. This action will occur prior to recordation of the final subdivision map. In this way, large areas of land within the boundaries of the Project which have been designated for preservation by the Lake Hodges Segment of the MSCP and the unadopted North County MSCP will be preserved.

The applicant shall fund the first year management costs, estimated at \$66,500, prior to the issuance of the first grading permit. The Project applicant will be responsible for funding the implementation of the RMP until the HOA is fully funded, at which time the HOA will be fully responsible for funding the implementation of the RMP. In the interim period, RMP funding will be conducted on a sliding scale, whereby (for example) if 25 percent of the homes are sold, the HOA will provide 25 percent of the RMP funding and the applicant will provide the remaining 75 percent. Upon incorporation of the HOA, the HOA will become responsible for funding the implementation of the RMP based on the Property Analysis Record (PAR) prepared by Althouse & Meade, Inc.

An RMP Annual Report will be submitted to the City and County (and resource agencies, as applicable), along with the submittal fee to cover City/County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year. For more information on the funding and management of the resource open space, please refer to the RMP, prepared by Merkel & Associates and Althouse & Meade, on file with

the City. In addition, habitat-oriented Project design features that have been incorporated into the Project to lessen potential adverse biological effects of the proposed Project consist of:

1. Conservation of 629.09 acres of habitat conservation open space to be preserved in perpetuity through the placement of a conservation easement over the conservation open space that is acceptable to the City of Escondido, County of San Diego, USFWS and CDFW;
2. Avoidance of the onsite oak riparian habitats, except for necessary road crossings;
3. Clustering of neighborhoods where topography and drainages allow maximizing open space blocks and minimizing edge effects;
4. Establish an 128.60-acre HOA maintained habitat open space including FMZ II to buffer the proposed development and reduce edge effects to adjacent conservation open space;
5. Extensive revegetation program would be implemented within the HOA maintained habitat open space to better integrate development and natural areas. Such revegetation will include applicable palettes of native plants including oak (*Quercus* spp.) and native cactus (*Opuntia littoralis*). A habitat revegetation plan would be prepared and implemented in these identified revegetation areas. The habitat revegetation plan shall prescribe restoration actions needed to treat temporarily disturbed soils and vegetation, in order to promote native species coverage, remove the establishment of damaging invasive species, and protect the integrity of the adjacent proposed habitat conservation open space.
6. Preservation of primary and secondary local onsite wildlife movement corridors through the design of designated wildlife road undercrossings, as provided by the following:
  - a. Providing ten wildlife movement undercrossings locations at key points primarily along the main access road (i.e., Safari Highlands Ranch Road) including the primary and secondary riparian wildlife movement corridors, along with traffic calming features including signage, speed bumps/rumble strip, and speed enforcement;
  - b. Designing appropriately sized and suitable wildlife undercrossings. Wildlife undercrossing suitability relates to the ratio of the cross-sectional area to the length of an undercrossing. This is known as the Openness Ratio (OR = [height x

width]/length). Many researchers have recommended a minimum OR of 0.75 (Ford 1976, Cain et al. 2003, Clevenger and Waltho 2005) to support a wide range of small and large-sized wildlife species. Using the OR formula, it can be seen that the longer an undercrossing is, the greater the cross-sectional area must be to support high wildlife use. Other design factors also play a role in the enhancement of the suitability of undercrossings, including providing a dry floor, native substrate on the bottom of the culvert/bridge, outer-culvert/bridge funneling features (e.g., fencing, wingwalls), and inner-culvert/bridge predator defense features (e.g., water resources, cover vegetation [but not too dense], scattered boulders/rocks along the inside outer edges). Wildlife undercrossings #1-#5 along the primary local wildlife movement route/main drainage, where larger animals move through the site, would meet or exceed the recommended OR of 0.75. The three undercrossings (#6a, #6b, "no #") along the secondary local movement route (small ephemeral drainage) in the northern portion of the site consist of smaller culverts (e.g., 60 inch RCP) will facilitate wildlife movement of the smaller wildlife species that are expected to currently move through the site along this drainage. Although not required for wildlife movement, two additional wildlife undercrossings are proposed in the northwestern portion of the site where culverts (i.e., 48 inch RCP) are proposed for hydrology.

- c. Controlling other roadway design conditions that otherwise create greater risks of vehicle-wildlife collisions at proposed wildlife crossings such as providing suitable off-surface movement routes, minimizing crossings at tight corners, and avoiding roadside conditions that trap animals on road surfaces (e.g., impervious fencing or steep banks that do not provide escape areas or vegetation cover);
  - d. Limiting vehicle speeds on Safari Highlands Ranch Road to 30 mph;
  - e. Retaining riparian corridor widths as they emerge from narrow drainages to facilitate continued use by wildlife, such as deer and coyote;
7. The proposed trail system will predominately utilize existing dirt roads/trails through the proposed reserve;
  8. Control of stormwater runoff through a comprehensive water retention system that will meet the latest RWQCB and City regulations for drainage and stormwater runoff pollutants. The system will include hydro-modification management practices that use bio-filters, retention and detention basins to prevent scouring, erosion, sedimentation, siltation, and other water quality impacts from urban runoff constituents, within downstream water bodies and associated biological systems (e.g. wetlands, riparian, and aquatic organisms).

The HOA habitat open space of 128.60 acres will consist of Fuel Management Zone 2 (FMZ 2) as shown conceptually on Figure I-11, Conceptual Open Space Design. This is a 75-100 foot zone beyond Fuel Modification Zone 1 that would be subject to vegetation thinning for wildfire fuel management purposes. An extensive native habitat revegetation program should be implemented within the HOA habitat open space to better integrate it with natural areas.

The HOA habitat open space will be owned and maintained by the HOA and a recorded easement will be placed over it. The easement will preclude development of the area, restrict uses, and will provide for vegetation maintenance, habitat protections such as fencing in some locations, and signage to deter intrusions.

A management plan will be implemented for the HOA open space that will provide for management of vegetation in accordance with an approved Fire Protection Plan. Or this area could be managed under contract as part of the RMP. The plan will include retaining the native vegetation character of the FMZ 2, while reducing vegetation density, height, and flammability characteristics. This commonly results in a reduction in tall and highly flammable chaparral species over lower growing and lower flammable sage scrub plant species.

The HOA's responsibilities will include maintenance of fences and signage, as needed. They will provide goals for patrolling, periodic maintenance activities, removal of invasive species, and other activities as necessary to provide fire protection and habitat preservation. HOA responsibilities are show conceptually on Figure I-12, "Conceptual Landscape Maintenance Plan." The HOA will use funding mechanisms such as ongoing HOA fees paid by the Project's homeowners to ensure the protections are provided in perpetuity.

#### *4. Community Recreation*

A previously proposed public park has been eliminated per the request of the City of Escondido due to the challenging operating and maintenance responsibilities the City faces with its existing park system. In response, the Project will open up the trail system to the public. Approximately 7.3 acres of trails extending over 9.3 miles will be available for public access and recreational use. These public trails will be maintained by the Project's HOA thereby relieving the City of any maintenance obligations as a result of this Project. Additionally, a 5.0-acre private recreation facility and approximately 1.0 acres of pocket parks will be provided, totaling 13.3 acres of recreational areas.

The extensive public community trail system is shown on Figure I-13, "Parks, Trails, and Walks." The system will conform to the City of Escondido trail master plan and will

include both a north/south and an east/west trail component that will follow Safari Highlands Ranch Road from Rockwood Road in the southwest to Neighborhood Estate-2 (E-2) in the north. A trail from the Village Core to the west will provide a viewpoint that offers panoramic views of the San Pasqual Valley. Trailheads and viewpoints with benches will be provided to make the trail easy to find and allow for extended viewing from the lookouts. Public parking for trail use will be provided adjacent to the recreation center. Six neighborhood parks and trailheads and four viewpoints will be provided. These are shown in Figure I-13.

The entire multi-modal transportation system is interconnected. Safari Highland Ranch Road will accommodate drivers, bicyclists, and pedestrians. Mountain biking and hiking on designated trails will be allowed. Sidewalks and soft surface trails will be provided along Safari Highlands Ranch Road throughout the Project. The design encourages walking by providing desirable destinations, convenient locations and signage, and pleasing and shading landscaping along the way.

The Project will contribute to improvements to the Eagle Crest Golf Course, which is open to the public. This will include construction of a club house, improvements to fairways and greens, and repair of water leaks in a key water features, reconstruction of Hole 14 into a signature hole, and memberships to half the homeowners for a year. The golf course improvements will be submitted in a separate project application.

## 5. *Sustainability*

Sustainability will be pursued on three fronts: water conservation, construction, and on-going operations.

### Water Conservation

The Project's design includes extensive measures to conserve water. The Project will meet or exceed 2013 Title 24 requirements for water conservation, including the use of the latest water conservation technology in home construction such as low flow faucets and low flush toilets, drip irrigation, and climate-sensitive watering controls. The Project will include an option for rain water harvesting system in all homes that will be available for use. These systems typically capture water during the rainy season and store it for use on landscaping during dry periods. Landscaping of common areas will emphasize native and drought tolerant plant species.

A recycled water system is proposed that will route recycled water from the City of Escondido's HAARF to the Project site. It is estimated 100 percent of the Project HOA's

non-potable water needs can be met through implementation of this system. Additionally, the recycled water pipeline will extend the City's recycled water system along Rockwood Road, making recycled water available to the Eagle Crest Golf Course, Rancho San Pasqual, Rancho Vistamonte and possibly the Safari Park, among others.

Construction requirements under 2016 Title 24 are focused on sustainability in new home construction. The Project will take this as an opportunity to meet or exceed the requirements of the new regulations. The Project will use the Leadership in Energy and Environmental Design (LEED) or a comparable program as its guide in sustainability planning and construction. This will include the following features that meet or exceed Title 24 requirements:

- Use of solar energy to power Home Owners Association (HOA) facilities.
- Homes will be fitted for future solar installation
- Pre-wiring for electric vehicle charging will be provided in each home, per Title 24. Charging stations will be provided in the recreation facility parking area. Preferred parking will be provided for electrical vehicles
- Materials generally will be locally sourced within a 500 mile radius, and will employ sustainable materials such as Certified Wood wherever possible,
- Recycled materials or material with high recycled content will be used wherever possible
- Energy efficient insulation will be employed
- Water conservation fixtures will be installed in residences, buildings, and in the irrigation system
- Low emission finishes and materials that reduce atmospheric emissions and improve indoor air quality will be specified
- Air handling filters and air exchange controls that improve indoor air quality and reduce energy use will be used
- Advanced lighting and heating/air conditioning controls that allow room-by-room control of light and temperature will be installed

Ongoing Operations

On-going sustainability will be pursued to meet AB 32 goals for reducing energy. This reduction will be supported by the use of solar power, reduced water use, facilities for electric vehicles, and an overall reduction in energy use resulting from improved insulation and other measures. The multi-modal rural-oriented circulation system includes bicycle lanes, walks and a trail system with appealing destinations that increases walkability and reduced vehicle trips.

## 6. *Financial Benefits*

The Fiscal Impact Analysis (FIA) examines the impact the Project will have at buildout on the General Fund as a result of direct taxation revenue sources generated by the Project. The Project will generate additional revenue for the General Fund primarily through 1.) increased property taxes, 2.) property taxes in-lieu of vehicle license fees, and 3.) sales taxes. The additional costs to be expended from the General Fund for all of the services and functions provided by the City as a result of the Project are less than the additional revenues generated. The overall Net Annual Surplus estimated to be generated every year, after deducting this Project's fair share of the City's additional costs associated with this Project, will be between approximately, \$450,000-\$550,000 annually.<sup>1</sup>

The Project will also pay development impact fees and connection fees to the City of Escondido, typically paid at the time of building permit, in an amount estimated at approximately \$ 45,000 per lot, or approximately \$24.8 million dollars. This is exclusive of school fees, which are estimated to be approximately \$3.48 per square foot of residential area, totaling an additional estimated \$7.7 million dollars to local school districts. Additional public utility improvement costs as well as telephone, cellular and CATV franchise and service fees will also be generated.

Furthermore, the nearly half a billion dollars spent constructing the Project, the jobs created and sustained by this construction, and the future spending of the Projects residents will increase the economic activity in the City of Escondido, resulting in a multiplicative economic benefit. This significant economic benefit to the City has not been studied by the Project's FIA, as that report is limited to only direct benefits.

In addition to the foregoing, the Project will provide improvements or payments considered "Community Benefits" in the approximate amount of \$15 million dollars, which will include, among others: 1.) a new 3-bay fully equipped fire station, 2.) construction of approximately 9 miles of publicly accessible trails, 3.) new Eagle Crest

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<sup>1</sup> Fiscal Impact Analysis for Safari Highland Ranch, July 27, 2016, by DPFPG

clubhouse and golf course improvements, 4.) extension of municipal reclaimed water system from Cloverdale to the Project, thus providing access to reclaimed water to RSP, Vistamonte and Eagle Crest Golf Course, and 5.) a new emergency access road providing emergency access to San Pasqual Valley residents to the northwest.

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## II. Location, History & Existing Conditions

### A. Specific Planning Area Location and Boundaries

The Project site is within the City of Escondido's SPA 4 that is situated in the eastern hills of the San Pasqual Valley approximately four miles from downtown Escondido. Its relationship to the city boundary and the circulation network is shown in Figure II-1, "SPA 4 General Location." The site is currently within the unincorporated area of the County of San Diego and is adjacent to both the City of Escondido and City of San Diego boundaries. Figure II-2, "Project Area Jurisdictions," illustrates these jurisdictional relationships. The City of Escondido has planned to annex this area since their 1990 general plan update and a portion of the planning area has already been annexed.

The site is bounded by developed areas on the west and south and by largely undeveloped land on the east. Scattered rural residential and estate homes are located to the north and south. Figure II-3, "Aerial Photograph," depicts these land uses in relation to the site boundary. Rancho San Pasqual, with approximately 580 residential homes, and the Eagle Crest Golf Course are to the west, while Rancho Vistamonte with 80 developed homes is to the southwest. The 1,800-acre San Diego Zoo Safari Park lies to the south and is separated from the site by undeveloped or sparsely developed land. Primary circulation in this area is provided by San Pasqual Valley Road, more commonly known as State Route 78 (SR 78). This road is labeled on Figure II-2 for ease of reference.

The Project site itself is located off of a northern branch of the San Pasqual Valley. The western slopes of the site overlook this area. The City of Escondido is to the west while unincorporated area of the County lay east and south. Figure III-1, "Topographic Map" can assist in orienting the reader.

Regionally the Project lies within the San Pasqual Valley ecosystem which trends east to west just south of the site. The Santa Ysabel Creek runs along the south side of the valley from north to south. It is paralleled along much of its course by the Coast to Crest Trail, a planned 70 mile trail connecting the coast with inland areas at Volcan Mountain near the town of Julian.

The City of San Diego annexed the valley in the late 1960s and established the San Pasqual Valley Agricultural Preserve throughout the valley in 1964. The built environment in the valley goes back to the pueblo of San Pasqual, designated in 1835 by Mexican authorities as a resettlement center for Kumeyaay Indians. A battle of the Mexican-American War was fought in the valley in 1846. A State Park has been created at the San Pasqual battleground

to commemorate this event. The San Pasqual Valley retains its connections with its history through the many historic buildings that remain. Citrus, avocado, and dairy farming continue. And the Coast to Crest Trail continues to provide outdoor opportunities in the valley.

However, many new uses have entered the valley over the last forty years. The San Diego Wild Animal Park (now the San Diego Zoo Safari Park) opened a 1,800-acre facility on the north side of the valley 1972. Today the facility is a major tourist attraction, hosts approximately 2 million visitors a year. Agricultural diversity has also taken place. The success of vineyards was recognized with official designation of the valley as an American Viticulture Area by the U.S. government. Residential development has changed from isolated residences to the development of entire neighborhoods. Recent examples of this trend are Rancho San Pasqual and the Rancho Vistamonte neighborhoods near the Project. Rancho Vistamonte is a high end and well regarded community that was developed as part of SPA 4 with a clustered approach that preserved resources open space and emphasized outdoor activities such as hiking by providing a trailhead for community use.

#### B. Historical Planning Context

The designation of SPA 4 and the plan for its eventual incorporation into the City Planning Area Boundaries was approved by the City of Escondido as part of its 1990 General Plan update cycle, after nearly a decade of study. A Program Environmental Impact Report analyzed the generalized environmental impacts of including SPA 4 in the Escondido General Plan Area and was approved in conjunction with the general plan update.

Additional study and more detailed design work ensued, culminating in the preparation of two project proposals for SPA 4. Rancho Vistamonte proposed development of 80 residences in the SPA southwest of the Project boundary. Environmental documentation consisting of an EIR was prepared and the project was approved by the City of Escondido in 2001. The project has since been built. A proposal known as Valley View went forward under a Draft Specific Plan in 1995. It called for a mixed use development on the site that included a golf course, resort, commercial uses, a range of single family residential types, a fire station and a park. A draft Environmental Impact Report (EIR) was completed 2002. Processing for this proposal was terminated in 2003 at the request of the applicant. The current proposal has been in the planning stages for three years, with active meetings with City staff beginning in 2013.

#### C. Existing Conditions

The Project site is located in the foothills that form a part of the eastern boundary of San Pasqual Valley. It has a north/south orientation and encompasses a northern plateau,

shallow north/south intermediate ridgeline, and small southern mesa. Elevations vary from 1,800 feet above mean sea level (AMSL) in the northeast to 400 feet AMSL in the south. The site is undeveloped. There are no paved roads but the site is laced with several dirt roads and trails. Figure II-3, "Aerial Photograph," shows topographic relief and site disturbances.

The underlying bedrock ranges from Jurassic/Triassic metavolcanics, Mesozoic granodiorites, adamellites, and basic intrusive rocks, to Quaternary alluviums. Soil types within the Project area and vicinity consist of a series of sandy loam, coarse sandy loam, sand, and steep gullied land. Sandy loam and coarse sandy loam soils in the following soil series are present: Cieneba Fallbrook rocky, sandy loams with 30-65% eroded slopes and Cieneba very rocky, coarse sandy loams with 30-70% slopes. There are smaller inclusions supporting Vista course, sandy loams with 15-30% slopes; Vista rocky, sandy loam with 5-15% slopes; Fallbrook rocky, sandy loam with 9-30% eroded slopes; Vista rocky, sandy loams with 15-30% slopes; and Vista course, sandy loams with 9-15% slopes. Runoff is described as moderate to rapid and the erosion hazard is on average moderate for these soil types.

The site generally drains to the southwest toward the Eagle Crest Golf Course and adjacent Rancho San Pasqual development and is divided into two major drainage areas. A northwestern drainage area includes 415 acres. Runoff drains through several arroyos and crosses the westerly boundary at several locations. A southeastern drainage area includes 1,925 acres. Runoff drains through arroyos to an existing triple box culvert under Rockwood Road. Federal Emergency Management Agency (FEMA) mapping reveals that the site is not within a flood zone.

A total of 10 native habitat types and vegetation communities are documented on the site. Southern Mixed Chaparral dominates the northern half of the site and Diegan Coastal Sage Scrub is predominant in the south. Large areas of Deerweed Scrub occur in the central area roughly along the border between the chaparral and sage scrub. A grove of Riparian Oak woodland and Non-native Grassland occurs in the southern portion of the site. Meadows dominated by Western Ragweed occur in the northwest corner of the site while Mulefat Scrub occurs in the southwest corner of the site. Oak trees occur in clusters associated with the drainage channels and as individuals within the chaparral and sage scrub habitats. Rock outcroppings are evident in isolated patches throughout the site. Figure II-4, "Habitats On the Site," depicts the location and extent of these resources.

A biology report for the site by Merkel and Associates & Althouse and Meade, Inc. documented several sensitive species including California gnatcatcher, coastal cactus wren, southern California rufous-crowned sparrow, loggerhead shrike, Cooper's hawk, northwestern San Diego pocket mouse, orange-throated whiptail, San Diego horned lizard,

rosy boa, red diamond rattlesnake, delicate clarkia, golden rayed pentachaeta, coast live oak, and Engelmann oak.

The southern part of the site is within the boundary of the adopted South County Multiple Species Conservation Planning (MSCP) area. The MSCP is a regional planning effort carried out under the Natural Communities Conservation Planning program. Figure II-5, "Project in Relation to Adopted MSCP Plan," shows the approximate boundary. The site is designated a Pre-approved Mitigation Area (PAMA) within the plan. PAMAs are those where a high level of preservation is recommended. The northern area is located within the boundary of the draft North County MSCP. Figure II-6, "City of San Diego MHPA and Cornerstone Lands," shows the Project in relation of a larger area of the region, where the City's Multiple Habitat Planning Area and Cornerstone lands are shown. The Project site is well outside of the City's Cornerstone Lands area.

The Project will provide a consistency analysis with the Approved South County MSCP and the Draft North County MSCP Planning Agreement. The Project site is located outside but directly adjacent to the City of San Diego's MSCP Subarea and Multi-Habitat Planning Area (MHPA). However, to achieve comprehensive compatibility with all surrounding biological resources, the Project processing will include a consistency analysis of the City of San Diego's MSCP Subarea. The analysis will take into consideration, among others, factors such as drainage, toxic substances, noise, lighting, and invasive species.

Although the majority of the Project site supports native habitat, the proposed Project avoids impacts to wetlands and oak riparian woodland (Tier I) habitats to the maximum extent practicable and minimizes other native habitat impacts where feasible. The Project design retains wildlife movement connectivity and maintains large contiguous blocks of native habitat over smaller blocks of habitat. Further the design considers the conservation designations and values of surrounding lands in the context of onsite conservation configuration to ensure that resource value is optimized on the site with respect to landscape ecology considerations.

Based on the M&A and Althouse biological report the only rare, narrow endemic species that is known or expected to occur onsite is the cactus wren. The Project will be designed to avoid the area where the cactus wren was observed.

The Project site supports one pair of cactus wren in a relatively small patch of cactus scrub. Due to the limited amount of suitable nesting habitat onsite and only one pair documented in the onsite habitat, the onsite cactus wren would not be considered a significant population. Further, the onsite cactus wren pair is to be conserved within the cactus scrub patch that is surrounded by a larger area of Diegan coastal sage scrub to be conserved.

The proposed Project would avoid and/or minimize impacts to wetlands to maximum extent practicable and would apply the federal and state no net loss policy as well as County wetland mitigation ratios and regulations to the Project where applicable. The Project design has been revised further to avoid impacts to wetlands to the greatest degree practical.

The Project proposes the following measures to maximize the structural diversity of conserved habitat areas:

- avoid and conserve large connecting blocks of native habitats
- avoid/minimize impacts and conserve mesic meadow habitat
- avoid/minimize impacts and conserve rock outcroppings
- avoid/minimize impacts and conserve the onsite riparian drainages/oak riparian woodland to facilitate wildlife movement, provide wildlife habitat, and to maintain stream hydrology connections
- Project design will provide functional wildlife undercrossings with the appropriate openness ratios for wildlife that are known to use the area
- minimize impacts and apply buffers to preserved oak trees including Engelmann oaks
- avoid and conserve all of cactus wren breeding habitat, and
- implement a native revegetation program within temporarily impacted areas to include but not limited to cactus scrub to increase suitable habitat for cactus wren onsite

The Project complies with the approved MSCP Preserve Design Criteria and Design Criteria for Linkages and Corridors. For example, the Project proposes to conserve approximately 65 percent of Very High value habitat. Within this 153 acres out of 219 acres of Very High value CSS (70 percent) would be conserved onsite.

The Project proposes to conserve approximately 83 percent of High value habitat and 88 percent of High value CSS habitat within the approved MSCP Subarea. Where habitat preservation falls short of MSCP target amounts, off-site habitat in the vicinity will be purchased.

The Project proposes a large block of conserved native habitat along the western portions of the site that connect to existing open space located offsite to the west, as well as across the central portion of the Project site that connects the existing offsite open space from the west to vacant undeveloped land to the east that supports native habitat and is located in the County PAMA. The width of the main local corridor within the existing drainage/canyon

in the central portion of the site is generally steep and ranges between 1,000 feet to 1,600 feet in width spanning rim to rim.

Proposed signage and fencing along the biological open space boundaries will restrict access to these conserved areas. The proposed FMZ 2 includes a native revegetation program that would provide native habitat within a buffer between the development and conserved open space. Further, the Project has prepared a Resource Management Plan that would be implemented for the conservation habitat areas to, among other functions, reduce edge effects from the development.

Several sensitive habitat areas supporting drainages have been avoided and wildlife undercrossings have been integrated into these areas to maintain habitat connectivity. Where open space narrows between development areas, corridor design objectives have been used to maintain short and wide connections to the maximum extent practical.

In summary, The Project proposes avoidance, minimization, design, and mitigation measures including mitigation ratios based on in the approved MSCP Plan that are expected to be consistent with the draft MSCP Plan conservation goals and objectives.

The 2015 cultural resources study for the Safari Highlands Project by Brian F. Smith and Associates, Inc. (BFSA) and Native American monitors included tasks to locate and inventory all cultural resources within the Safari Highlands Ranch Project in preparation of assessing potential impacts from any proposed development. The study consisted of the review of institutional records searches and the completion of an updated archaeological survey of the entire site so as to record and subsequently evaluate all identified cultural resources. The Native American Heritage Commission (NAHC) was contacted as part of the records search process. BFSA personnel and Native American monitors conducted the archaeological survey of the site during June of 2015. A thorough reconnaissance to relocate all previously recorded sites and search for any previously unrecorded archaeological sites was particularly important because the Witch Creek Fire of 2007 passed through this area and removed centuries of brush cover from the property. The potential to discover archaeological sites that had previously been masked by vegetation was important to the inventory. Archaeological sites identified during the field survey were mapped and recorded with Global Positioning System (GPS) sub-meter instruments.

A total of 73 cultural resources have been documented within one mile of the Project boundary, with several of the resource sites containing bedrock milling features. Several sites are clustered around the major drainage in the southern portion of the site, while others are scattered about the level topographic area in the northeast section of the site. The northwest section of the property lacks any major archaeological sites due to the steep

terrain. These sites range from surface scatters of artifacts or rock features to large multi-component archaeological sites consisting of at least bedrock milling features, midden deposits, a dispersed scatter of prehistoric artifacts, pictographs, and historic foundations/structures.

Generally speaking, the environmental setting is indicative of those areas of San Diego County that contained the natural resources used by prehistoric populations over the past 8,000 years.

The cultures that have been identified in the general vicinity of the Project site consist of a possible Paleo Indian presence of the San Dieguito Complex, the Archaic and Early Milling Stone horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and Kumeyaay cultures. The area was used for ranching and farming following the Spanish occupation of the region and continuing into the historic period. During the late 1800s and early 1900s, agricultural use of San Pasqual Valley was the focal point of the historic development of this area. Historic sites within the Safari Highlands Ranch property reflect marginal and likely temporary occupation during the early 1900s.

The overall picture of the cultural resources inventoried is a pattern of prehistoric sites along drainages and ridges that correspond to the subsistence methods employed by prehistoric Native American populations that have used the area over the past 8,000 years. Historic sites recorded on the site are associated with the ranching and agricultural uses of this area beginning in the early twentieth century. The records searches and field survey of the Project has resulted in the identification of 60 cultural resources, consisting of 45 prehistoric sites, 13 historic sites, and two sites that had both historic and prehistoric elements.

Regional transportation access to the area is from San Pasqual Valley Road (SR 78). It traverses the east side of the San Pasqual Valley in roughly a northwest to southeast fashion and lies approximately two miles west of the Project. The proposed entrance is accessed by proceeding north on Cloverdale Road for approximately 1.2 miles to Rockwood Road. Proceeding east on Rockwood Road, the Project's proposed entry is reached in approximately 0.8 miles. Figure II-7, "Area Circulation," shows the configuration of the existing street system.

San Pasqual Valley Road (SR 78) is classified as a 4-lane 4.1B Major Road (w/ Intermittent Turn Lanes) northwest of Bear Valley Parkway and as a 4-lane 4.1A Major Road east of Bear Valley Parkway on the County of San Diego General Plan North County Metro Mobility Element Network. Within the Project study area, San Pasqual Valley Road (SR 78) is currently not built to classification standards and is instead constructed as a two-lane

undivided roadway northwest of Bear Valley Parkway, as a two to three-lane undivided roadway between Bear Valley Parkway and Cloverdale Road and as a three-lane undivided roadway (with two northwest bound lanes and one eastbound lane) east of Cloverdale Road. Sidewalks, curbs, gutters, on-street parking and bike lanes are not provided and the posted speed limit ranges between 35-55 mph. Bus stops are provided.

San Pasqual Road is classified as a 4-lane 4.1B Major Road (w/ Intermittent Turn Lanes) between San Pasqual Valley Road (SR 78) and Ryan Drive on the County of San Diego General Plan North County Metro Mobility Element Network. Between Ryan Drive and Bear Valley Parkway, San Pasqual Road is classified as a 4-lane Major Road on the County of San Diego Circulation Element. San Pasqual Road is currently not built to classification standards and is instead constructed as a two-lane undivided roadway between San Pasqual Valley Road (SR 78) and Ryan Drive. Sidewalks, curbs, gutters, on-street parking and bike lanes are not provided along this stretch of roadway. Between Ryan Drive and Bear Valley Parkway, San Pasqual Road is currently constructed to classification standards as a four to five-lane divided roadway. Sidewalks, curbs, gutters, intermittent on-street parking and bike lanes are provided along this stretch of roadway. The posted speed limit on San Pasqual Road is 45-50 mph and bus stops are not provided.

Cloverdale Road is classified as a 2-lane 2.2E Light Collector (No Median) on the County of San Diego General Plan North County Metro Mobility Element Network. Cloverdale Road within the Project study area is currently constructed as a 2-lane undivided roadway with a two-way left-turn lane along the majority of the roadway.

Rockwood Road is classified as a 2-lane Local Road on the City of Escondido General Plan Mobility and Infrastructure Element and is currently constructed as a 2-lane undivided roadway with a two-way left-turn lane in front of the San Pasqual Union School. Sidewalks, curbs, and gutters are provided in front of the School extending east to Vistamonte Avenue. Sidewalks, curbs, and gutters are provided on the north side of Rockwood from the School's main entry walk east to the terminus of Rockwood Road. Entries onto Rockwood Road from Cloverdale Road to the School are limited to north/south trending dirt roads that intersect at approximately 0.20 and 0.28 miles from Cloverdale. The School has the first major paved entry onto Rockwood Road, located on the south side of the road at approximately 0.35 miles from Cloverdale.

The first improved intersection on Rockwood Road is Old Ranch Road, which provides access to Eagle Crest Golf Course and the southern parts of the Rancho San Pasqual residential community. The Proposed entry is approximately 370 feet east of Old Ranch Road. Vistamonte Avenue takes access from Rockwood Road approximately 302 feet east

of the Project's proposed entry and provided access to the Rancho Vistamonte neighborhood. The posted speed limit on Rockwood Road is 40 mph and bike lanes, on-street parking, and bus stops are not provided.

Two major intersections occur in the area. The SR 78 at Cloverdale Road intersection is stoplight controlled in all four directions. The Cloverdale Road at Rockwood Road intersection is a "T" intersection with no stop controls on Cloverdale Road. North bound traffic on Rockwood Road is controlled with a stop sign.

A preliminary traffic analysis by Linscott Law and Greenspan Street conducted dated September 13, 2016 indicates that all road segments under the jurisdiction of the City of Escondido operate at an acceptable Level of Service (LOS) C or better, and all of the study street segments under the jurisdiction of San Diego County are calculated to operate at an acceptable LOS D or better. These are acceptable service levels for the two jurisdictions, respectively. Similarly, both intersections are calculated to currently operate at an acceptable LOS C or better during the AM and PM peak hours. Additional details of the traffic analysis and potential Project effects are presented in Chapter III, Section G 2.

Discussions with the school board are on-going relating to improvements to the school's pick-up and drop-off circulation. Any improvements to the School's property would be by separate permit and are not a part of this application. The City of Escondido has identified a coordinated system of trails to serve City residents. Figure II-8, "Escondido General Plan Trails Map with SPA #4," shows that two trails are planned within the SPA area. These are a Second Local Rural Trail trending north/south through the eastern part of the site, and a Rural Regional Connector trending east/west through the southern part of the site. The Project provides these public trail segments. The north/south segment is provided along Safari Highlands Ranch Road and the east/west segment is provided from the Village Core to a viewpoint on the western ramparts of the Project slopes.

The Rancho Vistamonte and Rancho San Pasqual residential developments are located directly west, and have views of the site's western facing slopes. More distant views from the valley floor looking south encompass residences scattered amid agricultural fields. Residences on the west side of the valley have a distant view of the site, usually two or more miles. At this distance the site appears as part of the eastern horizon. The southern part of the site is visible from parts of the San Diego Zoo Safari Park and from a scattering of residences along Zoo Road. Views from the scattered homes to the north are largely screened by topography. Views from the east are largely located in undeveloped mountainous terrain.

The site is uninhabited and few public services extend to the area. Fire protection is provided by the County of San Diego through contract with California Department of Forestry and Fire Protection (CAL FIRE). The nearest station is approximately 5 miles from the site. Law enforcement is under the jurisdiction of the County Sheriff. Nearby neighborhoods are within the City of Escondido and in those areas public services such as water and waste disposal are provided by the City.

### III. Planning Framework

#### A. Planning Principles

##### 1. *Topography*

Site topography varies dramatically, encompassing a relatively flat northern plateau at 1,560 feet Above Mean Sea Level (AMSL), then dropping 750 feet in 2.04 miles to a smaller southern mesa. Lowest elevations are in the south at 810 feet AMSL. A shallow north/south ridge runs between the plateau and the mesa through the eastern part of the site and is itself transected by several deep drainages which break the line of the ridge. Figure III-1, “Topographic Map,” depicts the site’s major land forms. The western parts of the site, particularly in the north and central area, are characterized by steep hills that fall off sharply toward the valley floor and dominate views from the west. Figure III-2, “Slope Density Analysis,” shows the distribution of topography over the site.

Planning for the site must accommodate this topographic variation while avoiding the constraints of the Project site and minimizing the grading footprint. Flatter areas will be the focus of development. Visually prominent topographic features include numerous rock outcroppings, the western escarpment, deep drainages and most of the intermittent ridgeline will be preserved in open space.

Access is a challenge due to the steep topography that occurs between the site and valley floor. Figure III-1 shows the slope constraints that were taken into account in designing the Project entry. The Project’s response was to use an alternative route, Safari Highland Ranch Road, to reach the lower southern mesa. Figure III-3, “Illustrative Plan View of Safari Highlands Ranch Road at Rockwood Road,” provides a [conceptual](#) view of the proposed route. Callouts are provided to indicate landscaping and other features. This design removes the road from a west-facing hillside and thereby greatly diminishes visual impacts to all the residents of the San Pasqual Valley. This alternative is a private road that involves less grading, smaller slope cuts, and is farther away from the existing Rancho Vistamonte neighborhood. Cut slopes will use geogrid or other structurally sound wall systems that can accommodate landscaping to provide visual interest. Use of contour grading that follows the curvature of the land and small-scale knolls in key locations will further screen the road. Landscaping will complement the nearby golf course while adhering to a drought-tolerant planting palette. The Eagle Crest Golf Course Hole # 14 will be fully reconstructed under a separate application, which will further improve the immediate visual setting. Once on the mesa, this single main Project road turns north. At this point it is set in the eastern half of the site where elevations are more uniform.

## 2. *Biology and Cultural Resources*

The site is located in a sensitive biological area with relatively undisturbed habitat. The southern 624 acres of the site are within a Pre-approved Mitigation Area (PAMA) of the adopted South County Multiple Species Conservation Planning (MSCP) program. PAMA areas are those where a high level of habitat preservation is desirable. Figure II-5, "Project in Relation to Adopted MSCP Plan," shows the boundary of the adopted plan. The northern third of the site is not within any habitat plan but is planned as part of the North County MSCP. Cultural resources are discussed in Section IIC above.

The Project will protect the biological and cultural resources with a resource open space/HOA design that preserves approximately 757.69 acres, or 68.7 percent of the site. Extensive revegetation will provide an opportunity to establish habitats particularly favorable to some of the sensitive species on the site. Wildlife movement patterns and key natural resources like drainages and rock outcroppings are preserved as well.

## 3. *Community Integration*

Community integration is important because the Project is adjacent to existing neighborhoods with which it will have a physical connection. It should help address community-wide concerns whenever possible. Specific concerns about fire safety and traffic safety have been expressed. The area is in need of a higher level of fire protection. Figure I-10, "Fire Station Locations," shows the location of existing fire stations and demonstrates the need for a new facility in the eastern foothills of the San Pasqual Valley. Particular attention has been given to mitigating additional traffic on Rockwood Road, and preserving the existing level of service on the road. The site is currently inaccessible to residents of Escondido yet it represents a desirable location for enjoying the outdoors. Finally, as a logical extension within SPA 4, as contemplated in the General Plan, SHR should provide a good "fit" with the existing high quality Rancho Vistamonte community, which is also within SPA 4.

The Project proposes a new fire station to remedy the lack of service in the area. Applicants will seek to include the San Pasqual Union School, which is in the City of San Diego, in the new service area to improve response times in the event of emergencies. Roadway improvements will be provided along Rockwood Road. A public trail and viewpoints system will provide access to brilliant views of the surrounding area. The Project is designed as a luxury high quality development that will complement the Rancho Vistamonte development standards and maintain the estate oriented standard envisioned by the General Plan text for SPA 4. An EIR for the Project will also evaluate

any other impacts to the community and will propose specific measures to address impacts.

#### 4. *Sustainability*

Planning for sustainability challenges all development projects today. Sustainability concerns for this Project include the efficient use of water and energy. Water recycling is at the center of the Project's water conservation design, and includes using recycled water for irrigation, specification of efficient landscape water delivery systems, and recovering rainwater. Conservation and recycling, use of sustainable home design and materials are also an integral parts of the overall Project design.

##### B. Land Use

Land uses for the Project fall into four general categories: residential, the Village Core, supporting infrastructure, and recreational and resource open space. Each category is discussed generally here before turning to the detailed discussions that follow. These land uses are shown on Figure III-4, "Project Land Uses." The seven neighborhoods are shown in different shades to make them easier to identify.

The Project proposes a gated community of 550 estate residential lots in seven neighborhoods on 1,098 acres. Lots will range from an average of approximately 15,440 square feet (0.4 acres) in neighborhood R-1 to approximately 60,000 square feet (1.3 acres) in Neighborhood E-1. Overall Project density will be one lot per two acres. Figure I-8, "Specific Plan Map," provides a sense of the shape, location, and general densities of each neighborhood. Figure III-5, "Tentative Map," provides technical details

The Village Core will support a range of public and private uses composed of a main entry, monumentation, a new fire station, public trail entry point with parking, gate house, private recreation center, and parking. Figure I-3, "Illustrative Major Entry," and Figure I-4, "Illustrative Village Core – Plan View," present conceptual plan views of the entry and Village Core and incorporate call-outs so that various features can easily be identified. Details are discussed in Section III D below.

Infrastructure will consist of private roads, as well as water, wastewater, drainage, and utility systems. The circulation network will be centered on Safari Highlands Ranch Road, the major north/south road that will serve the Village Core and all neighborhoods. It is designed as both a local collector and private collector on the City of Escondido's circulation element. Roadways will be private roadways maintained by the HOA. Common areas in neighborhoods, the Village Core, and along roadways will be beautifully but efficiently landscaped in a manner consistent with the arid San Pasqual Valley foothills setting.

Water from the City of Escondido will be pumped to an onsite water tank for distribution via pump stations and gravity feed to all onsite structures. The wastewater system proposes a sewer system that will convey effluent to the City of Escondido's wastewater system. A return system will be constructed to convey treated recycled water to the Project for use in landscaping of public and HOA areas. An elaborate drainage network will control and filter runoff in conformance with the Regional Water Quality Control Board and City of Escondido standards. Gas, electric, and telecommunication/data systems will also be installed.

Open space will encompass both recreational uses and protected open space. The later will consist of a 757.69-acre area encompassing the entire western half of the site as well as several areas that are contiguous with offsite undeveloped areas on the north, east, and south. Figure I-11, "Conceptual Open Space Design," provided the reader with an overview of the shape and extent of this area. Each land use is discussed below in more detail.

### C. Neighborhoods/Planning Areas

The seven neighborhoods of the Project are designated on the tentative map as Residential (R) -1 through R-5, and Estate (E) -1 and E-2.

Residential neighborhoods will have both shared characteristics and features that will make them distinct. Shared characteristics will include a commitment to high quality planning, design, and construction that will be evident in all aspects of the Project. Richly textured architectural detail, a color palette of earth toned colors, and landscaping that reflects a commitment to drought tolerant and native vegetation, will provide a unifying sense of luxury, quality, and environmental integration. Residences within each neighborhoods will be privately owned. Common areas such as entry monumentation, streets, neighborhood parks and trails, and stormwater management facilities will be owned and maintained by the HOA. The sewer and water utilities will be owned and operated by the City of Escondido.

Individual character will be established for the neighborhoods through use of density and lot size variations, entry monuments, as well as architectural and landscaping detail that will provide residents with a sense of neighborhood identity and arrival. These are summarized below. Refer to Figures III-6 through III-11 for a conceptual plan view of each area. Lot areas are approximations based on tentative map designs and may vary with final mapping of the Project, in accordance with provisions detailed in Chapter VI of this Specific Plan.

#### 1. *Planning Area R-1*

PA R-1 is located in the southern-most part of the site and is the first neighborhood one reaches after entering the private area of the site. It is located west of the main Project

road and extends in a westerly direction. Figure III-6 provides a visual representation. The roughly rectangular neighborhood is 41.8 acres in area and consists of 118 lots that have an average area of approximately 15,440 sq ft (0.3 acres). Lots range from approximately 8,050 (0.18) to 57,400 sq ft (1.3 acres). Access will be via a main entry off of Safari Highlands Ranch Road with an additional access point into Neighborhood PA R-2 to the north.

This neighborhood is designed to have a condensed and family friendly feel with homes in a compact resource-efficient footprint. It includes a park on the edge of the community with extensive westerly views. The community will be characterized by a strong framework of formal canopy street trees and will be closest in proximity to the community recreation facilities in the community core. Homes will have a direct view of open space, revegetated areas, or landscaped areas. In this and other communities, the HOA habitat open space will provide a fire safe but natural transition to the larger area of resource open space. The neighborhood will be marked with a distinctive community name and monument at the access to establish an individual identity and sense of arrival for the residents.

## 2. *Planning Area R-2*

PA R-2 is located in the south central part of the site and is the second neighborhood one reaches after entering the private area of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure III-7 provides a plan view of the planning area. The neighborhood is 47.4 acres and consists of 119 lots that have an average area of approximately 17,360 sq ft (0.3 acres). Lots range from approximately 7,660 (0.17 acres) to 103,150 sq ft (2.3 acres). Access will be via a main entry off of the main Project road, with an additional access point into Neighborhood PA R-1 located near its southwest boundary. Neighborhood R-2 shares its southern boundary with PA R-1 but will be separated from it by a large expanse of native open space. PA R-2 will have one neighborhood park within its boundaries. This park will also provide a trailhead connecting residents to the open space trail network. PA R-2 is also near another trail head which is off Safari Highlands Ranch Road. Homes in the neighborhood will have a direct view of open space or landscaped areas. The neighborhood entry will also be distinctive and will be marked with a unique community name and monument.

### 3. *Planning Area R-3*

PA R-3 is located in the central part of the site and is the third neighborhood one reaches after entering the private area of the site. It is located east of Safari Highlands Ranch Road and extends in an easterly and northerly direction. Figure III-8 provides a visual representation of the area. The neighborhood is 53.5 acres and consists of 87 lots that have an average area of approximately 26,780 sq ft (0.6 acres). Lots range from approximately 9,030 (0.2 acres) to 82,000 sq ft (1.8 acres). Access will be via two points along Safari Highlands Ranch Road. Two development nodes oriented northwest to southeast are separated by an extensively landscaped slope area. Designated open space surrounds PA R-3 on the north, east, and south, so that the natural environment will dominate the feeling of the neighborhood. It will be characterized by slightly larger lots and home footprints than PA R-2 and will provide a luxury estate feel. The landscape character will be slightly more informal and will tie in more strongly with the native habitats surrounding the neighborhood. The neighborhood will be integrated with its open space surroundings by the HOA habitat open space and extensive slope landscaping using native and area-adapted plants.

### 4. *Planning Area R-4*

PA R-4 is located in the north central part of the site and is the first neighborhood one reaches after leaving the southern part of the site. It is located east of the main Project road and extends in an easterly and northerly direction. Figure III-9 provides a plan view of the planning area. The neighborhood is 31.7 acres and consists of 49 lots that have an average area of approximately 28,160 sq ft (0.6 acres). Lots range from approximately 11,640 (0.26 acres) to 64,040 sq ft (1.4 acres). Access will be via two points along the main Project road. This neighborhood is sited on the Project's easterly boundary and overlooks the major drainage course. It surrounds a high point in the topography giving it extensive views of the surrounding areas to the east and south. The neighborhood has a small, intimate layout with three development nodes forming a rough "W" configuration with the intervening spaces consisting of landscaped and revegetated natural areas. In this way, the neighborhood will have a strong relationship with native habitats and landforms to the east. Home footprints will be similar to PA R-3 and will also reflect a luxury estate feel.

This neighborhood will have a trail and view point that leads to the onsite water tank and the highest point within the Project boundary. Neighborhood PA R-4 will be marked with a community name, monument with landscaping that will reinforce an individual identity for the residents.

## 5. *Planning Area R-5*

PA R-5 is located in the north central part of the site and is the second neighborhood one reaches after leaving the southern part of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure III-10 provides a visual representation of the planning area. The neighborhood is 26.5 acres and consists of 61 lots that have an average area of approximately 18,900 sq ft (0.4 acres). Lots range from approximately 10,790 (0.2 acres) to 60,510 sq ft (1.3 acres). The single access will be via Safari Highlands Ranch Road. This neighborhood is adjacent to and west of PA R-4 and will have views west toward the valley. It will have a rustic landscape character and reflect the character of the valley with an emphasis on rock outcroppings and agricultural trees.

PA R-5 will have one neighborhood park within its boundaries with sweeping views to the west. This park will also serve as a main trailhead, connecting residents to a trail into the extensive open space area. It is also in close proximity to a view point with views of the major drainage course on site. This park, trail connections and expansive westerly views will give PA R-5 its special character. The neighborhood will be discretely marked with a unique community name and monument thus helping establish an individual identity for the residents.

## 6. *Planning Area E-1*

PA E-1 is located in the northwest part of the site and is the third neighborhood one reaches after leaving the southern half of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure III-11 provides a plan view of the area. The neighborhood is 64.7 acres and consists of 47 lots that have an average area of approximately 60,000 sq ft (1.37 acres). Lots range from approximately 42,545 sq ft (1.0 acres) to 155,265 sq ft (3.6 acres). The single access will be via the main Project road. PA E-1 will be characterized as an estate lots neighborhood and thus will be developed with larger lots and larger home footprints. HOA habitat open space will provide numerous transitions to resource open space. PA E-1 landscaping will be characterized by informal and sparse street tree layouts and rustic detailing. Conceptual neighborhood streetscapes include a decomposed granite trail with split rail type fencing and pilasters to enhance the rustic estates feel. It will contain a small neighborhood park, trails, and a trail view point within its boundaries.

The layout of the lots and streets is informal and incorporates ribbons of native vegetation and open space lending a feeling of privacy and natural openness. The lots

and some interior roadways will have expansive views, primarily to the west and south. The entry concept for both PA E-1 and PA E-2 will begin on the main entry drive by the use of split rail fencing/pilaster, a landscaped median, and estate lot signage. Individual community naming and signage will be added to identify PA E-1 at a point further into the neighborhood.

### 7. *Planning Area E-2*

PA E-2 is located in the northeastern part of the site and is the last neighborhood one reaches after leaving the southern part of the site. It is located west, north, and east of Safari Highlands Ranch Road and extends largely in an easterly and northerly direction. Figure III-11 provides an overview of the planning area. The neighborhood is 61.3 acres and consists of 69 lots that have an average area of approximately 38,730 sq ft (0.8 acres). Lots range from approximately 21,760 (0.5 acres) to 157,560 sq ft (3.6 acres). This is the second estate lot neighborhood in the Project.

Planning Area E-2 will carry most of the same features described for PA E-1 above such as an informal street layout and ribbons of landscaped and natural areas. The views in PA E-2 will be oriented primarily toward the east and as with PA R-3 and PA R-4; this eastern orientation will shape the character of the neighborhood with an emphasis on native vegetation and rustic landscaping. It will contain a small neighborhood park, trails, and a trail view point within its boundaries. This neighborhood will present rustic streetscapes and open space, creating a feeling of openness and a relaxed estate luxury atmosphere.

#### D. *Village Core and Related Amenities*

The Village Core will consist of a mix of public and private uses radiating from a main circular entry. The Village Core will create a community feeling for the Project and is intended to be the “heart” of the Community. It will be located on a small southern plateau and will project a distinct sense of arrival and a welcoming feeling. This will be achieved by creating architecturally inviting structures, ease of access, good signage, and interesting landscaping detail that will encourage exploration and participation. Community involvement in the overall design has been elicited to achieve these ends. A conceptual layout is provided here to create a frame of reference for further discussion. Figure I-4, referenced earlier, provides a plan view that calls out the various features described. Figures I-5, “Illustrative Village Core from Above Looking East,” and Figure I-6, “Illustrative Village Core from Above Looking Northeast,” provide conceptual views of the area.

A primary access entry will be constructed at the intersection of Safari Highlands Ranch Road and Rockwood Road approximately 302 feet west of Vistamonte Avenue. Conceptual design shows it to include a water feature using recycled water, decorative paving, stone veneers and an entry monument building, as well as walks and trails following the road up to the Village Core. It will be designed to convey a distinctive, pleasant and inviting setting that transitions to the beautifully landscaped Safari Highlands Ranch Road as it rises to the Village Core. The monumentation and related walks and landscaping will be owned and maintained by the HOA. A public trail system in the form of a soft surface, multi-use walkway paralleling Safari Highlands Ranch Road will begin at this point. The entry is shown in plan view with callouts in Figure I-3, "Illustrative Major Entry." The entry will be private but the public will be able to use the trails and walks in the primary access entry.

Safari Highlands Ranch Road up to the Village Core will be landscaped to provide shade, while accenting vistas of the rural and hilly San Pasqual Valley landscape. The road will be private but the public will be able to use the road to access public trails in the Project.

The first structure encountered will be the fire station, located on 1.9 acres on the right. Figure III-12, "Illustrative Village Core from Above Looking South," shows a conceptual design as viewed from a point south of the parking area looking north. Figure III-13, "Illustrative Recreation Area from Above Looking North," shows selected focus points, the fire station, circular Village Core entry, private entry, and private recreation area. A trailhead will be located at the edge of the parking area. Entry monumentation will convey a distinctive and welcoming sense of arrival. The private recreation facility is seen behind a palisade of trees on the center right. The circular drive in this location will be wide enough to accommodate drop off and pick up activity without obstructing traffic.

### *1. Major and Minor Entries*

There are two formal entries and one informal entry to the Project. The first formal entry is at the intersection of Safari Highland Ranch Road and Rockwood Road and the second is the private gated entry. The informal entry occurs on the approach to the Village Core. The main entry will be located between Eagle Crest Golf Course Hole #14 to the west and Rancho Vistamonte, approximately 300 feet to the east. Safari Highland Ranch Road will rise along the edge of the golf course and away from Rancho Vistamonte. The grading contour on the west side of Safari Highlands Ranch Road will create landforms and knolls to block the visibility of the road from the homes in Rancho San Pasqual. The applicant is currently analyzing noise levels to determine if any mitigation is needed. Figure I-3, "Illustrative Major Entry," details the conceptual design and amenities that could be provided. An entry monument, water feature using recycled

water, and walks and trails will make this an inviting feature in the neighborhood. This entry will enhance the aesthetics of the streetscape and provide an amenity that will invite pedestrian use. This entry will be public.

The informal sense of entry will occur when one arrives at the Village Core. Arrayed around a wide circular drive, the streetscape, monumentation, buildings, signage, and landscaping will provide a sense of welcome and a desire to experience the area.

A second entry will consist of the private gated entry located just beyond the recreation facility. The gatekeeper building and entry gates will convey the sense of a luxury development and will feature connective trellis features, a vehicular turn around, and enhanced landscaping. An entry to the public trail along Safari Highlands Ranch Road will be provided in this area.

Individual neighborhood entries will be provided in the private residential areas. These will make use of existing stone and rock, landscaping, thematic elements such as agricultural trees, and subtle lighting to provide a sense of identity for each neighborhood. Please refer to Chapter V, Section C, Landscape Design, for further discussion.

## 2. *Fire Station*

A 1.9 - acre area will be dedicated to a public fire station. The facility includes three vehicle bays, office, public reception room, staging areas, storage, living quarters for on-call staff, and a conference room. Parking for the staff and public will be provided. The facility will be landscaped and architecture will be consistent with the overall themes of the Project, as discussed in Chapter V. The applicants will seek to have the San Pasqual Union School included in the service area for the station to reduce travel time for the delivery of emergency service. The fire station will be owned, staffed, and maintained by the City of Escondido. Safari Highlands Ranch produces a significant fiscal and economic surplus for the City, which could be directed towards funding the majority of the operating costs. The HOA will provide recycled water to the facility for landscaping purposes. However, it is uniquely located to allow for a multi-jurisdictional partnership with other agencies with emergency service needs in this area, including the City of San Diego and CAL FIRE. Municipal recycled water will be available to the facility for landscaping purposes.

### 3. *Public Trails and Walks*

Approximately 9.3 miles of walks and hiking trails will be provided throughout the Project, equaling 7.3 acres. The public trail system is shown on Figure I-13, "Parks, Trails, and Walks," The key component of the system will be a landscaped trail parallel to Safari Highlands Ranch Road from Rockwood Road to Neighborhood PA E-2 in the north. This is shown with a dotted line in Figure I-13. The public will access the trail system from a public parking area in the Village Core, or from Rockwood Road.

Trail heads and associated parking are included in the figure. The public trail head is indicated with a red circular dashed line. This trailhead will become a public amenity and may include features such as benches and shade areas. Please refer to the Landscape Design Chapter V Section C for a detailed discussion.

### 4. *Parks, Trails, Trailheads, Viewpoints, and Walks*

Park space within the Project is integral to community enjoyment. Seven small neighborhood or "pocket parks" totaling approximately 1.0 acre are proposed throughout the Project which will provide usable green space with close proximity to residential uses that will promote convenience and walkability. Trails and walks are provided in and around natural areas and on residential streets. They will range from natural dirt trails across open space to compacted decomposed granite walks along streets in the estate neighborhoods PA E-1 and PA E-2. A landscaped walking path will parallel the length of Safari Highlands Ranch Road to provide an inviting pedestrian experience and unify the trail system. The walking system being proposed makes every area and facility on the site accessible by foot. Trailheads are used to make trails easy to find and viewpoints are used to provide attractive destinations for hikers and walkers. All trails will be accessible to the fire department and will be wide enough for a motorized ATV (large enough for a gurney) to access in the event of an emergency. Bike lanes will be provided along the entire length of Safari Highlands Road. These facilities will be owned and maintained by the HOA but public use of the trail system will be allowed. Figure I-13, "Parks, Trails, and Walks," is an overview of the entire system. Please refer to the Landscape Design Section V. E for further discussion.

### 5. *Private Recreation Center*

A 5.0 acre community swim and tennis club recreation facility will be provided for the use of Project residents. It will be located in the Village Core, making it an important gathering place for the Project community. The facility concept includes an indoor clubhouse, gym, and outdoor pool(s), spa, possible tennis courts, shade structures,

children’s water play area, private meeting/event spaces, possibly community garden plots, space for community movie nights and similar design elements. The facility will be owned and maintained by the HOA and will be for the use of residents. See Figure I-4, “Illustrative Village Core – Plan View” for a plan view of the facilities with call outs. Please refer to the Chapter V, Section C Landscape Design for a further discussion.

## 6. *Parking*

Off-street parking will be provided for the fire station, public trail system, and the private recreation center. No street parking will be allowed on Safari Highlands Ranch Road or in the circular drive. Parking lots will provide Americans with Disabilities Act (ADA) parking areas, and will provide an electric vehicle charging station and preferred parking for electric vehicles. Street parking will be permitted in all neighborhoods and each residence will accommodate a minimum of two vehicles.

### E. *Infrastructure*

#### 1. *Circulation System*

A private roadway system will be provided. Figure III-16, “Key to Roadway Cross Sections,” shows a plan view of the entire system. Roadways differ in width and other details depending on intended use and the level of traffic they are projected to carry. Figure III-16 is color coded to correspond to the specific road design that will be used in each area. Figures III-19 through III-23 present conceptual cross sections of each design to provide a sense of how they will function. The color bar located in the lower right of each cross section corresponds to the color code on Figure III-16. Typical vehicle, bicycle, and pedestrian placement, landscaping, and conceptual guardrail and fencing are shown to provide a complete picture of the typical street layout. Roadways will be extensively landscaped. A conceptual layout of landscape plantings is provided in Figure III-15, “Street Tree Placement.” As shown, all streets in the Project will be provided with a landscape treatment.

Two road segments will allow public access. First, the segment of Safari Highlands Ranch Road from Rockwood Road to the private entry will be a private local collector. Due to topography, use of super elevation and lower turn radius’ may be used. The Project will incorporate traffic calming measures to slow the speed of cars using the road. The reader is referred to Figures III-17, “Village Entry Traffic Calming Concept,” for a graphic representation of how the traffic calming on Safari Highlands Ranch Road near Rockwood Road could be designed. Traffic calming will also be employed on this roadway between Neighborhoods R-3 and R-4, as shown on Figure III-18, “Village

Promenade Traffic Calming Concept.” Figure III-19, “Street Sections A and B – Private Collectors,” and Figure III-20, “Street Section C – Private Collector with Street Median,” show the design widths of the roadway at various points, along with walkways and fire clearing widths. Travel lanes will be 12 feet with additional width for bike lanes and walkways. Traffic calming has been employed in these areas to mitigate any potential for excessive speeds or noises.

Second, the road segment from Safari Highlands Ranch Road to the properties east of the Project will also allow public access. The purpose of allowing public access is two-fold. One, to provide the public with access to Project trails. Two, to allow residents to the east of the Project, ingress and egress to Rockwood Road and the greater community. The existing west-bound segment of Zoo Road from its intersection with the new road to SR-78 will be gated to prevent its use for daily access. The segment would be used for emergency purposes only. Cross sections that apply are shown in Figure 22, “Street Sections D – Private Residential,” and Figure 23, “Street Section E – Emergency Access.” No parking will be allowed along these segments.

Safari Highlands Ranch Road will become an Estate Street in Neighborhoods E-1 and E-2. Cross sections for these segment are shown in Figure III-21, “Private Estate Street with Median and Private Estate Streets.” Sixteen foot travel lanes with no parking will be allowed on median streets and estate residential will be 10 feet with parking allowed. Residential streets within Neighborhoods R-1 through R-5 are shown in cross section D, Figure III-22. Travel lanes will be 10 feet with parking allowed.

Two emergency roads will be provided, to the northwest and south. These will be two lane roads with 24 feet of pavement on a 30 foot right of way with grades and radii satisfactory to the Escondido Fire Department. Cross section E on Figure III-23 depicts this design.

Exceptions to design standards have been proposed along the entry road and would be subject to approval by the City of Escondido. The entire road system will be private, and will be maintained by the HOA. Off-site road improvements are discussed in section G 1 below.

## 2. *Water System*

The Project will annex to the City of Escondido service area. Water will be received from the City through the Reed Pressure Zone at a hydraulic grade of 945 feet. The Project’s elevations are at approximately 900 feet ASML or greater, so it will be necessary to increase the hydraulic grade within the Project using a pumping station. The pump

station will be designed to convey a flow equal to that of the maximum daily demand plus fire flow recharge over three days. The station will be designed to convey 793 gpm with a requirement of 300 horsepower.

A water reservoir will be included in the proposed design and will be designed in accordance with the City of Escondido Master Plan (June 2012), resulting in a minimum required storage capacity of approximately 734,800 gallons.

Three hydraulic zones are planned to be used for the Project, numbered 1821, 1500, and 1292 for ease of reference. Water will enter the Project from the main in Rockwood Road which is at a hydraulic grade of 945 feet. A pump station will convey the water to the on-site water tank in the north central site at an elevation of 1,821 feet AMSL. The water from the tank will serve 235 units in the 1821 zone, 87 units using a pressure reducing station in the 1500 zone, and 119 units plus the Village Core through a second pressure reducing station in the 1292 zone. All fire flows will come from the water tank for the lower zones. To create the three water zones from the single tank, three pressure reducing stations will be required. Design parameters may vary in detail when final plans are drawn up for the Project.

### 3. *Wastewater System*

The Project will connect to the City of Escondido wastewater system. The city has existing sewer facilities in Rockwood Road in the vicinity of the Safari Highlands Project. The existing sewer system consists of a 8-inch gravity sewer that extends to the Rancho San Pasqual and Rancho Vistamonte communities and connects to a 12-inch gravity sewer that extends from Rockwood Road south the along the creek, under San Pasqual Valley Road (Highway 78), and south nearly to Old Pasqual Road. At the southwest corner of the intersection of Old Pasqual Road and San Pasqual Road the gravity sewer system discharges into Lift Station 13. Lift Station 13 pumps to an 8-inch force main that extends approximately 11,000 feet in San Pasqual Road from the lift station to the south and west. The force main transitions to a gravity sewer in San Pasqual Road just inside the City of Escondido boundary. From this point, a 10-inch gravity sewer flows west and connects to the 15-inch gravity sewer flowing south in Bear Valley Parkway.

The system will convey wastewater to the Hale Avenue Resource Recovery Facility (HARRF) for processing. All existing and proposed gravity sewers will be designed to convey peak dry weather flow in accordance with the Escondido 2012 Wastewater Master Plan. Based on current regulations, for pipes with a diameter of smaller than 12-inches, the sewers will be designed to convey this flow when half full. For pipes with a

12-inches and larger, the sewers will be designed to convey a peak dry weather flow when flowing three-fourths full by depth. All new sewers will be designed to maintain a minimum velocity of two feet per second at design capacity to prevent the deposition of solids. Construction will follow regulations current at the time of implementation and these design parameters may vary in detail from this design when final plans are drawn up for the Project.

Treated wastewater from HARRF will be re-conveyed to the site to provide non-potable water for irrigation of Project common areas and the fire station. The piping system to deliver this water will be constructed as part of the Project. This system, both within the public streets and the Project's private streets, will be owned and maintained by the City of Escondido.

The wastewater system will provide a range of benefits for the Project and the City of Escondido:

- Reduced Project Demand for Potable Water – The use of recycled water for irrigation will meet 100 percent of the Project HOA's irrigation needs, thereby reducing the need for potable water for this purpose
- Potential Reduction of Potable Water Use by Others -- The re-conveyance pipe system in public roads will be designed to allow other existing or future potential users along the route to use recycled water. Currently facilities along Rockwood Road such as the golf course, school, and the HOAs for the Rancho San Pasqual and Vistamonte neighborhoods do not have access to recycled water
- More Effective Use of Recycled Water – The recycled water produced at the HARRF facility is presently underutilized. The proposed extension of the re-conveyance system will allow large amounts of recycled water to be put to more effective use.
- Fees – The City will still collect a portion of wastewater impact fees from the developer for use of the City's wastewater system
- Effective – The system will recycle close to 100 percent of the water that is recovered, eliminating losses that might occur through conveyance and treatment at a distant facility
- Integration – It can be integrated with other water reclamation efforts such as rainwater capture to increase recoverable water quantities.

#### 4. *Drainage System*

A drainage study and water quality report by Hunsaker and Associates has been prepared for the Project. The drainage report estimates peak runoff in both existing and developed conditions in compliance with the County of San Diego Drainage Design Manual and City of Escondido requirements. It provides the necessary hydrological studies and design solutions to assure discharge of peak runoff at rates not exceeding existing conditions. The water quality report evaluates water quality impacts from the proposed development and recommends mitigation for discharging clean water from the site. It also includes hydro-modification management calculations sufficient to recommend storm water storage to meet the requirements of the 2013 Regional Water Quality Permit R9-2013-001.

Hunsaker & Associates has designed a drainage system to meet current State, Regional Water Quality Control Board, and local regulations. The system includes basins throughout the site to retain and detain water, as needed, to control runoff. The system is shown in Figure III-24, "Conceptual Drainage System." These basins act as both detention and retention basins to slow and sequester runoff. Drainage and storm water control facilities will be owned and maintained by the HOA.

Development of the Project will include measures to meet all of the requirements for water quality as specified by Permit R9-2013-001 and the City of Escondido Storm Water Design Manual Adopted January 13, 2016. Runoff from developed areas will drain into the basin system that is designed to slow peak flow and discharge to rates equal to or less than existing conditions. The basins also provide water quality treatment and hydro-modification management. Water quality treatment is provided, for example, through bio-filtration prior to discharge into natural water courses. Hydro-modification management occurs through storage of storm water within the basins, with outlets that regulate the flow rate and duration of storm water released. These measures reduce the risk of erosion.

Source control and low impact development measures will also be implemented to reduce the pollutant loads carried by urban storm water runoff into the basins, as recommended in the technical reports. Typically these measures incorporate water impervious surfaces and grassy swales to slow and absorb runoff.

## F. Open Space

### 1. *Resource Open Space*

An approximately 757.69-acre resource and HOA maintained habitat open space is proposed to protect sensitive habitats and species, cultural resources, topographic features, and overall connectivity of open space. The open space configuration is shown on Figure I-11, "Conceptual Open Space Design." The prominent west-facing slopes and associated rock outcroppings form the core of the resource open space area. The entire 2.1 mile-long western boundary of the Project is included in open space, excepting the major entry, thereby preserving connectivity with existing offsite open space and undisturbed areas. The major stand of Oaks mixed with Non-native grassland in the southeast is retained in open space. Major drainages are avoided to the maximum extent practicable and impacts are limited to those necessary to create roadway crossings. The open space areas facing east are smaller but are associated with drainages that support riparian habitat. All of them are designed to connect with undeveloped off-site areas to maintain continuity and provide for wildlife movement. Similarly, there is offsite continuity with existing open space to the south.

The open space will be preserved through a conservation easement that will prohibit future development and limit activities to management, emergency response activities, and approved research activity. On-going management will be governed by a Resource Management Plan (RMP) that will be subject to acceptance by U.S. Fish and Wildlife, California Department of Fish and Wildlife, the County of San Diego, and the City of Escondido. The RMP will at a minimum provide for professional management, including activities such as repair and replacement of mitigation species, regularly scheduled maintenance, repair of fencing and signage, selective removal of invasive species, and reporting to regulatory agencies. The RMP will be written and reviewed in conjunction with the goals and provisions of the South County and Draft North County MSCP, and will be consistent with its provisions. Specific provisions of the MSCP to be reviewed will include overall open space preservation, biological resource monitoring, and preserve design, with a focus on species covered by the MSCP.

The resource open space will be owned by the HOA and the HOA will hire a qualified non-profit conservancy such as the San Diego Zoological Society to manage it. Interim funding of the management during the Project's buildout will be met by the developer together with the HOA on a sliding scale proportionate to the number of homes sold and closed. The funding ultimately will be covered by the homeowner's ongoing HOA dues in perpetuity.

A HOA habitat open space of approximately 128.60 acres will also be provided. It will provide a fire safe setting for residents, but will be revegetated with a plant palette emphasizing native vegetation so that the natural habitat value of the area can be maintained. The HOA habitat open space will act as a fuel modification zone II, which will be thinned and provide a fire safe area for firefighters to defend an oncoming fire. This area will also provide habitat that will be useable for the surrounding species and will provide a buffer from any edge effects from the development. As with the RMP, the HOA habitat open space will include supervision and maintenance provisions to be performed by the HOA.

The open space will be designed to protect a maximum area of habitat. Design features will include minimizing the boundary areas of the open space in favor of a large block of area. Corridors will be designed with the awareness that they could be wildlife movement areas. This will be accomplished by avoiding creating pinch points and habitat cul de sacs and by maintaining corridor widths as much as possible around natural pinch points. Where the Project roadway must bridge drainages, wildlife movement tunnels and fencing will be used to maintain and direct movement patterns. See the Project Biotechnical Report for more detail.

## 2. *Recreation Open Space*

Recreation is an important element in the Project design in order to emphasize enjoyment of views and a sense of the outdoors that the site affords. This will be achieved by (1) providing extensive facilities, and (2) interconnecting these elements into a network that is accessible, convenient, and attractive. The main feature of the recreational design is the community recreational center and park. This location is accessible to vehicles, bicyclists, and pedestrians from within the Project, and is associated with uses that make it a desirable destination from which to participate in outdoor activities, such as hiking, informal sports activity on the turf areas, tennis, swimming, dining, family celebrations, or small public events.

A neighborhood park system encourages local participation. They are closely connected with the local neighborhoods by walks and encourage participation because they are well marked and landscaped. Finally the walks and trails are connected to residential streets and Safari Highlands Ranch Road in a unified system so that sidewalks and walks and trails lead to desirable locations and have access to the main circulation system.

## G. Offsite Improvements

### 1. Circulation

Primary access will be provided via Safari Highlands Ranch Road from Rockwood Road onto the southwest corner of the site. The construction of Safari Highlands Ranch Road will use the technique of landform grading, creating knolls and hills bordering the road in order to screen the visual impacts of the road from the neighboring communities. In addition, the Project would reconstruct Hole 14 of the Eagle Crest Golf Course (by separate permit) into a signature hole for the course. The improvements may include aesthetically pleasing recycled water features that will help to alleviate roadway noise impacts to the neighboring homes. The road will continue from the eastern-most point of Rockwood Road and trend east and north as it ascends to the Project area. Once it reaches the plateau, the road will pass the Village Core. The public portion of the road will terminate at a gated entry that will include a gatehouse and turnaround.

Emergency only access will be provided from two points: Stonebridge Road to the northwest and Zoo Road to the south.

Stonebridge Road is currently an unpaved private access road across the Beacon Sun Avocado Ranch. This road is currently a private maintenance road that is inaccessible and unmaintained. However, with the construction of the Project the road will be improved to Fire Department standards as noted above. A connection will be provided from Neighborhood PA E-1 to this road that will be gated. The gate will be equipped with a Knox-box or similar device that will allow the fire authorities to open the gate on demand.

Zoo Road is an existing paved two-lane road that connects Safari Park and several homes in the hills to the northeast with SR-78. The Project will improve the road where needed to meet Escondido Fire Department standards. Generally speaking, these improvements will be to widen the road to approximately 24 feet north of Old Battle Field Road, at a grade acceptable to the fire authority, with appropriate drainage appurtenances. The gates will be equipped with a Knox-box or similar device that will allow the fire authorities to open the gate on demand.

### 2. Offsite Circulation

Existing area traffic conditions have been evaluated in *Traffic Impact Analysis Draft: Safari Highland Ranch* (September 13, 2016) prepared by Linscott Law and Greenspan, Engineers, to which the reader is referred for a detailed discussion.

Regional access to the area is from San Pasqual Road (SR 78) lying roughly two miles west of Project. From San Pasqual Road, local access to the Project site is via Cloverdale Road to Rockwood Road. An existing easement for Project access off of Rockwood Road passes east of the Rancho Vistamonte community from Rockwood Road then arches behind the existing neighborhood, traversing the hillside above the development. However, the Project plans to utilize a new access granted by the Eagle Crest Golf Course that will move the Project's main entry west of the subdivision and off the hillside. Relocation of Safari Highlands Ranch Road would remove the visual impact of a road traversing across the visually prominent hillside behind Rancho Vistamonte. As stated above, the access across the Eagle Crest Golf Course will use landform grading to limit the visual impact of the proposed road alignment. Extensive landscaping is planned to be consistent with existing golf course landscaping to provide visual consistency. A noise assessment is being conducted to evaluate the need for measures to reduce traffic noise. Control options include use of rubberized asphalt, short walls of masonry or other materials, elevated roadway gradients, landscaping, and traffic calming measures

A preliminary analysis of current and projected traffic conditions was conducted between March and June of 2014. Included in this study was a focused study area representing the roadway network within the immediate vicinity most susceptible to Project impacts. This assessment was undertaken to identify significant impacts and existing issues within the focused study area under existing and Year 2035 conditions, and to assess mitigation that could address negative effects. Additional impacts or issues may be identified when the Project study area is analyzed under Near-Term and Year 2035 conditions in a full traffic impact analysis.

Seventeen intersections and eighteen street segments were analyzed and are identified in Figure II-7, "Area Circulation." This includes all key roadways in the vicinity.

The local circulation network falls under four jurisdictions, which are the City of Escondido, County of San Diego, the City of San Diego, and the State of California Department of Transportation (CalTrans). Figure II-2, "Project Area Jurisdictions," shows the location of these jurisdictional boundaries in relation to existing roadways. These jurisdictions will have approval authority over offsite improvements within their respective boundaries. The Project has coordinated with each jurisdiction with respect to the roadways within their area of control. Descriptions of the roadways in the area are provided in Chapter II C.

Project trips consist of vehicular trips on the street system, which begin or end at the Project site and are generated by the proposed development. The Project traffic

generation calculations were conducted using the trip generation rates published in the SANDAG's "Not so Brief Guide of Vehicular Traffic Generation Rates for San Diego Region" (April 2002). Table III-1, "Project Trip Generation," is a summary of Project traffic generation. As tabulated the proposed Project is calculated to generate 5,907 daily trips with 500 trips (159 inbound, 341 outbound) in AM peak hour and 589 trips (409 inbound, 180 outbound) during PM peak hour according to SANDAG's generation rate.

Existing traffic volumes were assessed and the projected Project traffic was added to provide a concept of how the Project would affect intersection and road segment operations. Traffic operations are generally assessed in terms of Level of Service (LOS), with ranking from A through F. LOS A is the best level of service while LOS F is an unacceptable level of service. The Escondido General Plan states in Chapter 1 Vision and Purpose, Section G, Quality of Life Standard 1 that while it is most desirable for Escondido roadways to operate at a minimum of LOS C, LOS D will be used for assessing the significance of impacts to the roadway system. It also acknowledges that due to a range of circumstances, alternative levels of service may be appropriate for isolated areas. The following analysis is provided for general informational purposes and represents the best data available at this time (October 2016). The Final Environmental Impact Report (FEIR) for the Project will present the definitive impact and mitigation assessment for the Project's traffic.

AM and PM intersections operating under existing conditions are calculated to currently operate at levels ranging from A through F. Table III-2, "Near-Term Intersection Operations," shows these levels in the "Existing" column. Impacts could occur at various intersections and from cumulative impacts. The Project design addresses these impacts with a range of traffic improvement measures noted below.

Street segment results are summarized in Table III-3, "Near-Term Street Segment Operations" Study-area street segments operate at acceptable levels with two exceptions, shown in grey, creating direct and cumulative impacts. The Project design addresses these impacts with a range of traffic improvement measures.

Traffic improvement measures currently proposed are:

- a. Intersection #1. Rockwood Road/ Cloverdale Road – Install a traffic signal and restripe the westbound approach to provide one left-turn lane and one shared left-turn/right-turn lane. The south leg of the intersection in the southbound direction shall be restriped to provide an additional receiving lane for the turn left-turning traffic from Rockwood Road. Or a roundabout could be installed.

- b. In addition, the Project shall construct a raised median or provide a second westbound lane along Rockwood Road between Cloverdale Road and San Pasqual Union Elementary. Once completed, either of these improvement would provide for a total daily capacity of 19,000 ADT. No widening would be necessary. As shown in the post-mitigation analysis provided at the end of this report, this improvement would improve operations along this segment from LOS D to LOS B.
- c. Intersection #9. San Pasqual Valley Road (SR 78)/ Citrus Avenue – Prohibit southbound left-turns from Citrus Avenue to eastbound San Pasqual Valley Road (SR 78) via signing and striping. These traffic control measures would prohibit southbound left-turning vehicles resulting in the rerouting of trips currently making this maneuver.
- d. Intersection #10. San Pasqual Valley Road (SR-78)/Summit Drive
- e. Mitigation measures for proposed intersection modifications will be subject to the Caltrans Intersection Control Evaluation (ICE) policy. The ICE evaluation will determine whether a roundabout or a traffic signal is a better fit for this intersection.
- f. Intersection #11. San Pasqual Valley Road (SR 78)/ San Pasqual Road/Cloverdale Road – The Project should widen the eastbound approach to provide dual left-turn lanes. The north leg of the intersection in the northbound direction should be widened to provide an additional receiving lane for a length of approximately 650 feet plus a 150-foot transition lane. The additional receiving lane would improve traffic flow onto northbound Cloverdale Road.
- g. Intersection #17, San Pasqual Road/Sierra Linda Drive/Ryan Drive-The Project should signalize the intersection. This signal will improve this existing LOS D intersection to LOS A after the signal is installed. The Project is contributing only 14% of the traffic at this intersection.
- h. Felicita Avenue/17th Avenue: Escondido Blvd. to Juniper St –
- i. The Project should pay a fair share toward the City of Escondido Capital Improvement Project: Felicita and Juniper from Escondido to Chestnut widening project, per the Fiscal Year 2008/2009 Five Year Capital Improvement Program and Budget.

- j. Segment #13. Felicita Avenue/17th Avenue: Juniper Street to San Pasqual Valley Road (SR 78) – The Project should provide the following striping enhancements to this roadway segment:
  - k. Stripe an EB right-turn pocket at Lendee Drive
  - l. Extend the two-way left-turn lane eastward to the City/County boundary to allow for WB left-turns into the easternmost driveway accessing the Emmanuel Faith Community Church
- m. Segment #16. Via Rancho Parkway: San Pasqual Road to Beethoven Drive – The Project should provide the following:
  - i. Lengthen the southbound right-turn pocket to extend it by an additional 50 feet approaching Beethoven Drive. Also lengthen the northbound right-turn pocket by 50 feet at the Via Rancho Parkway / San Pasqual Road intersection

Additional design measure would include:

1. Traffic calming on Safari Highlands Ranch Road
2. Strip high visibility crosswalks at the Rockwood Road/Old Ranch Road intersection, and
3. Stripe high visibility pedestrian crosswalks at the Rockwood Road/Old Ranch Road intersection

Details are provided in the traffic analysis provided for the Project by LLG dated. The FEIR for the Project, as mentioned, will make the ultimate determination of impacts and mitigation. Appropriate permits from the various jurisdictions will be obtained prior to work in their rights- of way. Improvements to public roads will be made in accordance with the requirements of the jurisdiction in which they occur. Improvements will be owned and maintained by the respective jurisdictions.

The Project is consistent with the City's General Plan Land Use Element and corresponding Specific Plan #4, designating this site for residential uses at the density proposed. Therefore, the buildout volumes and analysis presented in this report are representative of the operations forecasted per the adopted General Plan. Buildout traffic volumes were obtained from the City's Mobility Element traffic model for Year 2035. This model was utilized because it includes the approved land uses associated with the City of Escondido's approved General Plan (adopted in 2011). The model also

accounts for the Mobility Element network proposed at buildout of the City's General Plan. The following section discusses the specifics of the network assumptions.

A year 2035 condition was assessed to look at traffic levels from a cumulative perspective. Table III-4, "General Plan Year 2035 Street Segment Operations," summarizes the Year 2035 street segment operations. Operations shown represent those of the City's General Plan and are provided for informational purposes only. Since there is no increase in traffic from the City's General Plan, there are no long term impacts attributable to the Project.

The traffic analysis also assessed existing traffic issues in the vicinity to determine if the Project could contribute to their solution. Two issues were identified.

1. It would be desirable to avoid using the Vistamonte Avenue route to provide access to the site, in order to avoid impacts to the Rancho Vistamonte neighborhood.
2. The community has expressed concern about existing traffic speeds, congestion, and safety in the vicinity of San Pasqual Union School.

The Project is responsive to these issues and proposes to incorporate the following measures to lessen the noticeable effects of the Project and address other operational and safety issues. A new primary Project entry will be created approximately 302 feet west of Vistamonte Avenue. This distance is in conformance with the minimum separation allowed for adjacent streets as set by the City of Escondido.

The Project has elected not to use the existing irrevocable offer of dedication across the Rancho Vistamonte open space due to negative community input. Instead the Project chose to use a much less visually impactful route across the Eagle Crest Golf Course Hole #14. The relocation will have the effect of placing traffic at a new intersection removed from Rancho San Pasqual on the west and Rancho Vistamonte on the east. Depending on the results of the analysis at this intersection (to be presented in the Project's full Traffic Impact Analysis study), additional turn lanes, signalization, and/or widening may be needed. Congestion at the school is addressed in the next section.

#### H. Grading and Construction

Earthwork is expected to be balanced on site. Figure III-5, "Tentative Map," shows Project development in relation to existing topography. Cut slopes are proposed at a maximum inclination of 1.5:1 (horizontal: vertical). Fill slopes are proposed at maximum inclinations of 2:1. These slopes are associated with Project access points and drainage crossings. A range

of grading techniques will be used including contour grading and terracing, to reduce overall grading. All slopes will be planted for erosion control and major slopes will be landscaped in accordance with an approved landscape plan.

The granitic and metamorphic formations generally exhibit adequate bearing and slope stability characteristics. Cut slopes excavated at an inclination of up to 2:1 should be grossly stable to the proposed heights if free of adversely oriented structural features (e.g. faults, joints, fractures).

Seismic conditions on the site were studied and an overall risk assessment was made. While no immediate risk was detected, seismic design of the structures will be evaluated in accordance with the California Building Code (CBC).

Potentially compressible topsoil, colluvium and alluvium are present and will require remedial grading where structural improvements are planned. Grading for crossings will avoid riparian areas where alluvial deposits may require remedial grading. The preferred construction method for crossing will be boxed or arched culverts to preserve seasonal water flow and animal movement. See the Project Biotechnical Report for more detail on the under crossings.

Specific site and soil conditions such as the risk of rock fall and liquefaction potential will be analyzed in the normal course of grading. In the event that issues are identified in construction areas, remedial action such as grading and/or geotechnical ground improvement techniques will be employed. The proposed excavations in the formational materials should be stable if free of adversely oriented structural features such as faults, fractures or joints. All cut slope excavations will be observed during grading by an engineering geologist to confirm that soil and geologic conditions do not differ significantly from those anticipated. Fill slopes constructed from properly compacted soils should possess acceptable stability if inclined at 2:1 or flatter. The Project will follow the recommendations of a soils engineer in the assessment of soil stability.

A Construction Management Plan will be provided that will designate staging areas, establish truck traffic management patterns, and provide vehicle maintenance requirements, among others.

I. Availability of Public Services

1. *Water*

Water service is available to the Project from the City of Escondido.

2. *Wastewater Disposal*

Wastewater disposal service is available to the Project from the City of Escondido.

3. *Police*

Police service is available to the Project from the Escondido Police Department.

4. *Fire*

Fire service is available to the Project from the Escondido Fire Department.

5. *Schools*

The Project is located in two school districts. School services are available for 319 proposed units in the south part of the site from the San Pasqual Union School District and Escondido High School District. School services are available for 231 proposed units in the north part of the site from the Valley Center – Pauma Unified School District.

6. *Library*

Library services are available from the City of Escondido.

7. *Recreation*

Recreation services will be provided by the Project in the form of trails, parks, and a private recreation area.

8. *Solid Waste*

Escondido Disposal, Inc. is a private company that provides solid waste handling to the area under contract with the City of Escondido. The company uses an integrated waste management technique that is characterized by a combination of waste disposal and waste diversion. As such it operates disposal programs and recycling programs

9. *Energy*

Gas and electric services will be provided by San Diego Gas and Electric, which has facilities in the area.

#### *10. Phone*

Phone service has diversified exponentially in the last decade so that a range of phone services are available in the area. Land lines are available from AT&T. A range of cellular phone providers such as AT&T, Cox Cable, and Verizon are available to area residents.

#### *11. Cable*

Times Warner Cable provides cable TV services in the area. As with phone service, a wide range of alternatives are available beyond traditional cable. These include satellite TV through providers such as Dish<sup>®</sup> and Direct TV<sup>®</sup>.

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#### IV. Governing Policies

##### A. Land Uses

###### 1. Residential Uses

Residential land uses will be restricted to the areas shown in Figure III-4, "Project Land Uses." The following restrictions will apply:

1. The maximum number of residential lots that will be permitted is 550.
2. One single family dwelling unit will be permitted per lot.
3. The minimum lot size will be 7,000 square feet.
  - a. Minimum lot width will be 70 feet, excepting flag lot and cul de sacs.
    - i. Flag lots may be created provided: (1) the body of the lot has a minimum width of 70 feet, and (2) the lot access to a private street has a minimum width of 20 feet.
    - ii. Cul de sacs may be created provided lot frontage on the cul de sac is a minimum of 60 feet.
4. Dwelling units may be up to two-stories. Two-story dwelling units may not exceed 35 feet in height with chimneys, or other appurtenances. Homes in this Project will be designed to be 28 feet or less in height at the roofline. Lots located on the west-facing perimeters of Neighborhoods PA R-1 and PA R-2 will be subject to the following limitation related to their second story:
  - a. Dwellings will step back the second story from the westerly direction a minimum of 10 feet. Alternatively reductions may be obtained by use of the variable front and rear yard setback allowed for homes with this restriction, as specified in Table I-5, "Neighborhood Development Standards."
5. Each lot will take access from a private street.
6. Accessory structures will be allowed in accordance with the City of Escondido Zoning Code Section 33-163.
7. Front and rear yard setbacks will be variable and will equal a minimum total setback as defined in Table I-5.

8. Yard restrictions:

- a. Front yard: Vehicle parking will be restricted to the driveway portion of the front yard.
- b. Side yard: A side yard adjacent to a street will have a minimum width of 10 feet. Vehicle parking will be restricted to the driveway.
- c. Projections into yards are limited as follows:
  - i. Fences and walls are allowed provided they conform to both City of Escondido Zoning Code Section 33-1080, and architectural and landscaping design guidelines in Chapter V of this SPA.
  - ii. Architectural elements may protrude up to six (6) feet into yards. These elements include features like porches, decks, balconies, bay windows, chimneys, buttresses, beams, eaves, trellises, and articulations such as pilasters. Balconies, porches, decks, and built-in elements such as outdoor food preparation areas may project up to eight (8) feet into the rear yard.

9. Building requirements are as follows:

- a. Architectural design will be generally modeled on four styles: Santa Barbara, Spanish Colonial, Monterey Ranch, and Italian Tuscan. Descriptions of these styles with visual examples are provided in Chapter V of this SPA.
- b. Lot coverage will be limited to up to 65 percent of the lot area.
- c. Building materials will have the following characteristics:
  - i. Exterior materials will complement the architectural design styles specified above.
  - ii. The use of sustainable materials will be emphasized, as detailed in Chapter V of this SPA.
  - iii. Exterior materials will include finishes and colors that are consistent with the color palette and architectural styles specified above.

## 10. Accessory Uses

- a. An accessory use shall be a building, part of a building or structure, which is subordinate to and the use of which is incidental to and detached from the main building, structure or use on the same lot. If an accessory building is attached to the main building either by a common wall, or if the roof of the accessory building is a continuation of the roof of the main building, such accessory building shall be considered a part of the main building.
- b. Accessory uses and structures are permitted provided they do not substantially alter the character of the principal use or structure. Typical accessory uses that are allowed are:
  - i. Buildings such as garages, lath houses, gardening sheds, storage sheds, recreations rooms, and other structures customarily used in conjunction with the principle use or structure on the site.
  - ii. Recreational facilities such as:
    1. Swimming pools
    2. Tennis courts without nighttime lighting
  - iii. Guest house or casita provided the lot area is a minimum of 20,000 square feet.
  - iv. Buildings or casitas to serve as a living quarters for person(s) deriving a major source of their income from employment on the premises, provided the lot area is a minimum of 20,000 square feet.
  - v. Second dwelling units, subject to the provisions of Article 70 of the city of Escondido Zoning Code.

## 11. Parking Requirements

- a. Each residential lot will have a garage capable of storing a minimum of two automobiles.
- b. Parking or storage of recreational vehicles (RVs) such as campers, boats on or off boat trailers, motor homes, or similar vehicles intended for

recreation use or as a mobile living space will not be permitted in the residential area, except as follows:

- i. Recreational vehicles may park in front of the residence for which it is present for a maximum period of 72 hours in any 30 day period.
  - ii. Commercial vehicles may park in front of the residence for which it is present for a maximum of 48 hours.
- c. Parking in conformance with Americans with Disabilities Act requirements will be provided at the fire station, park, and private recreation facility parking areas.
  - d. Preferred parking for electric vehicles will be provided at the private recreation facility parking areas.
    - i. A minimum of one charging station for electric vehicles will be provided in the parking area for the private recreation facility.

## 12. Residential Sales Office

- a. A temporary sales complex may be established within the Project area. It may consist of a sales office, parking area, temporary signage, and up to five model homes per neighborhood.

## B. Commercial Uses

1. A commonly owned commercial space may be constructed and operated or leased by the Safari Highlands Homeowners Association (HOA) within the Village Core of the Project. This use is intended as an accessory to the private residential area to improve convenience and reduce traffic trips.
2. The building accommodating the use shall be one story.
3. The facility will not operate between the hours of 11 PM and 7 AM.

## C. Entries

1. The Major Entry will provide the following features:
  - a. Major entry road will be constructed to local collector standards, as defined in the County of San Diego General Plan Mobility Element.

- b. The roadway will provide bike lanes in each direction.
  - c. Landscaping and entry monumentation will be provided.
  - d. The architectural style of structures and fences will be consistent with architectural details provided in Chapter V.
  - e. Sidewalks or walkways will be provided from the intersection with Rockwood Road to allow pedestrian access to the Project. Sidewalks will connect to existing sidewalks on the north side of Rockwood Road in front of the entry.
2. The private entry will provide the following features:
- a. A turn around will be provided to allow vehicles not proceeding through the gate to turn around.
  - b. The entry will be landscaped.
  - c. The architectural style will be consistent with design measures detailed in Chapter V.
3. Neighborhood Entries
- a. An entry monument will be provided for each neighborhood, PA R-1 through PA E-2.
  - b. Monuments will be situated adjacent to or on the median of the main Project road.
  - c. Neighborhoods PA E-1 and PA E-2 will be provided with an additional monument indicating arrival at the estate portion of the Project.
  - d. Entries will be distinctive so as to give each neighborhood a sense of identity and arrival.
  - e. Entries, neighborhood landscaping, and neighborhood parks will present internally consistent features such as shared themes, tree types, and vegetation density.
  - f. Entries will be consistent with the design guidelines in Chapter V.

- D. Private Recreation Facilities
  - a. A private recreation facility will be provided for Project residents.
  - b. It will be located adjacent to the fire station
  - c. The facility will consist of both structures and outdoor recreation areas.
  - d. The recreational building may include:
    - i. Recreational activity room, TV room
    - ii. A kitchen
    - iii. Restrooms
    - iv. Library, reading room, or group meeting room(s)
    - v. Pool house with lockers or changing rooms
    - vi. Recreation rooms supporting uses such as use of exercise equipment, group exercise, table tennis, pool tables, or card room
- 5. A special events building may be provided as an additional recreation area facility to accommodate events such as weddings and celebrations.
  - a. It will be single story with a maximum height of 25 feet.
  - b. Features may be included in the special events building that would facilitate a special event such as:
    - i. A food preparation area with sink and ovens
    - ii. Restrooms
    - iii. TV room or lounge
    - iv. Fire place or other decorative features
- 6. Outdoor amenities that may be included are:
  - a. A swimming pool with maximum dimensions of 25 by 50 yards
  - b. A wading pool with maximum dimensions of 15 by 20 yards
  - c. A sun deck area associated with the swimming pool

- d. Jacuzzi
  - e. Courts for tennis, volleyball, badminton, or basketball
    - i. Courts will be regulation size
    - ii. Up to four (4) courts of any type may be constructed
  - f. Gazebos, ramadas, and covered walks
  - g. Outdoor sculptural or decorative art
  - h. BBQs, picnic tables, exercise stations, and benches
7. Parking in compliance with the City of Escondido parking requirements will be provided. Specific features to be provided are:
- a. ADA-compliant parking
  - b. An electric vehicle charging station
  - c. Preferred parking for electric vehicles
  - d. Bicycle racks
8. The water delivery system pumping facilities and water tank will be located away from residential areas:
- e. The water tank for the Project will be a maximum of 35 feet high
  - f. The tank will be painted with earth-toned colors to match the surrounding topography or vegetation
9. The recycled water pumping facilities will be located away from residential areas.
10. An enclosed trash area will be provided in compliance with the design guidelines outlined in Chapter V.
11. The recreation facility structures, including buildings and ancillary structures such as gazebos and ramadas, will conform to the architectural guidelines detailed in Chapter V.
12. The facility will be landscaped in accordance with landscaping guidelines in Chapter V.

13. Exterior lighting will be provided that is necessary for safety.

5. *Trailheads, Trails, and Viewpoints*

1. A system of trailheads, trails, and viewpoints will be provided.
2. The system will be open to the public but will be owned and managed by the HOA for the Project.
3. A trailhead will be located at the Village Core and marked with directional signage at the parking area.
4. Other trailheads may be located in the Project to provide a coherent trail master plan.
5. Trailheads may include amenities such as a benches, shade structures, and/or message board type signage or kiosk for the purpose of informing hikers about the trail and the community.
6. Trailheads may be provided with lighting for public safety.
7. Trails will conform to the City of Escondido Master Plan for Parks, Trails, and Open Space (1999). At a minimum, the trail system will consist of two components. The first will be a landscaped walk that parallels Safari Highlands Ranch Road from Rockwood Road in the southwest to Neighborhood E-2 in the north. The second will be trail segments from the Village Core extending to the west.
8. Trails will range from 5 to 8 feet in width depending on intended use. A conceptual trail layout is provided in Figure I-13. Additionally,
  - a. Trails will include appropriate construction features, such as steps and drainage channels, as needed, to control erosion
  - b. Trials may include directional and informational signage such as trail name and length
9. Viewpoints may be provided at appropriate locations. These may include benches, safety fencing, and/or signage
10. Grading and construction will be minimized to preserve the rural nature of trials and their surroundings.

11. Natural construction materials such as DG, stone and wood consistent with the rural setting will be used as needed.
12. Signage for trailheads, trails, and viewpoints will be painted in earth toned colors and will complement the natural setting in which they are located.
13. Public parking associated with the trailhead in the Village Core will be in conformance with City of Escondido requirements for parking lot design.

6. *Neighborhood Parks and Pocket Parks*

1. A series of neighborhood or pocket parks will be provided. These parks will be privately owned and operated by the HOA.
2. All neighborhood parks will be integrated with the proposed circulation system by either a roadway, sidewalk, walkway, or trail.
3. The design of each park will be consistent with the neighborhood in which it is located.

7. Resource Open Space

1. A resources open space area will be established to protect biological, cultural, visual, and land form resources.
2. The open space will protect sensitive resources as follows:
  - a. Uses will be limited by easement
  - b. Restrictions will not permit building or road construction, trespass, removal of vegetation, or other uses except as specifically provided for by the easement. Typical allowed uses are enumerated in Point 3 following
  - c. Fencing and signage, as appropriate, will be used to prevent intrusions where they are most likely to occur
  - d. A Resources Management Plan will be provided to oversee ongoing activities which may include patrolling, maintenance, and reporting
3. Uses typically would be limited to the following:
  - a. Patrolling for the purpose of habitat and maintenance assessments

- b. Habitat conservation and restoration purposes such as biological surveys, removal of invasive plants, and planting and maintenance of restoration areas
  - c. Fire suppression activities
  - d. Maintenance of drainage facilities and other infrastructure related to the Project
  - e. Use of existing easements by others, as permitted by law
  - f. Hiking on pre-established trails, per the Project tentative map
  - g. Activities under the Resource Management Plan will be carried out under the direction of the home owner's association (HOA) by a qualified third party that will provide stewardship of the resources open space. The HOA will exercise ownership responsibility and it will hire a qualified resource management specialist to manage the open space on an on-going basis. The qualified resource management specialist will have a minimum of five years of experience in managing designated open space areas as described in the Resource Management Plan.
4. Resource open space can consist of either lots dedicated exclusively to this purpose, or specifically designated areas on private lots.
- a. Open space on private lots will be encompassed in the resource open space easement(s) covering dedicated open space lots.
  - b. The restrictions listed above will apply to both dedicated open space lots and specifically designated open space areas on private lots.
  - c. Revegetation of manufactured slopes in Zone 1 of the fire protection plan will be permitted, in conformance with the Fire Protection Plan. Management of Zone 2 of the fire protection plan is addressed in point 6 below
5. An HOA habitat open space area corresponding to Fuel Modification Zone II of the fire protection plan will be established to provide a fire protection buffer, and to protect biological, cultural, visual, and land form resources.
- a. Protections will be provided as outlined in Points 7.2 through 7.5 above, with the following exceptions:

- i. Thinning of vegetation will be allowed to provide a fire protection buffer between resource open space and the built environment
- ii. The area will be revegetated with native and non-native but fire authority-approved plantings with the goal of maximizing its natural habitat value while providing required fire protections
- iii. The HOA habitat open space will either be managed by the HOA under a plan approved by appropriate agencies, or it will be managed as part of the RMP as outlined in 7.3(g) above.

## 8. *Circulation*

1. The circulation system shall be designed in accordance with the City of Escondido Mobility Element of the General Plan. Road design will follow the cross section designs presented in Chapter 3 of the Specific Plan
2. The circulation systems shall incorporate a multi-modal approach that will include provision for pedestrian and bicycle use.

### I. Sustainability

1. Sustainability shall be pursued as a Project objective
2. Construction will conform to the relevant 2016 Title 24 provisions for sustainable construction and any subsequent revisions
3. Sustainable design measures will be incorporated to the greatest extent possible as detailed in Chapter V.

### B. Modifications

1. Homeowners will obtain HOA approval for exterior improvements in accordance with HOA CC&Rs. HOA approval for improvement does not obviate the requirement for relevant permits from the City of Escondido.
2. The Specific Plan by its nature is a general document and while the above regulations are meant to be comprehensive, they are not meant to be all inclusive. Issues that arise outside the provisions provided here are expected to conform to the general tenor of City of Escondido General Plan text for SPA 4 and this Specific Plan, as represented by the Project Objectives, the regulations provided here, and the design guidelines in Chapter V. Flexibility in interpreting the above regulations is implied.

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## V. Design Standards and Guidelines

### A. Purpose

Landscape, architectural and construction planning for the Project will be guided by the design standards and guidelines of this chapter. The purpose is to ensure a high quality, aesthetically pleasing, and sustainable planned environment for the residents of the Project. More specifically, the objectives of these guidelines are to:

- Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals during the implementation and construction phase(s) of the Project
- Provide a framework for the preparation of Covenants, Conditions and Restrictions
- Provide guidance in formulating precise development plans and all residential components of the Project

Provide the City of Escondido with the necessary assurances that the Project will be developed in accordance with the quality and character proposed in this specific plan document

These standards and guidelines are meant to compliment but not supersede the development regulations provided in Chapter IV.

### B. Overall Design Themes

The overall community design theme is established by City of Escondido General Plan, the natural features of the site, and the character of the existing community. The City's General Plan text states that "the SPA envisions an upscale, large lot single-family residential community, organized around a comprehensively planned open space." Design considerations defined in the text can be summarized as follows:

- Provide a system of open spaces including recreation areas and permanent open space
- Minimize grading and prohibit development on skyline ridges
- Maximize the use of native vegetation in landscape plans, and
- Coordinate with regional open space planning efforts

The design theme of the landscape concept plan will unify and reinforce the upscale community theme through the design of streetscapes that incorporate informal patterns of naturalized street trees, entry monuments using natural materials, and historical landscape areas using site specific native and naturalized plant palettes. The circulation plan will be designed so that roadways flow with the natural terrain while avoiding steep slopes and ridgelines wherever possible. The landscape theme will reinforce this flow by incorporating agriculturally-themed grove trees along roadways, use of native vegetation, and a focus on transition zones between the built and natural environments. Details are provided in Section C.

The architectural design theme will achieve an upscale approach by integrating the historically rural setting with the rich and varied architectural forms and styles associated with traditional European and early Southern California design. It will employ four styles that have long defined the integration of luxury homes in rural southern California settings. These are commonly known as Santa Barbara, Italian/Tuscan, Spanish Colonial, and Monterey Ranch. Details are provided in Section D.

The existing environmental setting of Safari Highlands Ranch includes hills of coastal sage scrub and southern maritime chaparral which are bisected by riparian drainages that support oaks, sycamores, and cottonwood among others. This setting provides the inspiration for a rural landscape design theme that emphasizes the integration of the Project with open space resources. The natural theme will be reinforced through the use of drought tolerant and naturalizing plant materials to transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. Revegetation of selected areas with native plant palette will provide naturalized habitat for sensitive species in the area. Table V-1, "Native Planting Palettes," outlines the range of plants planned in revegetated areas. The use of reclaimed water to irrigate the landscaping will enhance the environmental and sustainable components of the Project.

The General Plan text for SPA 4 states that the community benefits that are necessary to justify the increased density must be commensurate to comparable developments. The adjacent Rancho Vistamonte Specific Plan project provides a guide to the quality and character of amenities that are anticipated called for by the General Plan text. The features that made that community distinctive, such as public benefits, open space, retention of thematic elements reflective of the areas character, as well as careful landscape and architectural design, will be carried through and amplified by the Project through its attention to the landscape and architectural standards detailed below.

Sustainability is an important underlying theme for the Project and has been incorporated into all aspects of the Project design. Community landscaping will be designed to use water efficiently and to use recycled water where available. Architectural styles are adapted to the arid Southern California conditions, and emphasize features such as roofing tiles and insulating stone and stucco that conserve energy by reducing the need for heating and cooling. Construction methods used will emphasize sustainability. Examples of these are:

- using local vendors and materials
- the use of recycled materials or materials with high pre- or post-consumer recycled content
- specification of readily renewable resources, certified wood, and sustainably manufactured materials
- requiring the use of efficient controls on heating, air conditioning, and lighting systems, and
- the use of insulation with high R values and specification of glazing (windows) with high ratings for reflectivity and insulating capacity.

### C. Landscape Design

#### 1. General Concept:

Landscape design themes for the Project will emphasize the upscale character of the Project, integrate the built and natural environments, and will reflect the rural and development portions of the current community setting.

Figure I-1, "Illustrative Site Plan,"

provides an overview of the landscaping design themes for the Project. Figure I-12, "Conceptual Landscape Maintenance Plan," shows a range of possible design features, their locations, and probable maintenance activity associated with them.



The overall community design theme is thus established by the natural site features, the circulation plan of flowing streets and trails, and an extensive landscape master plan. These plans integrate development with the natural features of the site and allows for extensive open space preservation. Groves and naturalized plantings are planned along

major streetscapes and adjoining slopes. These will reflect the agricultural heritage of the San Pasqual Valley areas. Accent plantings of Oaks and Sycamores will occur at drainage crossings where these trees naturally occur. Traditional materials such as stone and wood that complement the natural and rural setting will be used. The community theme is also reinforced through the design and landscaping of recreation areas, trail heads, the use of groves and drought tolerant and naturalizing plant materials to transition to natural open space areas. Sustainability is emphasized by the use of a range of conservation techniques, as discussed below.

## 2. *Water Conservation:*

The community landscape will be designed for efficient use and conservation of water resources. Recycled water from the City of Escondido will be used for irrigation throughout the common areas of the Project, and will be provided to the fire department. The use of this on-site treated reclaimed water will greatly reduce the need for imported potable water. All irrigation systems will be designed to use the latest weather-based control technologies and the most efficient distribution systems. These irrigation technologies include:

- Drip irrigation
- Low precipitation heads, bubblers, and high efficiency sprays that minimize water loss through evaporation.
- Centrally controlled and/or Weather Based Irrigation Controller systems
- Automated master valve closure and flow sensing technology to limit waste and damage caused by leaks or damaged equipment
- Use of an internet- based centrally controlled irrigation system

Plantings will be grouped into hydrozones according to water requirements to better ensure water is used efficiently. The planting palette will emphasize native drought tolerant plant species and the plan will call for bark mulches or other ground cover that assists in the retention of water. Turf grass will be limited to areas of active play and not used in areas for pure aesthetic function. Rain-water capture technology will also be available as an option to allow the use of rainwater to irrigate homeowner landscaping.

### 3. *Preserving Natural Land Features:*

Drainages and natural rock outcroppings will be preserved wherever possible. They will be in open space except where road crossings are required. Major drainages will be bridged with box culverts to avoid obstructing seasonal water flow and preserve animal crossings. The approaches to these crossings will be landscaped to compliment the native vegetation at each area. Rock outcroppings will be avoided and protected in open space. Those in the path of improvements will be repurposed as feature elements. Re-use of onsite stone for walls, boulder elements, facades and art will be a priority and enhance the effect of blending the site into the natural surroundings.

Existing mature trees will be preserved onsite where ever possible. There will be an extensive effort and/or requirement to re-establish the Coast Live Oak Woodland trees disturbed onsite as well as other revegetation efforts within sensitive habitats as referenced in this Specific Plan in Section 4(4)b below.

### 4. *Common Area Landscape and Plant*

#### *Palettes:*

A consistent landscape theme will thread throughout common areas, serving as a link for the various Project land-uses. The Project's themed plant palettes, signs, and site furnishings will be used in community recreation areas such as parks and trailheads, streetscapes, entries and slopes to create a



cohesive community identity. Common area landscapes and recreational areas will be linked by a network of trails. Plant palettes will be customized for the various landscape uses, as discussed below. Conceptual palettes are shown in Table V-2, "Landscaping Planting Palettes."

1. Manufactured slope planting will be carefully selected to compliment adjacent land use. "Internal" manufactured slopes within development areas may incorporate small informal groves of fruit-bearing trees such as avocado or citrus and ornamental plant species with soil retention attributes. "Transitional" manufactured slopes adjacent to natural open spaces will use very selective plant materials compatible with native plant communities. Additionally, trees will be planted on slopes, along streets, and within HOA habitat open space areas to visually buffer the community from view. The reader is referred to

Figure III-15, “Street Tree Placement,” for the tree planting plan. Primarily native or indigenous trees and shrubs such as Sycamores, Oaks, Willows, Madrone, Manzanita, Currant, and Toyon, as well as grove trees may be planted along parkways and interior/transitional slopes. All slope landscape should be drought tolerant whether internal to the Project or transitional in nature along the community edges.

2. Fuel Modification Slopes/Open Space Transition Landscapes: Manufactured slopes adjacent to natural open space preserve areas will incorporate Fuel Modification Zones and will contain plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Community. Special attention will be paid to the Fire Protection Plan and the approved plant communities in the Fuel Modification Zones 1 and 2 to ensure not only species compatibility but fire protection. Zone 2 will be the focus of an extensive revegetation effort to preserve its native habitat value while allowing for vegetation management to provide fire protection. To this end the planting palette will emphasize native species that will require a minimum of trimming so that areas can remain as undisturbed as possible.
3. Park Landscapes: Neighborhood and pocket park landscapes will focus on native and naturalized plant material. However some drought tolerant ornamental uses and plants will also be incorporated to provide visual variety in form and color. Park landscape will also incorporate turf areas for active play or passive picnicking usage. In general the landscape palettes for the parks and trailhead areas should be functional to their use and also colorful and visually pleasing. There should be a focus on flowering plants when possible. Adjacency will be respected in the park landscape designs. For example, transitions will be used where park use areas border resource open space.
  - a. The landscape plant palettes for the detention basins shall be specially design with water loving grasses and plants. The plant palette should be supported by the wildlife agencies for their use in detention basins; specifically for their function in water quality and survival in flood scenarios. The basins should strive to be visually pleasing year round and the landscape within the basins shall follow guidelines set in the storm water management plan for the community.
  - b. Habitat Re-vegetation Landscapes: The Project will revegetate selected areas within HOA habitat open space, which will consist of the Zone 2 fire

safety zone provided in the fire protection plan. A native plant palette will be used to return these areas to a natural open space condition. Areas designated for revegetation are shown in Figure I-11, “Conceptual Open Space Design.” In these areas specially designed native plant palettes shall be used, as presented in Table V-1, “Native Plant Palettes.”

Revegetation will be subject to a detailed five year revegetation implementation plan that provides planting specifications, irrigation requirements, and monitoring. Specific success criteria will be written into the plan to establish goals and determine if the plan is successfully being implemented. Goals will include the removal of irrigation from revegetated areas as soon as practical. Provisions for remediation, if required, funding, and reporting to the appropriate wildlife agency will be included. All open space areas will be subject to a Resources Management Plan (RMP) that will provide for the preservation of the resource open space through a program of on-going protections such as fences and signs, patrols, and management.

#### 5. *Streetscapes*

The landscape plan includes streetscapes which feature meandering soft surface paths, split-rail fencing and plantings of trees and groves in informal patterns as befitting a natural setting. Several figures have been developed to provide a better understanding of the approach used. Figure III-15, “Street Tree Placement,” provides an overview of the tree groupings that will be used along roadways. Figure III-16 “Key to Roadway Cross Sections” provides a color coded plan view of the Project, with colors corresponding to customized palettes. Street sections with conceptual landscaping have been provided in Figures III-19 through III-23 to indicate what the planting design may look. The design will emphasize shaded cover for vehicles, bicycles, and pedestrians. As shown in the accompanying conceptual photograph, soft surface trails, fencing, and vegetation will be combined to make for a desirable walking environment.



As Safari Highlands Ranch Road ascends from Rockwood Road there will be a distinct rural yet high-end landscape aesthetic established. The features of split-rail fencing, low pilasters, informal drifts of evergreen and deciduous trees and soft-surface pedestrian

paths can be used to set the tone for the landscape theme. The natural topography adjacent to the entry road is a large natural drainage. In this location canyon or riparian trees are suggested such as Willows, Oaks, Cottonwoods and Alders.

Into the Village Core, landscaping will consist of colorful, pedestrian scaled plantings with accent plantings of naturalized trees. Trees may include species such as Oaks, Sycamores, Manzanitas, California Peppers, and Liquid Ambers. Medians shall be planted in a similar fashion while respecting sightline regulations. A series of low profile entry monuments, split-rail fencing, and soft surface pedestrian paths can reinforce the landscape theme and provide further design continuity for the community while referencing the rural yet luxurious setting. The lighting design will emphasize downward-directed or muted lighting that is both safe and respectful of the rural setting. Specific lighting styles will be discussed below. Within the neighborhood streetscapes a street tree framework, as shown on Figure III-15, “Street Tree Placement”, tree planting is designed to allow landscape diversity but also helps develop a hierarchy of streets with in that layout. The framework also helps to establish a visual connection between the various neighborhoods as the tree species shall be repeated in certain cases.

#### *6. Trail and Walkway Systems*

An extensive pedestrian friendly trail and walkway system will be provided throughout the site, as shown in Figure I-13, “Parks, Trails, and Walks.” This system provides four types of paths throughout the community and adjacent to open space, including:



1. Green, open space trails: 20,800 linear feet (LF) (3.9miles)
2. 6 foot multi-use meandering trail soft-surface trail: 15,822 LF (3.0 miles)
3. 6 foot multi use trail adjacent to street, soft surface: 12,477 LF (2.4 miles)

These trails will provide mountain bike, jogging, hiking, and casual walking opportunities. It is a Project priority to ensure a walkable community that will help to reduce vehicular use and encourage interaction with the natural environment. Figure V-1 “Open Space and Trail Imagery” presents some conceptual imagery of trail and streetscape designs. The pedestrian system accomplishes this by providing ready access, connectivity, and attractive trail facilities.

Trails and walks adjacent to streets (Designs 1, 2, and 3 of Figure V-1) are meandering or straight sidewalks which are often separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, fencing and pedestrian safety features such as guard rails. These street-adjacent paths may be either soft surface or hard surface allowing for a variety of uses. The soft-surface pathways will be primarily 6 feet wide and will run for 9.3 miles through the community. Planting palettes that may be used are provided in Table V-2, "Landscape Planting Palettes."

The pedestrian circulation system also provides an extensive soft surface off- street trail system for public and private use (Design 4 above). These connect into the open space and provide links throughout the community for residents. Approximately 3.9 miles of open space trail will be provided, taking in panoramic views of the San Pasqual Valley. This open space trail system will work within habitat restrictions and will make use of many existing rural pathways, dirt roads, utility easements and/or natural low lying routes to the extent feasible to minimize environmental impacts. All neighborhoods are interconnected through these community trail systems which will provide residents with an enjoyable, easy but controlled access to the surrounding nature preserve.



Public parking and staging for the public open space trail system will be provided at the Village Core. Private residents will access the trail system through various trail head "parks" throughout the gated community. In some cases street parking is provided, while in other locations, the trail heads are provided without parking so as to encourage exercise and provide a desirable walking destination. These are discussed below in more detail.

#### 7. *Entry Monumentation and Signage:*

Monumentation will be naturalistic to fit into the rural setting of the Project. Three types of monumentation are proposed. These consist of a primary entry at Safari Highlands Ranch Road and Rockwood Road, a gated entry for the residential areas, and several minor entries into each neighborhood. Refer to Figure V-3, "Walls and Fences

Map” for images of suggested design motifs. The primary entry will provide an attractive community amenity that will be welcoming of the public and reflect the upscale nature of the Project. The gated entry will be understated and will emphasize continuity with the Village Core as a whole. Community entries will serve to establish an identity for each neighborhood, while emphasizing the rural theme through appropriate plant materials and theme signage. Conceptual photographs of design possibilities are shown at right.



The primary entry will serve a dual purpose. First it will be welcoming and reflect the upscale character of the Project. Second, it will represent an amenity for the community, an attractive feature that adds interest for travelers on Rockwood Road and invites pedestrian participation with walks and viewpoints. The design concept is shown in plan view in Figures I-3, “Illustrative Major Entry,”



with callouts to help identify possible features. It is expected that design features will be adjusted with the receipt of community comments. Depending on public comments, the entry could include such things as split rail fencing, re-purposed boulders, a tower element bridge aesthetic, way-finding flags, light poles, enhanced paving, and drainage/retention pond element. Architectural detail on the building, bridge, and walls will be consistent throughout.

The second visible entry will be the gated entry which leads into the private residential areas of the community. This will have an architectural treatment consistent with the upscale nature of the private part of the Project, but will be understated so as to blend with the Village Core. Features will include a gate element, guard house, a vehicular turn around, enhanced paving and enhanced landscaping. This will be viewed from the Village Core but its use will be limited to community residents and guests.

There will be minor community entry monuments announcing the arrival of the individual neighborhoods of the Project, and signage for the public trail. These will be rustic and naturalistic, but will evoke an individual sensibility for each location. Examples of entry statements are boulder mounds, rocky landscaped streambeds, groupings of

grove trees, and emphasis on native vegetation in a sandy surround, and use of shade tree. They will be integrated with the streetscape so the street and entry function as a whole without abrupt discontinuities. The public park entry will be welcoming and will feature key elements of the overall design themes of the Project, specifically its integration with the natural setting, its upscale character and sustainable orientation.

At the community entries the landscape will transition to a more village-like theme with accent plantings, decorative stone features and boulders, rustic accents and fencing, vine arbors, and sensitively designed signs. Drought tolerant and native plant materials will be used where feasible. Low scale plantings will be used adjacent to driveway entrances and street corners to maintain visibility for safety.

Village Core entry signage, subtle neighborhood entries associated each neighborhood, as well as various way finding signage types, will be located throughout the community. In some cases, repurposed natural rocks may be utilized as signage and wall components. Signs and graphics within the Project will be of a consistent style and format yet to be articulated. The signage will reflect the rural and natural character of the community. Signage shall be designed to display the necessary information or direction as opposed to advertising a product or service. The maintenance of all entry monuments will be the responsibility of the HOA.

In summary Entry Monuments shall share the following guidelines:

1. All monumentation shall be in proportion to the areas they are identifying and plant material shall reflect the character of the neighborhood.
2. All monumentation shall be designed to be natural or native to the site and complement the community style. Large boulders and site specimen trees will be utilized as main elements in the designs.
3. The monumentation/signage shall retain the slopes behind when applicable with a dense back drop of colorful vegetation and Project theme trees.
4. Hierarchy of monuments shall be clear and visible and one should easily identify the minor, major and gated type entries due to shared landscape aesthetics and functional elements. Lettering Style and application shall be consistent but might vary in size.

## 8. *Private Neighborhood Parks and Trailheads*

There are six proposed neighborhood parks and five viewpoints dispersed throughout the community. Many are located to take advantage of views and or special natural features. They are located to take advantage of the trail locations and act as a trailheads as well. The parks may include: tot-lots, BBQ areas, turf grass, trail head elements, bench seating, trellis overheads, parking, dog play areas and other amenities based on size and need. Please see Figure V-2, "Park Imagery" for examples of park features.

Neighborhood and pocket park landscaping will be designed with the specific community in which it is located in mind. Local park landscaping will tie in with the entry monumentation for that neighborhood. There will be special attention placed on the park use and maintenance aspects with regards to plant and material selections in each park or trailhead. Plant selection in parks will emphasize durability and compatibility with adjacent native plants. Although a consistent community theme will be maintained, each park will emphasize the character of its particular setting in relation to its neighborhood placement, topography, and overall purpose. The maintenance of all private parks, trails, trailheads, and overlooks will be the responsibility of the HOA.

General Park Landscape Concepts shall include:

- Parks may provide for vehicle parking and will have sidewalks and trails connecting them for those who wish to arrive on foot. They will serve as trailheads if applicable.
- Plant palettes shall blend with their surrounding landscape especially when the park is adjacent to native open space.
- Park areas shall be functional and provide amenities that are desired by the specific residents/demographic in the neighborhood of its location.

## 9. *Open Space View Points*

In five select locations with high view potential the Project has proposed viewpoints where one may rest and take in the expansive views. These viewpoints are designed to be very simple and under-stated spaces and provide very few amenities. The amenities might consist of bench seating or seat walls, shade trees, trash receptacles, and view signage. The landscape will be very minimal and consist of mostly ungraded, unirrigated native brush. Temporary irrigation may be used to establish plant material.

## 10. *Public Trail in Village Core*

The trailhead and trails in the Village Core will have special attention paid to the interface between Safari Highlands Ranch Road, the parking area, and the trails. The entry monument will be distinct so as to be easily seen, and will convey a welcoming feeling. Village Core aesthetics will be extended to the trailhead so that all core elements present a seamless and unified whole representing high quality and inviting participation. The trail head will include public parking and will be located adjacent to the public fire station.

## 11. *Conceptual Lighting Guidelines*

Exterior lighting of the landscape and built structures will play a significant role in the character and mood of a community. In keeping with the vision of the Project, the lighting will be designed to be at a level necessary for safety while remaining subdued and understated. The Project lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve.

Generally lighting shall follow the below guidelines:

1. Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street.
2. Light standards shall be manufactured of high quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of each village and its specific function.
3. Lighting in the Village Core and along Safari Highlands Ranch Road in its various segments shall have a consistent feel.
4. Community lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over lighting. Parking areas, access drives, internal vehicular circulation and outdoor pedestrian use areas shall have sufficient illumination for safety per City standards.
5. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas. Light shields will be used where necessary to avoid nuisance



lighting, particularly in residential neighborhoods and adjacent to preserved natural open space.

6. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's light pollution code. LED fixtures are encouraged for energy savings.
7. Architectural lighting shall be indirect, such as soffit lighting or shall incorporate a full cut off shield type fixture. Down lighting is encouraged. Lighting should aim to articulate and animate the building design.
8. LED-type lighting technology will be used due to its high efficiency and low heat output

### 12. Conceptual Fence and Wall Guidelines

A comprehensive system of walls and fences is planned for the Project. General locations are shown in Figure V-3, "Walls and Fences Map." These will be appropriately designed for their intended functions, with privacy or screening fencing consisting of solid and opaque materials while open space fencing will meet wildlife agency requirements.

Fences will use traditional materials such as stone, aesthetically designed concrete block, tubular steel or glass view fencing and pre-cast split-rail fences, and standard wood fencing as permitted by the Uniform Fire Code. These fence elements represent their function while reflecting the Project identity.

The perimeter fencing represented in the text is conceptual. Fencing between lots, fence locations in parks, basins, entries and along streetscapes is not depicted. Site plans for each future implementing tentative map will include a detailed Fence and Wall Plan for the Project. Fencing between lots, fence locations in parks, basins, entries and along streetscapes is not depicted. Site plans for each future implementing tentative map shall include a more detailed, comprehensive Fence and Wall Plan for the



development. However fencing standards shall remain consistent throughout the master development once a specific fence /wall material is selected.

Pre-cast fire retardant split rail fencing will be located along the primary entry road which weaves throughout the entire community to reinforce the rural character of the area.

Generally, walls and fences heights will be minimized to enhance resident and visitor experience in the community. Where appropriate they will be used to provide screening, sound attenuation, security and community identity. All fencing located within five feet of a building will be constructed of non-combustible materials per fire restrictions.



All development which shares property lines with the resource open space will include fencing as required by the Fencing and Signage Plan specified in the approved environmental document for the Project. At appropriate locations signs may be placed on the fencing stating that the area is a protected habitat area. Preserved habitat areas and storm detention basins may include fencing at its boundaries.

Walls and Fences shall generally follow these guidelines:

1. Walls shall not exceed 6' in height.
2. Whenever feasible, to allow views and openness, walls will use an open design such as tubular steel or view glass or an alternative open construction the builder may propose. View walls facing on community areas or Project perimeters shall be a consistent material regardless of which community it falls within.
3. View fencing shall be utilized around Project perimeters to limit view impact for the valley residents below.
4. Solid walls with pilasters will be utilized along major streets and shall remain consistent throughout the Project. It is recommended that at least pilasters accept a stone façade and that native site stone is utilized as much as feasible for these elements.
5. Low decorative walls may be made entirely of site stone when feasible and within the community core a look incorporating ample site stone is encourage.

6. Chain link fencing is allowed only in very low visibility areas.
7. Entry theme walls shall have some unifying elements. Some variation is encouraged to maintain visual interest.
8. Materials to enhance entry walls can include stone, split rail, brick, stucco, heavy wood timbers and other enhanced materials.

### *13. Landscape Sustainability*

Sustainable principles are will be given a high priority in landscaping design and implementation. Several key principles of sustainability are reflected in the overall landscape community design:

1. More compact development and housing footprint reduces the energy and water needed in the community HOA and private lots and encourages community walkability.
2. An efficient compact community design allows for resource open space and HOA habitat open space preservation of over 757.69 acres, 68.7 percent of the site. It will include a Resource Management Plan and wildlife transit tunnels to avoid habitat and wildlife impacts.
3. The preservation and revegetation of sensitive habitat areas and Oak Woodland communities shall be implemented.
4. A well-developed trail system both encourages walkability and allows users to connect with the natural surrounding open space.
5. Best management practices and forward thinking in storm water management including appropriately sized detention basins and inlet designs such that there is no effect on downstream drainage facilities, both natural and manmade. Sustainable walkway designs will include bio filtration and permeable material when feasible will be included for drainage management. Hydromodification measures will ensure excess water re-enters the groundwater table in the San Pasqual Valley.
6. Integration of community market, community gardens and possible farmers market limits automobile trips.
7. The ample use of trees and landscaping greatly reduces the heat island effect. The Project will aim to exceed tree planning requirements per acre of

development and will adhere to a tight on center spacing for trees along road ways.

8. Drought tolerant plants and the maximally efficient means of irrigation will be required throughout the Project.
9. Sustainable home construction techniques will be encouraged as discussed in previous sections.
10. Integration of many water conservation principles will be encouraged as discussed in previous sections.

D. Architectural Standards

1. *Design Intent*

The intent of these architectural standards is to provide guidance for residential elements while utilizing existing City of Escondido residential zoning classifications with appropriate deviations to meet the objectives of the Project.

These guidelines are also intended to be flexible and at times generic so that designs can be adapted to specific circumstance being addressed at the time of implementation. This allows lifestyles, buyers' tastes, economic conditions, community desires, and the marketplace to be accommodated. When more in-depth marketing studies have been completed for individual neighborhoods, designs of the generic sections will respond to the market conditions existing at the time of construction.

The guidelines are in sum intended to shape a community that will provide a high quality living environment with a distinctive identity.

2. *Design Theme*

The architectural design theme for Safari Highlands have been created by integrating the historically rural setting of the Safari Highlands site with the rich and varied architectural forms and styles associated with traditional European and early California design. The theme finds its roots in the neighborhoods of old Pasadena, Mission Hills, and south Sacramento. These fine old communities provide a living example of a varied, eclectic collection of architectural styles. In these neighborhoods we find a collection of differently styled architecture existing harmoniously side-by-side. These collections were unified through strong street tree programs and through the use of colors that are fairly similar in intensity and value. This mix of styles will vary from one housing type to another to help provide visual distinction between homes. It is not, however, the intent

of this document to establish such a clear distinction between housing types, rather a subtle distinction found in a variation of the size, mix, type of detailing and colors.

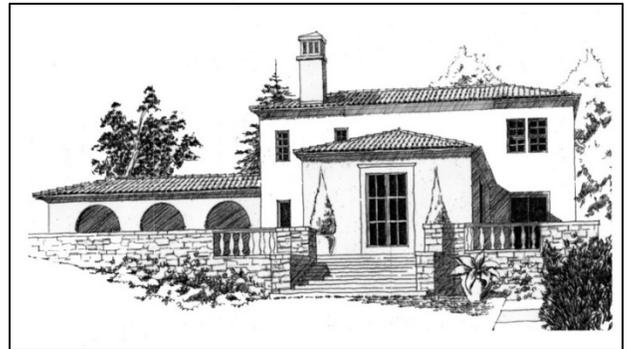
This broad Project-wide theme provides a related, yet varied palette of architectural styles intended to allow the Project to establish its identity, while remaining consistent with the overall development concept.

### 3. *Architectural Styles*

Four architectural styles have been selected for Safari Highlands to create cohesiveness within the development and to provide compatibility with adjacent homes. Each housing type shall contain one or more of these architectural styles. The four proposed architectural styles are discussed below.

#### Santa Barbara

Introduced to San Diego County during the Exposition of 1915, this style is adapted from the architecture of Andalusia in southern Spain and was popularized in Santa Barbara during the 1930s. A typical elevation illustrating the Santa Barbara



Mediterranean Style is shown on Figure V-4. Architectural design elements which typify Santa Barbara Mediterranean are shown on Figure V-5. The Santa Barbara Architectural Style is characterized by simple massing of stucco walls, barrel tile roofs, and deep-set openings. The simple forms are accented with accents of elaborate details such as wrought iron balconies, pot shelves, tile or stone surrounds and wood porches. Courtyards and patios are common entry features.

#### Spanish Colonial

The Spanish Colonial architectural style is similar in scale and massing to the Santa Barbara and has its roots in the architecture of southern Spain and colonial Mexico. It is also adapted from the haciendas of Mexico and the ranch houses of early California. Conceptual sketches illustrating the Spanish Colonial architectural style and design elements are shown on Figures V-6



and V-7. The Spanish Colonial revival style is a collection of Spanish-influenced sub styles. Designers were inspired by a number of sources such as the adobe and colonial buildings of early California and even Moorish, Medieval Spanish and Italian Architecture. Some identifying features are the use of Arches, Courtyards and Large, Distinctive, sometimes Arched Feature Windows on the Front Façade.

### Monterey Ranch

This style is a combination of the Spanish Adobe Ranchos of early California with the Eastern Seaboard detailing imported by the early settlers of Monterey. This free revival of the Anglo-Influenced Spanish Colonial houses of northern California is shown in



the elevation on Figure V-8. Conceptual sketches which illustrate the Monterey Ranch architectural design elements are shown on Figure V-9. The Monterey Ranch Style is a revival of the Anglo-Influenced Spanish Colonial Houses of Northern California. It is a fusion of Spanish Eclectic and Colonial revival details. Some identifying features are low pitched roofs with second story balconies that are usually cantilevered and covered by a principle roof.

### Italian/Tuscan

This style is a more formal and ornate adaptation of the Mediterranean vernacular, with details derived from the houses and villas of the Italian region of Tuscany. An elevation typifying the Italian/Tuscan architectural style is shown on Figure V-10. Conceptual sketches of the architectural design elements are shown on Figure V-11. The Italian Tuscan style is inspired by the magnificent heritage of rural houses and



buildings in the Mediterranean Region of Europe. In The Italian Tuscan Architectural Style, the massing is generally more simplified than the other Spanish influenced Architectural Styles. Ornate details of dressed stone accents and roof soffits are a typical feature. With features of thickened walls, arches, brick or stone facing, shutters and clay roof tiles

#### 4. *Architectural Design Standards and Requirements*

##### Building Materials

Building materials and colors should complement the natural, climatic and architectural environment of the Project. When appropriate for the architecture or application, construction materials may be left in their natural state and allowed to weather and blend into the natural environment. All material should be durable and require little maintenance. Large expanses of flat, windowless wall planes that are not articulated by materials should be avoided. Contrasting materials may be employed in areas in which special emphasis is desired, such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents, such as chimneys and architectural banding on buildings. Material selection should be guided by principles of sustainability such as local sourcing, renewability, certified content such as certified wood, and efficiency in material design, production, and function.

Acceptable building materials include, but are not limited to:

- Composite siding of varied appearance, including rough sawn wood (4x or larger)
- Board and batten
- Concrete, including tinted and stamped concrete
- Concrete tile roofing
- Varying textures of stucco or plaster finish
- Stucco-covered block, including masonry walls
- Stained or sack finished concrete slump block walls
- Rock and stone (including veneers)
- Mission-tile roofing
- Brick and used brick, in natural browns, tans, beiges and subdued shades of red.

Discouraged materials include the following:

- Blue or green tile roofs
- Brightly painted steel roofs, excepting painted, steel accent trim, which is permitted

- Galvanized steel
- Fiberglass
- Painted brick and stone
- Aluminum or vinyl/plastic siding
- Asphalt shingle roofing.

### Colors

Primary building palettes including paints and stains should be subdued and limited primarily to neutral colors, grays and light to medium earth tones and should be appropriate for the architectural style. Compatible accent colors and pure hues are encouraged when limited to moldings, doors, window frames, fascia, awnings, shutters, cornices and accent rim. Contrasting materials, textures and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints. Paints and stains should be selected in the basis of sustainable principles such as low volatile organic content (VOC).

### Building Mass, Form and Scale

Residential buildings in Safari Highlands should be designed to blend in with their surroundings. The apparent mass of buildings can be reduced through the implementation of one or more of the following techniques:

- Use patio walls and balconies to break-up the monotony of exterior walls.
- Utilize projections and recesses to provide shadow and relief at exterior walls and roof areas.
- Combine one and two-story architectural elements within facades. Elevation changes, roofline variances, step-backs and other architectural relief are encouraged.
- Utilize a variety of floor plans to create variations in elevations and rooflines.
- Use handcrafted details such as knee-braces, columns, and multi-paned windows where appropriate to the architectural style.



- Provide overhead structures (porches, trellises, pergolas, etc.) at entries.
- Use varied roof forms, provide interest by jogging the roof lines, varying plate lines and roof heights, including pop outs and gabled roof forms. Use a variety of roof colors in each neighborhood.
- Maintain a strong indoor/outdoor relationship.

- Recess windows and doors to provide depth. Accent trim and color-divided window lights and raised panels are examples of detailing that provide individuality and interest. Awnings are permitted, if they are consistent with the overall architectural style of the building.



- Fully integrate garage doors into the design of the architecture. They should be simple in design and recessed from adjacent walls. Accent colors may be used to compliment the architecture and provide visual variety along streetscapes. Recessed garages and side-entry garages are encouraged to further vary the streetscape.
- Use balconies to break up wall masses and to take advantage of views of the surrounding open space, ocean views and hillside areas. Materials should match those used on the main buildings.
- Keep private walls and fences consistent with community wall themes and compatible with the architectural style of the buildings. Foreground plantings, indigenous vines, and espaliers are strongly encouraged to soften stretches of walls and fencing.
- Screen from public view mechanical equipment, such as air conditioning equipment, soft water tanks, gas meters and electric meters.
- Where possible, conceal gutters and downspouts with architectural features. Gutters and downspouts should not be located in walls. If they must be exposed, they should be designed as a continuous architectural feature, painted to match the adjacent building surface. All flashing, sheet metal, vent stacks and pipes should be painted or colored to match the adjacent building surface.

- When used, skylights should be designed as an integral part of the roof. Their location and color should be related to the building.
- Solar panels are encouraged and should be integrated into the roof design, flush with roof slopes. Frames should be colored to compliment the roof. Support solar equipment should be enclosed and screened from view.
- Solar heating shall be used for pools in recreation areas.
- Use patio trellises, pergolas and other exterior structures to soften building mass, provide shade and define spaces. As with main buildings, clean forms are encouraged, using materials and colors complimentary to building architecture and Project design themes.
- Favorable building orientation in relation to sunlight is encouraged to maximize resulting heating and cooling benefits
- For residential buildings that border designated open space areas, use of walls, balconies, and patios to focus activity away from the open space boundary is encouraged.

#### Building Elevations

Buildings facing streets, Project entries, auto courts, and major open spaces will be seen from numerous angles. Therefore, they should be well-detailed and distinctively articulated. Special priority including architectural enhancements and articulation such as balconies, shutters, banding and window trim are recommended on rear and side building facades that can be seen above community walls adjacent to streets. Likewise, major rear and side building entrances on commercial and community facility structures, should receive treatment similar to front or main building entrances. In addition, long stretches of unbroken exterior walls are discouraged in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing.

#### Roofs

Roofs should serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the Project. Roofs should be consistent with the product-type architectural concept and the style, materials and scale of the building. Roof overhangs are encouraged, as are solar panels and skylights, provided that they are designed as an integral part of the roof form.

As it relates to styles, a variety of roofs shall be permitted and encouraged, including hip, gable and shed roofs. Roof pitches of 3:12 to 6:12 are permitted. Mansard, Gambrel and flat roofs are not permitted, except as accent elements where appropriate for the architectural style. Mansard roofs and small areas of flat roofs may be permitted provided that the use of a flat roof style is consistent with the architectural style of the building, and the majority of the roof includes a sloping condition consistent with the chosen architectural style. Flat roof areas should have a roof surface material colored to match the primary roofing material. Roof heights and planes should vary to create interplay between the roof and the walls of the structure.

Roofing materials should emphasize fire safe characteristics. Acceptable roofing materials include, but are not limited to; clay, tile and concrete tile and synthetic shakes. Tile shapes include S-Tile, Barrel, Flat, Slate, Italian and Low Profile. Unacceptable roofing materials include wood shakes and composite asphalt shingles.

Accessory structures should have roofs similar to or compatible with the primary or major structure they support. There is no minimum roof pitch required for accessory structures. Flat roofs on accessory structures are permitted.

Roofing trim materials should be of similar materials and complementary colors. Acceptable materials include clay and concrete tile. Composition plastic and wood roofing materials are prohibited for aesthetic and fire safety reasons.

Roof vents and appurtenances should reflect the latest fire safe design standards and be painted to match the roof color.

All roof-mounted mechanical equipment shall be screened from view by parapets or architectural features.

### Chimneys

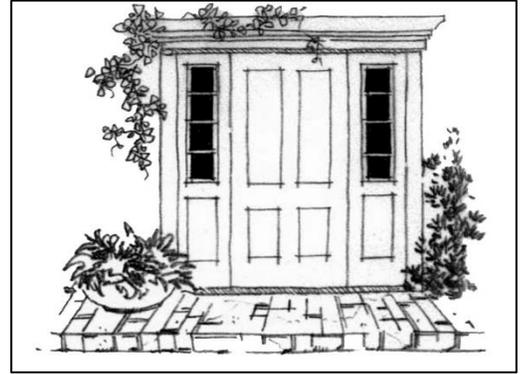
Chimneys and spark arrestors should act as major thematic forms and vertical elements in the architecture. Caps on chimneys should have low profiles; they should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), stucco and wood.

### Door and Windows

By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located

in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building. To further enhance the individual identity of each structure, window boxes and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance.

Windows, frames, mullions and door frames shall be color coordinated with the rest of the building. Windows with divided light patterns shall be carried through on all building elevations, and a variety of divided light patterns should be used in each neighborhood as appropriate to the architectural style. Doors may be somewhat ornate and include inset panels, carvings and/or window panes.



### Garages

Alternative garage configurations such as those listed in this section shall be utilized in the single-family lots.

Garage setbacks shall be measured to the face of door from the right-of-way line in the case of an estate or private residential street. Roll-up garage doors are required. Architectural projections may encroach into the setback a maximum of 18 inches for garages.

When three-car garages are provided, a variety of garage configurations may be used to improve the street scene of master plan neighborhoods. Examples of different siting configurations for garages include the following:

1. Side-Loaded Garages – Side loaded garages may turn the garage 90 degrees to hide the doors from the street. Careful attention should be paid to the articulation of the street-facing portion of the garage.
2. Split Garage – In this configuration a one- car and a two-car garage are split to provide a variation on the street-facing façade. Either the one or two-car garage is turned 90 degrees to the street to minimize the appearance of garage doors from the street. Careful attention should be paid to the articulation of the street-facing portion of the side-loaded garage.
3. Three-Car Garage with Tandem Parking – This garage configuration minimizes door openings while parking two cars in line with one another. Additionally, the

configurations can be shallow recessed or deep recessed depending upon the lot size.

4. Attached, Deeply Recessed Garage – In this configuration, the garage is located behind the house, but is accessed from the street as seen in some older residential neighborhoods. To further de-emphasize the garage façade, a porte cochere or covered entry can be provided to create a gateway into a courtyard shared by the garage.
5. Detached, Deeply Recessed Garage – The detached garage is deeply recessed, preferably with a porte cochere or covered entry providing an enhanced street scene. A “recessed garage” must be located a minimum of 5 feet behind habitable area of the front façade.

#### Porches, Arcades and Entryways

Entrances to buildings should be clear and easily recognizable. Covered entrances, porches and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. Front entrances should be designed as significant architectural features. Porches and entryways may be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale. Porches may be used on buildings of two or more stories as a transition from nearby one or two story structures. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Decorative wrought iron railings are permitted and acceptable.

#### Balconies and Overhangs

Balconies and overhangs are desirable elements of a building, because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors and creating a sense of human scale. Balcony railings may be constructed of wood, masonry, decorative metal and/or stucco. Balcony railings may be solid, if desired. Accent tile may be used in moderate amounts. Pipe railings should not be used. In all cases, balconies, overhangs and arcades should be designed such that detailing, form, color and materials are similar and/or compatible to the main structure.

## VI. Project Implementation

The Safari Highlands Ranch Specific Plan (SHRSP) creates the regulatory and implementation framework to allow the Project to be developed. The SHRSP will be the primary document through which the Project's component parts can be reviewed and approved. The Project Development Agreement and Tentative Map(s) may be used to assist in review and approval. Implementation of these regulations shall be achieved through the planning approval process using the decision-making authority of the Director of Community Development, the Planning Commission, and the City Council.

All construction and development within the SHRSP shall comply with the provisions of the SHRSP. If any issues arise which are not covered by this document, the most applicable provisions of the Escondido Zoning Code or Municipal Code shall prevail, as determined by the City's Director of Community Development.

### A. Processing Overview and Components

#### 1. *Focus of Implementing Documentation Regulations*

The site is at present located in the unincorporated area of the County of San Diego. However, because the Project will annex into the City of Escondido as part of the concurrent processing, the focus of the implementation discussion is on City of Escondido requirements.

#### 2. *Development Agreement*

The applicant or subsequent developer may enter into a development agreement or other public financing agreements with the City of Escondido pursuant to State Government Code Sections 65864 through 65869.5. The City of Escondido General Plan Text

#### 3. *Specific Plan*

The SHRSP consists of this text and associated exhibits. The SP becomes in effect the zoning and grading ordinance for the Project. Major topics addressed in the SP include land use, circulation, open space, grading, landscape and architectural and environmental management. A description of permitted uses, site development standards and special design criteria are provided in Chapters IV and V of the SP. The SHRSP will be reviewed by the City of Escondido Planning Commission and City Council and adopted by City Council Resolution.

#### 4. *Tentative Map*

The Tentative Subdivision Map with Grading Exemptions was concurrently submitted and reviewed for approval with the SHRSP. The map encompasses the entire SHRSP and also describes offsite infrastructure improvement, open space lot(s), 550 residential units, a Village Core, and public and private streets.

The SHRSP will be implemented through the recordation of one or more Final Maps. The SHRSP TM and Grading Exemptions will be reviewed by the Community Development Department, Planning Commission, and City Council and approved by City Council Resolution. The tentative map is shown in Figure III-5.

#### 5. *Annexation*

Future development requirements will include annexation and de-annexation as follows:

1. Expansion of the City of Escondido's Sphere of Influence to include the Project
2. Annexation of the Project into the City of Escondido
3. Annexation of the Property into the Metropolitan Water District (MWD), County Water Authority (CWA)
4. Detachment from the County of San Diego Communications District and San Diego County Fire Authority (SDCFA)
5. Detachment from CSA No. 113, San Pasqual Fire Protection District
6. Optional detachment of a portion of the Specific Plan from the Valley Center-Pauma Unified School District and subsequent reorganization into the San Pasqual Union School District and the Escondido Union High School District. Both school boards would need to agree, at their sole discretion, to reorganize the districts and the school boards would need to initiate the action with the Board of Education.

Annexations will be handled through the San Diego Local Agency Formation Commission (LAFCO).

## 6. *Environmental Impact Report*

An environmental impact report (EIR) will be prepared for the Project, analyzing environmental effects of the SHRSP, tentative map, and annexation actions. The EIR will examine all of the potentially significant environmental impacts associated with the Project and identified mitigation measures capable of substantially lessening those impacts. The EIR will be accompanied by and Mitigation Monitoring and Reporting Plan which assures that the mitigation measures identified by the EIR will be successfully implemented.

The EIR prepared for the City of Escondido General Plan Update, SCH #20100071064, may be used as a baseline document in assessing impacts already identified by that document. It is the intent that the EIR for the SHRSP provide a full and complete analysis of Project impacts and propose mitigation that adequately addresses impacts, so that subsequent implementing development proposals will not require additional environmental review as long as they adhere to the SHRSP requirements.

Approval of the SHRSP will include a certification by the City Council that the EIR has described impacts and proposed all feasible mitigation of the Project's environmental effects.

Subsequent tentative maps or site plans proposed to implement the SHRSP will be reviewed by City staff for conformance with the adopted environmental document for the Project, in accordance with applicable CEQA Guidelines including Sections 15162 and 15182. If it is determined that additional environmental review is required, City staff will work with the applicant to determine the appropriate form for additional analysis.

## 7. *Development Process*

The Director of Community Development of the City of Escondido will review or coordinate the review of subsequent development applications. Project components will be submitted using the appropriate City application process for review and approval. Finalized Project documents will be heard by the Planning Commission and ultimately the City Council. A final map will be submitted in accordance with City regulations for administrative review and approval.

## 8. *Phasing Plan*

Construction of the homes will take place in seven phases, corresponding to the seven neighborhoods being proposed. Over the lifetime of the Project the phasing plan may

change due to market conditions and other factors. As such, phases may be developed in any order. The phasing plan for the Project will provide for logical development of public services commensurate with need. A conceptual plan for the logical extension of Infrastructure is provided in Figure VI-1, "Conceptual Plan for Extension of Public Services." It is anticipated these will be built in four major construction phases. The phasing plan may be modified provided it can be shown that modifications are in conformance with the provisions of the SHRSP and that all required public improvements and applicable mitigation measures will be provided at time of need as determined by the City engineer. Adjustments to the Phasing Plan will be considered administrative in nature and may be approved by the Director of Community Development, as described in below.

#### *9. Other Project Approvals*

In addition to the approvals described above, development of the SHRSP may require the following approvals:

1. U.S. Army Corp of engineers, for a ACOE 404 Permit if there are wetland encroachments
2. California Department of Fish and Wildlife, for a 1603 Streambed Alternation Agreement in conjunction with creek crossings and wetland encroachments
3. Agreements with San Diego County and both the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to re-assign the Multiple Species Conservation Plan (MSCP), previously approved for the southern approximately one-half of SPA#4, from the County of San Diego to the City of Escondido (i.e. Annexation Agreement). This would also apply to permits for Project-related habitat loss.
4. Adoption of a Resource Management Plan (RMP) for the northern portion of the Project site located outside the adopted MSCP area.

#### *10. Homeowners Association*

A Homeowners Association (HOA) will be formed by the residents in accordance with the Davis-Sterling Community Interest Development Act (Civil Code section 1350 et seq). The HOA will draw up Covenants, Conditions and Restrictions (CC&Rs) to govern the Project. The CC&Rs will include the regulations and design guidelines presented in

Chapters IV and V of this SHRSP. The HOA will also assume ownership of several assets of the site, which are

1. Private roads, parks, trails, trail heads and viewpoints
2. The private recreations center and store
3. The main entry, excluding the roadway, and the gatehouse entry
4. Entry monuments for the main entry, Village Core, and neighborhoods
5. Signage
6. The site-wide drainage water and sewage systems
7. Open space areas as specified on the tentative map

#### *11. Maintenance Responsibilities*

Maintenance responsibilities for the fire station will be assumed by the City of Escondido and any other Cities or fire agencies that may wish to contribute and share responsibilities. Because the location of the fire station would be in an area of multi-jurisdictional service, there may be high potential for sharing the costs of operations among said jurisdictions. Maintenance for all other areas will be under the ownership and responsibility of the HOA, as noted in Chapter III above.

#### *12. Specific Plan Amendment*

Approval of the SHRSP signifies acceptance by the City of Escondido of a general framework and specific development standards for the Project. Modifications may be needed from time to time. Any modifications to the SHRSP shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories: administrative and discretionary.

Administrative amendments allow for limited changes to the SHRSP and may be approved by the Director of Community Development. These are as follows:

1. Limited realignments or modifications of internal streets serving the Project, if also approved by the City Engineer
2. Adjustments to lot lines, easement locations, and grading if also approved by the City engineer

3. Minor modifications of design features, including architectural details, paving and entry treatments, fencing, lighting and landscaping, and open space areas, provided the modifications are consistent with the design elements (Chapter V) of the SHRSP
4. Minor modifications to approved Tentative Map or other technical reports
5. Modifications to the SHRSP Phasing Plan
6. Adjustments of required setbacks, not to exceed 25 percent, per the City of Escondido Zoning Code

Discretionary amendments are those that do not meet the criteria described above. All Discretionary Amendments shall be reviewed for approval by the City of Escondido Community Development Department, The Planning Commission, and the City Council, in accordance with prescribed City procedures. These amendments will be processed pursuant to the same review process described for amendments and Zone changes, Division 4, Article 61 of the Escondido Zoning Code.

### *13. Amendment Applications*

All amendments to the SHRSP shall reflect a comprehensive analysis of the proposed change. The amendment application shall satisfy the following criteria:

1. Demonstrate the proposed amendment meets the goals and objectives of the General Plan and SHRSP
2. Demonstrate how the proposed amendment is consistent with the adopted environmental document for the SHRSP
3. Provide a strikeout/underline copy of the SHRSP when changes to the text are proposed, and update any exhibits affected by the proposed amendment
4. Provide technical studies relevant to the requested change
5. Provide additional technical or environmental studies as determined by the Director of Community Development

## VII. Conformance with the City of Escondido General Plan and Regulations

The General Plan provisions that touch on the Project design and operation are discussed below. Each discussion begins by providing a reference to a General Plan chapter and section in italics, and repeats verbatim the relevant text. Then under the heading “Project,” the Project’s conformance with the text is discussed. The City of Escondido will make final General Plan consistency determinations as part of the Project hearing process.

### A. *General Plan Chapter 1, Vision and Purpose*

#### 1. *Section F: Quality of Life Standards*

##### *1: Traffic and Transportation*

Circulation Element streets and intersections shall be planned and developed to achieve a minimum level of service “C” defined by the Highway Capacity Manual as amended or updated, or such other national standard as deemed appropriate by the city. Level of service “C” may not be feasible in all areas at all times and level of service “D” shall be considered the threshold for determining significant impacts and appropriate mitigation.

##### Project

The Project’s preliminary traffic analysis by Linscott, Law and Greenspan, the Project’s traffic engineers, has indicated that several off-site improvements will be required to maintain acceptable levels of services (LOS). Signalization of the Cloverdale Road/Rockwood Road intersection, turn lane improvements at that intersection, some widening of Cloverdale Road, and a raised median are proposed so that acceptable levels of service area maintained. Details are provided in Chapter III G(2).

##### *3: Fire Service*

In urbanized areas of the city, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Paramedic Assessment Unit (PAU) calls and a maximum response time of ten (10) minutes for supporting companies shall be maintained.

##### Project

A new fire station near the Project’s main entry will enable acceptable response times to be maintained. This station will be fully equipped by the Project applicant to the satisfaction of the Fire Chief.

More generally the Project proposes to construct a fire station to serve the eastern reaches of the San Pasqual valley, which does not have a nearby station. It is planned that the station's service area will be capable of serving not only to the Project but also the Rancho San Pasqual and Rancho Vistamonte neighborhoods, San Pasqual Union School, and the San Diego Zoo Safari Park. The service area will ultimately be determined by the City of Escondido and any other jurisdictions, if any, that chose to participate.

#### *6: Parks System*

The city ordinance states the applicant shall provide a minimum of 11.8 acres of active and passive parkland per 1,000 dwelling units. This parkland acreage shall involve a minimum of 5.9 acres of developed active neighborhood and community parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation per 1,000 dwelling units.

#### Project

The Project proposes 550 dwelling units, requiring 6.49 acres of passive and active parkland (55% of 11.8 acres). This requirement translates to 3.25 acres of active parks required and 3.25 acres of open space required for the proposed 550 unit Project. This Project has community park and recreation areas totaling approximately 13.3 acres, far more than the required acreage. The trail system provides 7.3 acres (9.3 miles) of trails open to the public. This exceeds the above mentioned requirement by approximately 450 percent. Additional neighborhood parks and trails, and a private recreational area totaling 1.0 acres are provided in addition to the park. A private recreation area of 5.0 acres is provided. And approximately 757.69 acres of resource and HOA habitat open space are being proposed, far exceeding the stated requirement.

#### *8: Open Space System*

A system of open space corridors, easements, acquisition programs and trails shall be established in the Resource Conservation Element. Sensitive lands including permanent bodies of water, floodways, wetlands, riparian and woodland areas, and large slope areas over 35 percent inclination shall be preserved. Significant habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas.

## Project

The Project is consistent with the open space program established in the Resource Conservation Element, as discussed in Section G below, because it has been designed to avoid, minimize, and mitigate impacts to habitats, species, and wildlife movement corridors. Key habitats such as oak woodlands and riparian resources are largely avoided. Diegan coastal sage scrub, a key habitat for the California gnatcatcher, is preserved over large areas.

The major east/west corridor in the center of the site is preserved with a design that provides continuous widening of the corridor from the natural pinch point on the east, where a wildlife undercrossing is provided, to a width exceeding 1,000 feet as it opens into the large block of open space retained along the western border. Additional wildlife tunnels using boxed culverts may be provided where the topography naturally narrows and crossings are needed.

An extensive program of revegetation will reintegrate selected graded areas into open space for added continuity. A protective conservation easement over approximately 629.09 acres will preserve the open space corridors, oak, wetlands, and riparian and woodland areas that have been identified on the site. Open space will be managed through a Resource Management Plan that will provide for appropriate levels of fencing and signage, patrols, maintenance, removal of invasive species, and reporting to ensure the open space is preserved and protected.

Where grading encroaches into steeper topography, walls and extensive landscaping have been used to minimize visual effects. A public and private pedestrian trail system has been designed to provide enjoyment of the steep areas, preserved open space, and parks.

### *10: Water System*

The city shall maintain provisions for an adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 540 gallons per day per household or as established by the city's Water Master Plan. The city shall continue efforts to implement water reclamation and water conservation programs.

## Project

The Project will provide a complete water delivery system. All capacity upgrades needed to supply water to the Project will be funded by the developer. The Project proposes use

of recycled water from the City of Escondido's HARFF to provide recycled water for irrigation of HOA common areas and the fire station. The City has indicated there is sufficient capacity in the recycled water system to meet all of the Project's non-potable water needs. Rainwater recovery systems on individual lots will also be available. These systems will reduce demands on the public water system by meeting non-potable water needs for common area irrigation from onsite sources.

*B. General Plan Chapter 2: Land Use and Community Form*

*1. Section M: Goals and Policies*

*GOAL 1*

A community composed of distinct residential neighborhoods, business districts, and employment centers, whose urban form reflects the natural environmental setting.

*Community Character Policy 1.1*

New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in the outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.

Project

The natural environmental setting was intensively analyzed before design of the Project was undertaken. A constraints map was prepared that analyzed preservation of the site's key natural resources such as areas of native species habitat, extensive rock outcroppings, existing land forms and topography, intermediate ridgelines, culturally significant areas, rural regional connector trails, secondary local rural trails, slopes greater than 35%, encumbrances on the property and water courses. Environmentally sensitive civil engineering principles, such as contour grading, and retention of existing topography, were applied to arrive at a clustered site plan design that is integrated with the natural environment.

Seven distinctive luxury neighborhoods will be created within the larger Project community, reflecting the quality of the already developed Rancho Vistamonte Specific Plan. Integration with the natural environment is achieved by preserving large areas of open space and maintaining wildlife transit corridors. Development areas are clustered

to preserve more open space area throughout the remainder of the Project site. Neighborhoods have been set back from western slope faces in order to avoid visual impacts to existing views from the San Pasqual Valley floor. Safari Highlands Ranch Road will be extensively landscaped to address visual impacts of road grading. Hiking trails are being designed and constructed in order to integrate the relationship between preserved natural areas and the future luxury home sites.

Overall density of 1 DU/ 2 Acres compares favorably with development in the area. Rancho Vistamonte has a higher density of 1 DU/1.66 Acres and the Rancho San Pasqual density of 1 DU/1.50 Acres. Clustering is used to maximize open space areas and to focus development away from highly visible and steeper areas of the site. As stated, the density being proposed is justified and allowed by the General Plan due to the extensive community benefits being proposed.

### *Community Character Policy 1.3*

Focus development into areas where land use changes achieve the community's long term goals. Facilitate development that is consistent with the build out vision for each area through incentive programs and efficient administrative and discretionary approval processes for plot plan, Planned Developments, Area Plans, Specific Plans, and Zoning Overlays.

### Project

SPA 4 as described in the General Plan calls for an upscale development of detached single family residences. The Project realizes this community goal through an intensive civil engineering design process that creates luxury home sites within meticulously landscaped and architecturally distinct neighborhoods. An extensive land planning process preceded the Project design and application. The land planning process has encompassed (1) constraints mapping, (2) slope density analysis, (3) development area plotting, (4) plotting of lots within the developable areas, (5) mapping fuel mod zones, (6) mapping all biological impacts and mitigating them on-site, and (7) plotting the TM lot layouts in accordance with all the above constraints. Exhibits that reflect these steps in the process are Figures II-4, "Habitats on Site;" I-11, "Conceptual Open Space Design;" and III-2, "Slope Density Analysis."

### *GOAL 3*

Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.

## Project

An overall average yield of 1 DU /2 acres is maintained. The neighborhoods reflect a range of lot sizes and densities. Average lot sizes range from approximately 0.36 acres in neighborhood R-1 to 1.5 acres (approximately 15,440 to 60,000 square feet) in Neighborhood E-1.

Seven distinct residential neighborhoods are being proposed. Each neighborhood would be separately named, marketed and distinguished from the others. All seven neighborhoods would have distinctly varying architecture, elevations, color schemes and product types. Ranging from move-up home pricing up to large lot estate pricing, each neighborhood would also be distinguished by interior specifications of the home's finishes. Engineering, architectural, and landscaping design features will be used to give each a sense of arrival and place to enhance the living experience of residents. The engineering design has used clustering and contour grading to compliment the natural environmental setting. Architectural form favors four styles that are reflective of arid Southern California and acknowledge a vital relationship with their environmental setting. These styles are detailed in Chapter V. Detailed landscaping transitions and the use of drought tolerant and native plants underscores this commitment. For example, each neighborhood's streetscape will be lined with unique plants and trees, offering an individual plant palette identity for each neighborhood. Local pocket parks in each neighborhood walks, trails, and vistas are provided in each neighborhood so as to shape the identity of each separate neighborhood. Further, each neighborhood will have its own citrus orchard, varying between the neighborhoods. The park in neighborhood R-1 overlooks the valley to the west, for example, while neighborhood R-4's viewpoint takes advantage of the elevation of the highest point on the property in order to provide panoramic views.

The fire station, traffic calming, and emergency access roads will provide important safety services for the Project and the community.

The Village Core will provide a large private recreational facility, including a great room, a kitchen and living room amenities, a fitness center location, pools and cabanas, a large outdoor pavilion and professional tennis courts with stands for tournaments. The private facilities will also offer the opportunity for the general public to hold weddings or other events for charities or organizations that might like to rent out the facilities.

The public recreational areas will encompass 7.3-acres (9.3 miles) of trails. The trail system will include trailheads and viewpoints that may offer sitting areas, interpretive signage, shade structures, and dramatic vistas.

*GOAL 5*

Clustering of single family residential units to maintain site topography, protect natural resources, and avoid hazards.

*Residential Clustering Policy 5.1*

Minimum lot size standards for single-family cluster development shall be:

<u>Designation</u>	<u>Minimum Lot Size</u>
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 square feet
Estate II	10,000 square feet
Suburban	7,920 square feet
Urban I	3,630 square feet

*Residential Clustering Policy 5.2*

Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit.

*Residential Clustering Policy 5.4*

When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, resulting in a scale of development incompatible with the setting, by siting buildings that project above ridgelines, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.

*Residential Clustering Policy 5.10*

When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area.

## Project

Clustering is used in the SHRSP to protect sensitive resources, and preserve the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots in supportive areas.

Clustering has been used in all neighborhoods to minimize land form alteration and create a large open space area. Lot sizes have been varied, with Neighborhoods R-1 and R-2, which encompass 237 lots, or 43 percent of the total lots, having a range of lot sizes from approximately 7,660 to 103,150 sq ft, or average lot sizes of 15,440 and 17,360 sq ft, respectively. Use of clustered lots permits creation of a neighborhood feeling while avoiding sprawl and preserving native habitats. Neighborhoods R-3 through R-5 total 197 lots, 35 percent of the total. Lot sizes in Neighborhoods R-3 through R-5 range from 9,030 to 82,000 sq ft, and average lot sizes are 26,780, 28,160, and 18,900 sq ft, respectively. Focused clustering of the neighborhoods in the center of the site allows the Project design to avoid the west-facing hillsides, which are the most visible areas of the site from the San Pasqual Valley. Larger lot sizes are found in the smaller Neighborhoods E-1 and E-2, totaling 116, or 21 percent of the total lots, with a range of lot sizes from 21,760 to 157,560 sq ft, or average lot sizes of 66,040 and 38,730 sq ft, respectively. As a result grading of natural areas minimized, amounting to 338.8 acres, or approximately 30 percent of the site. This approach makes possible creation of a large area of open space where natural resources will be preserved, maintained, and protected.

Clustering also preserves the existing viewshed from the San Pasqual Valley by locating the development cluster predominantly on the east side of the west facing hillsides. Steep and highly visible west-facing slopes are minimally impacted because neighborhoods have either been pulled back from the most visible areas on the west (Neighborhoods R-1, R-2, and R-5), or have been aligned along the eastern boundary, where topographic features screen them from view (Neighborhoods R-3 and R-4).

Consequently, views of the Project from the west are minimal, as seen in the visual simulations prepared by McCullough Landscape Architects, Inc. The 15 simulations provided as Figures VII-2 through VII-7 discuss these effects in detail. In the simulations foreground details have been removed to provide an unobstructed view of the site. An extensive effort to integrate the Project with its natural setting has been undertaken.

Grading is designed such that it will follow existing topographical contours and minimally disrupt the natural curvatures of slopes. Grading cuts and fills will balance on

site, negating any need for importing or exporting dirt and minimizing construction traffic.

Additionally, while the site contains significant topographic variation, the development has been designed to minimize its impact on steep slopes, as illustrated in Figure III-2, "Slope Density Analysis," as well as to utilize the topography of the undeveloped areas to diminish or eliminate the visual impact of the development from developments to the West.

#### *GOAL 7*

Districts containing a mix of uses enabling residents to live close to their jobs, shopping, entertainment, and recreation reducing the need to use the automobile and promoting walking and healthy lifestyles.

#### *Commercial Land Use Policy 8.5*

Allow isolated commercial development within residential and industrial designations only when commercial uses are compatible with the Neighborhood Commercial designation and the uses are intended to primarily serve the immediate needs of the area.

#### Project

A potential ranch market or a small coffee shop located within the private recreational facilities, as well as the neighborhood-specific pocket-parks and trails embedded within the community, will reduce the vehicle trips leaving the site. The Village Core is designed to provide a destination for residents in the Valley that can be reached by hiking, biking, or walking, further reducing a dependence on automobiles. Sidewalks and a connected trail design will encourage walking by providing interesting and safe pathways.

#### *Goal 11*

Large-scale, multi-use projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.

#### *Specific Planning Area Land Use Policy 11.4*

Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally,

SPAs should only be applied to larger areas and where community benefit can be demonstrated.

### Project

The Project is a comprehensive approach to the planning of a large segment of the City of Escondido's SPA 4. The Project is luxury oriented in keeping with the intent of SPA 4 language, while using modern planning tools such as clustering, walkability, and a sustainable design to preserve large open space areas and avoid steep slopes and highly visible areas. Community benefits in seven areas have been documented in Chapter 1 that touch on fire safety, traffic safety, public health and recreation, resources open space, natural sustainability, and financial benefits.

#### *Specific Planning Area Land Use Policy 11.6*

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:

- a) Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land);
- b) Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;
- c) Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;
- d) All open space areas shall be identified and appropriate measures providing for their preservation shall be included;
- e) Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment;
- f) Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;
- g) Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and

- h) The Specific Plan demonstrates implementation of the goal and objectives of the General Plan and furthers the interests of the community.

### Project

This SHRSP is proposing development guidelines for this Project in the spirit of the City of Escondido's SPA 4 requirements, which call for an "upscale, large lot single-family community." Quality control is essential to realizing this vision and has been initiated in the planning process where resource-sensitive analysis has preceded civil engineering design. Covenants, Conditions and Restrictions (CC&Rs) will be recorded against the property, governing the maintenance obligations of the HOA, in order to properly ensure the maintenance preservation, and obligations needed to preserve this property's resources. The CC&Rs will embody the restrictions and design guidelines provided in Chapters IV and V of the SHRSP, respectively, to ensure continuity of the Project's high quality. The community benefits being provided by this Project will be monumented through the Development Agreement with the City. Further, community benefits will also become conditions of approval in order to receive the Final Map for the Project.

Intensive review of tentative map iterations over a two-year period has resulted in plans that take maximum advantage of existing topography, use contour grading, and avoid or minimize impacting natural features such as steep slopes, ridgelines and rock outcroppings, biological and cultural resources, and visual impacts. Detailed landscaping and a varied but site-appropriate architectural design have been employed to enhance the quality of the Project.

The Project team has investigated and pursued every potential access to the property. Safari Highland Ranch Road, as primary access, and Stonebridge Road & Zoo Road, serving as Emergency Access, are the most advantageous access points for the Project and the surrounding neighborhoods, for a multitude of reasons.

The HOA will implement Covenants, Conditions and Restrictions (CC&Rs) that will be recorded against the property, governing the maintenance obligations of the HOA, in order to properly ensure the maintenance preservation, and obligations needed to preserve this property's resources.

Slopes and soils have been evaluated by the geotechnical engineering professionals and the overall design reflects a detailed knowledge of underlying soil characteristics as related to erosion and stability. A technical study by geotechnical specialists was prepared by Geocon, Inc., that details these findings. Slopes generally have been

recommended in residential areas to be constructed at a maximum of 2:1 slopes (run/rise) or less. Grading exceptions, authorized by the geotechnical engineer, and proposed and at no greater than 1.5:1 slopes, occur in certain instances where unavoidable. Steeper slopes associated with roadways will be modified with retaining walls employing the technology necessary for stability. Technology could include gravity walls of interlocking bricks, geogrid walls (where lateral reinforcing sheets are used to increase wall strength), anchored walls or other stabilizing features. The Project will meet all requirements for the control of runoff set by the Regional Water Control Board and the City of Escondido.

In order to achieve the vision of the General Plan density for SPA 4, some large cut and fill slopes will be proposed in compliance with the acceptable design guidelines contained in the geotechnical report and herein. Grading will follow natural topography of the site using contour or landform grading. Large slopes will be supported and retained with geogrid or retaining walls, and will be landscaped so that the slopes will blend with the existing native vegetation aesthetics such that manufactured slopes will appear natural in shape and appearance. The overall goal of this Project will be to replace or reconstruct the land forms to their natural state to the maximum extent feasible.

Open space conservation areas have been clearly defined and mapped by the biologist for the Project. Figure I-11, "Conceptual Open Space Design," was prepared by professional biologists at Althouse & Meade to portray the open space design and special features. Precautions during construction will include temporary fencing to avoid encroachment into habitat areas not intended to be impacted. Fencing and signage will also be used to permanently protect sensitive areas. A Resource Management Plan will be in place to provide on-going protections that will include repair and replacement of fencing, maintenance of stormwater appurtenances, and brush management responsibilities.

Development regulations and design criteria provided in Chapters 4 and 5 respectively are directed toward establishing and maintaining compatibility between the newly built and natural environment. Neighborhoods are clustered to conserve the site's natural topographic features and to reduce impacts to the site's resources. Landscaping design provides screening and aesthetic interest using native or drought-tolerant plants and trees where plausible. Architectural designs feature elevations reflecting Monterey Ranch, Santa Barbara Mediterranean, Spanish Colonial, and Italian/Tuscan styles that are well suited for the arid environment in the region.

Traffic levels and patterns of movement have been assessed in detail by professional traffic engineers. The results of their study and recommendations are presented in Chapter III. The Project requires off-site traffic improvements to area roadways that will address any deficiencies that may be caused by the Project. This would include a traffic signal at Cloverdale Road and Rockwood Road and street improvement to Cloverdale Road in the vicinity of the intersection improvements to allow for additional lanes as noted above.

A key component of the traffic analysis is focused on traffic on Rockwood Road. Conceptual improvements for the existing and proposed traffic have been outlined in Chapter III G (2) that would maintain the LOS on Rockwood Road to level B.

Public facilities and services are described in detail in Chapter III and will provide high quality utility service for residents and the public. The Project's proposed water delivery, wastewater recovery, and drainage systems emphasize conservation, recycling, and water quality adding to the sustainability aspect of the design. The Project's transportation and circulation system will integrate with the natural environment by following natural contours and employing native and extensive landscaped streetscapes.

It also adapts current multi-modal transportation planning to this rural setting, providing for bicycle and pedestrian travel in addition to vehicular traffic. Electric car use will be extensively promoted through the use of charging stations in the park and private recreation center, wiring in all homes so that electric charging can be implemented, and preferred parking for electric vehicles. Solar power use will be provided for the operation of HOA common areas. Solar energy will be obtained from photovoltaic panels installed in developed areas near the proposed electrical use. For example, lighting for the park and trailheads may be provided by panels affixed to the poles or located nearby if a large panel is needed. Upgraded utility systems will be constructed along with other infrastructure. Public facilities, including a fire station and trails, have also been discussed in detail in Chapter III.

#### *Goal 12*

Open space lands that provide an attractive environment setting for Escondido and visual relief from development, protect the viability of natural resource and habitat, offer recreational opportunities for residents and visitors, and protect the public from the risks of natural hazards.

## Project

Several permanent open space areas are being created by the Project. The 757.69 acres of permanently conserved open space will provide protections to sensitive species, habitats, creeks and drainages, natural water flows, natural features such as rock outcroppings, cultural resources, and visual resources for future generations to enjoy in perpetuity. Enjoyment of this preserve will be facilitated by trails, trailheads, and viewpoints that will encourage hiking and passive enjoyment of the views and natural setting. Open space is depicted in Figure I-11, "Conceptual Open Space Design."

The private recreation center will provide additional amenities for residents such as a pool, Jacuzzi, splash pad, cabanas, sundeck, fitness room, convention rooms, bleacher seating and tennis courts. A private meeting space that can be used for special events will also be provided and available for meetings and gatherings. The private facilities ultimately will be owned and maintained by the Project's HOA. These areas are called out in Figure I-3 "Illustrative Village Core – Plan View." An aerial illustrative view of the conceptual Village Core plan is included at Figure I-5, "Illustrative Village Core from Above Looking East," and Figure III-12, "Illustrative Village Core from Above Looking South." Figure III-13 and III-14 provide illustrative views of the recreation area and nearby facilities.

The main entry will include visually interesting features such as an entry monument building with arched walkway, bridge, attractive fencing and a water feature using recycled water. It is pictured in Figure I-3, "Illustrative Major Entry." The facility will provide aesthetically pleasing neighborhood features on Rockwood Road and will encourage walking and biking to enjoy the visual effects created by the recycled water features, entry monument, trails and landscaping, in concert with the existing beauty of the San Pasqual Valley. The detailed landscaping design will carry over to Safari Highlands Ranch Road, inviting further exploration along the roadway, which will afford views of the valley to the south and southwest.

Walking and biking in the Project's bike lanes, will be encouraged. Sidewalks and bike lanes are provided throughout Neighborhoods PA-1 through PA-5 while transitioning into a soft surface trail meandering throughout the estate neighborhoods of PA-6 and PA-7. All of the seven networks in these neighborhoods lead to a neighborhood park, viewpoint, or trail. These features are detailed in Figure I-13, "Parks, Trails, and Walks." The public trail system as well as all neighborhoods have access to the main trail along Safari Highlands Ranch Road. This landscaped meandering trail will provide a safe and pleasant walking environment for all to enjoy. Three trailheads or parks are immediately

adjacent to the main road, providing desirable destinations along the entire length of the road from the far north to the Village Core. The Village Core provides additional attractions consisting of the fire station, grocery store or eatery, private recreations centers, tennis courts, and pools.

Bicycles lanes will be accommodated on all Village Entry and Village Promenade streets, where lane width is 20 feet or greater. This will provide bicycles access to all of the major roads in the Project, so that a resident could ride from Neighborhood E-1 to the Village Core, or to Rockwood Road in the safety of a bicycle lane. Conversely, members of the public cycling through Rockwood Road neighborhoods will be able to bicycle up Safari Highlands Ranch Road to the public trail in the Village Core

#### *GOAL 14*

Recognition of the jurisdictional authority of local Native American Tribes.

#### Project

Local Native American tribes will be consulted in relation to any cultural resources found on the site. These will include consultations with the California Native American Heritage Commission, local tribal representatives, and the San Diego County Archaeology Society, Inc. Native American monitors will accompany archaeologists during filed work for the Project.

#### *Development Agreement Policy 15.2*

Approve a Development Agreement for increased residential density within Specific Planning Areas (SPA) #2 and #4 in excess of the basic entitlement, provided that community benefits exceed those normally required of comparable development projects. The yields/benefit determination shall be made by the City Council and shall not exceed the maximum stated in the SPA section.

#### Project

A development agreement will be entered into in order to formalize the community benefits being provided. The overall slope density calculations for the site showed a yield of 284 units. The 550 units in the Project plan are being proposed in the context of the many community benefits being provided. As stated in Development Agreement Policy 15.2, the increased residential density may be allowed if the community benefits exceed those normally required of comparable development projects. This Project proposes a new fully equipped fire station, and is working to include the San Pasqual

Union School in the service area for the fire station. The fire station will reduce response times to area facilities. At present, the nearest station is over five miles away.

The Project will extend a recycled water line to the site which will meet all the Project's non-potable water needs. The pipeline will be designed to allow other projects along the way to begin using recycled water. This will provide the City with a greater demand for the excess recycled water being created at the HARRF facility. Further, the Project has offered to give the City a location for their wet weather storage of recycled water.

Other benefits include public access to an extensive 9.3-mile trail system. Additional measures include new emergency access to the North and to the South. The southern access will also provide emergency access to SR-78 for existing residents along Zoo Road.

Additional benefits include improvements to the Golf Course clubhouse and restaurant, improvements to the golf course, and improvements to the existing public infrastructure, which are benefits that are far in excess of comparable development projects. For example, the most comparable development project in the vicinity, Rancho Vistamonte, added one trailhead and trail in order to achieve a higher unit yield. The Project, in this spirit, provides a substantial range of benefits to justify a higher unit yield. A more detailed comparison of the projects is provided in Table I-1, "Rancho Vistamonte Comparison." This Project achieves the intent of the Development Agreement Policy 15.2 by providing many substantial public benefits while maintaining an overall density of 1 DU/2 Acres.

#### *Annexation Policy 16.3*

Demonstrate that facilities, services, and infrastructure are adequate to serve proposed annexations in accordance with city standards, acknowledging Neighborhood Maintenance & Preservation Policy 4.4 that encourages flexibility in public improvement requirements in the Rural and Estate I single- family residential areas.

#### Project

Facilities for serve the Project will be provided commensurate with need. The SHRSP includes basic discussions of public services and utilities that will be provided and are detailed in Chapter III.

## 2. Section I, #4: SPA 4 Text

The General Plan includes a discussion of this area, known as SPA 4. The SPA 4 text calls for an “upscale large lot single-family residential community, organized around a comprehensively planned open space system”. Figure 1-7, “SPA 4 from Escondido General Plan,” shows the planning area as it appears in the City of Escondido General Plan, Land Use and Community Form Element. Table VII-1, “General Plan Text for SPA 4,” provides the text that accompanies the map.

### Project

The Project’s upscale approach is documented throughout the Specific Plan text. Location, amenities, and the level of engineering, architectural, and landscaping demonstrate the commitment to a luxury residential community. The open space system has been carefully planned to use the latest and most effective design tools available for maximum resource preservation. Figure I-11, “Conceptual Open Space Design,” points out many of these features. Details are discussed in Chapter III of the Specific Plan. Large estate lots will be provided in the northern neighborhoods, averaging 1.5 acres in PA E-1 and 0.83 acres in PA E-2. Efficient luxury residential lots providing a range of housing types are clustered in the central and southern sections in the interest of preserving an open space design that leaves very large blocks of habitat intact. Overall Project density will be no more than one dwelling unit per two acres. The luxury approach used throughout strives to meet the spirit of the upscale large lot single-family residential community requirement.

The General Plan text shown in Table VII-1 calls for estate type residential uses providing a range of housing types. The Project is envisioned as a luxury single family residential community. Seven neighborhoods are planned that will present a range of residential choices. Three factors will create a broad selection. Lot areas will range from an average of approximately 15,440 square feet in Neighborhood PA R-2 to 66,040 square feet in Neighborhood PA E-1. Four architectural elevation designs along with 7-9 color choices, appropriate for an estate type rural setting, will provide ample choices among these lot selections.

The text notes that minimum lot size will be one acre unless a development agreement is in place. A Development Agreement is planned to allow varying size lots and an expansive conservation easement for open space, while retaining an overall density of one dwelling unit per two acres. Variations in lot and pad sizes will appeal to a broader market and result in more choice for consumers.

The text calls for a comprehensive open space design. Neighborhoods are arranged around a comprehensive open space design, as discussed above. Open space of 757.69 acres represents 68.7 percent of the site. Large areas of open space cover west-facing slopes, opening toward the San Pasqual Valley where this natural expanse will be most visible. Preservation of wildlife movement corridors, wide separation of development “nodes”, wildlife tunnels, and an extensive revegetation program will maintain the vitality of this natural area.

#### Land Use

The SPA 4 text calls for densities consistent with Rural II designation, as shown in Figure VII-1, “General Plan Land Use Designations.” This designation is slope dependent, with density decreasing with steepness of slope. The slope categories and number of allowed units in each category, are as follows:

0-25% - 1 du/2 ac	205
25-35% - 1 du/4 ac	56
35%+ - 1 du/20 ac	23

The Project site was analyzed using these limitations, which would allow a total of 284 residential lots in the three categories. Additional lots up to 800 are allowed in SPA 4 by the General Plan with commensurate public benefits. Since Rancho Vistamonte has built 80 lots, 720 lots remain available. The Project proposes 550 lots on 1,098 acres, along with extensive public benefits. The remaining ownerships under SPA 4, totaling 254 acres, could create up to 170 lots.

Extensive public benefits are planned as discussed in Chapter I, Community Benefits, justifying an increase in yield to 550 units. This will leave a potential 170 lots that could be developed in the remainder of the SPA if another project were to come forward in the future. In summary, this Project is requesting less units per acre than Rancho Vistamonte and far less units than contemplated by the General Plan for SPA 4.

Steep slopes have been generally avoided and are largely left intact in the undeveloped parts of the site. Areas of over 35 percent slope have been avoided whenever possible.

The north/south ridgeline has been avoided by allocating open space to crest areas along the ridge. Development in these areas straddles the ridge. Project design has pulled development away from the more visible areas of the site, largely the west-facing

slopes, and focused development below ridges in key areas. Drainages have been predominately avoided except where roads crossings are absolutely required, minimizing earthwork that might be visible from afar. Multiple strategies have been used to minimize the effects of development. These include use of natural and manufactured topography to screen roads, vegetation-compatible training walls, and earth-toned color palettes. This Project prepared a constraints map and the land plan was designed to avoid the steep slopes areas. Clusters of lots were fit in the most developable areas of the site.

An example of how the Project seeks to avoid steep slopes and visual impacts is the applicant design for the primary entry, Safari Highlands Ranch Road. A commitment to improving the clubhouse, restaurant, golf holes and other improvements on the neighboring Eagle Crest Golf Course has enabled the applicants to secure an alternative access to the site. The access rights are currently recorded in the form of a “Grant of Easements” for ingress and egress, along with the necessary appurtenances such as utilities and drainage. This access greatly reduces the heights and extent of manufactured slopes for the previously approved access behind Rancho Vistamonte, on the west facing hillside (visible throughout the San Pasqual Valley). This approach to the primary entrance to the Project, also moves development to the base of the hillside surfaces that are generally less visible, if visible at all, from a distance. Safari Highlands Ranch Road’s access positioning reduces traffic, noise, and visual impacts to the existing Rancho Vistamonte neighborhood. Furthermore, extensive use of grading, landscaping, entry monument structures, and water features, will create knolls, hills and visual relief from any views of the road. Details of the benefits of these measures are provided in Chapter III.

A clustered approach with the goal of preserving open space avoids highly visible portions of the intermediate ridgeline on the site. Fifteen visual simulations of Project effects from the surrounding neighborhood have been generated based on proposed engineered and an analysis of the visual perspectives using Google Sketch Up. The locations of these perspectives are presented in Figures VII-2, “Visual Simulation Key Map,” while Figures VII-3 through VII-7 simulate what would be seen from these points. The foreground in each simulation has been removed so that the view is unobstructed, providing a sense of the maximum visual exposure.

As shown, visual effects of the Project are not readily visible due to the intervening open space topography. For example, View 7 on Figure VII-5 is from the vantage point of Eagle Crest Golf Course Parking Lot. The major hillside in the middle ground obscures most of the development. Where development on the plateau is visible it appears as

slivers of development screened by trees. The simulations have flattened the existing landscaping and natural vegetation in the foreground to provide an unobstructed “worst-case” view of the site. In reality these elements would further screen views of the site.

Manufactured slopes, typically the most visible elements from a distance, present little or no profile in any of the simulations. This is due to the grading design, distance from the viewer, and the extensive landscaping program proposed. The horizon line of undeveloped land is preserved in this area.

Generally the views demonstrate that the key topographic features of the site, the large sloping hillsides and the horizon line will be left intact by the Project. Where development is visible, it is both distant, has a low profile, and is well landscaped, limiting the possibility of the viewing any structures for the San Pasqual Valley. The result is the overall preservation of this valuable resource.

The General Plan SPA 4 text calls for the applicant to provide recreational facilities. The Project provides recreation for the public in the form of an extensive trail system. Residents will have additional recreational opportunities at the recreation facility and neighborhood or pocket parks. Details are provided Chapter III.

#### Traffic and Transportation

The General Plan SPA 4 text calls for closely coordinated roadway improvements, particularly on Rockwood Road. Project improvements to Rockwood Road, documented in the Land Use and Community Form discussion above, are designed to improve circulation while slowing traffic to increase traffic safety, particularly in the vicinity of the San Pasqual Union School as detailed in Chapter III.

The overall traffic situation in the vicinity has been analyzed and a comprehensive set of roadway improvements are proposed. The overall goal of the analysis is to maintain a service level “C” or better on non-SPA roads in the vicinity. The traffic analysis indicates that acceptable levels of service can be maintained with traffic signalization of the Cloverdale/Rockwood Road intersection and a center median down a portion of Rockwood Road. These are detailed extensively in Chapter III F and G.

#### Public Facilities

The General Plan calls for public facilities to be appropriately designed based on a comprehensive analysis of public facility design. The Project provides a much needed fire station in an area of southeast Escondido that lacks a nearby station. Additional

neighborhood or pocket parks and trails have been discussed in detail above and in Chapter III. These improvements will be financed by the developer.

Seven phases corresponding to the seven neighborhoods are proposed. Infrastructure will be provided commensurate with and supportive of development in each phase. Phases are numbered from 1 through 7, with Phase 1 being associated with PA R-1, Phase 2 with PA R-2, and so on. Numbering is for ease of reference and phases may occur in any order. A phasing plan for infrastructure improvements is provided and is shown in Figure VI-1. It will provide a clear picture of how public facilities and services and development will be coordinated.

### Design Considerations

The General Plan SPA 4 indicates specific design considerations will focus on the open space design and minimizing grading. The Project's open space is discussed in greater detail in Chapter III. The Project's grading techniques will include contour grading to retain the natural topography of the site conditions. Grading planning has been strategic in that great effort has been made to minimize grading throughout the Project and to avoid development in highly visible areas.

The Project benefits from multiple renditions of civil engineering drawings, landscape architecture design and architectural design work that have preceded the Specific Plan. Chapter III documents how these design efforts have combined to create a well planned community that has a constructive and beneficial relationship with the surrounding community. Chapter V describes the design parameters that will ensure this vision is realized.

The text calls for a landscape design that maximizes use of native vegetation. Chapter III discusses the use of native vegetation in landscaping. The landscape plan goes beyond this by incorporating low flow water emitters, adapting the landscape to an arid environment, and specifying controls that are sensitive to weather conditions. The overall plan proposes that all of the water used by the landscaping system be recycled water drawn from the City of Escondido recycled water system. The City has indicated it has sufficient recycled water to serve the Project.

### San Dieguito River Park

Attention should be paid to the San Dieguito River Valley Regional Open Space Park (SDRP) and other regional programs. The City of Escondido is a signatory to the Joint Powers Authority that created the SDRP in 1989. The SDRP concept is to create an open space and visual corridor that stretches from the coast in Del Mar to Volcan Mountain

that lies above the town of Julian, and its goals include open space preservation, protection of water resources, floodplains, agriculture, and creation of recreational and educational opportunities within the SDRP designated viewshed. The Project lies just outside of the northern boundary of the SDRP and is adjacent to Landscape Unit H of the plan. The Project conforms to the goals of the SDRP, however, by preserving the most visible areas on the site in open space. By preserving a block of habitat that stretches the length of the site from north to south, the open space continuity called for in the plan is preserved.

*C. General Plan Chapter 3: Mobility and Infrastructure*

*1. Section G: Goals and Policies*

*Complete Streets Policy 2.1*

Ensure that the existing and future transportation system is interconnected and serves multiple modes of travel, such as walking, biking, transit, and driving for safe and convenient travel.

*Complete Streets Policy 2.4*

Evaluate access, safety, and convenience of various transportation modes for every project involving the following eight user groups: pedestrians, children, disabled individuals, seniors, bicyclists, transit riders, motorists, and goods and services.

*Pedestrian Network Policy 3.3*

Maintain a pedestrian environment that is accessible to all and that is safe, attractive, and encourages walking.

*Bicycle Network Policy 4.3*

Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.

*Bicycle Network Policy 4.6*

Incorporate bicycle parking facilities in public places such as transit stops, libraries, and parks where feasible.

### *Transit System Policy 5.8*

Require that new developments incorporate transit-supporting facilities into the project design, where appropriate.

#### Project

The Project's circulation system and the regional system with which it connects have been studied by traffic engineers. An assessment of area levels of service (LOS) based on accepted traffic engineering methodologies has been carried out. The results are detailed in Chapter III F and G. Project roadways will be designed in conformance with the Escondido General Plan Mobility and Infrastructure Element, resulting in a multi-modal transportation system. Roadway cross sections (Figures III-19 through III-23) are based on the City's design requirements. As such a safe and well-designed roadway system will benefit all user groups.

Similarly two emergency access connections will be created northwest and southeast of the site which will effectively integrate the new community into the emergency response network and increase community safety for all residents. These will provide additional evacuation options for offsite residents living to the north to evacuate to the south; and for residents in the San Pasqual Valley and the San Diego Zoo Safari Park area to access in the event of an emergency, to the north, thereby improving emergency evacuations for these populations.

School-aged children living in the Project are partially located in the Valley Center Unified School District (approximately 231 homes) and partially in the San Pasqual Union School District and the Escondido Union High School District (approximately 319 homes). Fees will be paid to these districts for the inclusion of children from the Project.

Traffic calming improvements will be initiated in the vicinity of San Pasqual Union School to improve the traffic safety of this area for children and adults. Street parking in neighborhoods will be permitted to encourage an orderly and efficient use of roadways. This improvement will benefit all groups as well by providing convenience for loading and unloading, and parking for guests.

The pedestrian orientation of the roadway system is described in detail in response to Goal 12 of the Land Use and Community Form above. People of all ages will benefit from this network. For children the issue of safety is paramount. Neighborhood sidewalks will make it safer for kids who might be visiting friends or walking to local parks. Disabled persons will be served by sidewalks in all neighborhoods. Compliance with state and city requirements, as well as the American's with Disabilities Act will include measures such

as disabled parking design and locational preferences for the loading and unloading of wheelchairs in Village Core.

Bicycle lanes will be provided along the Village Entry and Village Promenade streets. These provide access to the Village Core, neighborhood parks, and all neighborhoods. This system will promote bicycle use in both public and private areas.

A series of trails and trailheads are provided near neighborhoods to encourage residents to walk to and use trails. Bus service in the region is provided by the North County Transit District (NCTD). Three types of service are available: Breeze busses, using established routes; FLEX service by appointment; and LIFT service for ADA-registered riders. There are currently no routes to the site or nearby. Requests for service are evaluated by the district and can result in an extension of service if demand supports it. The Project's village center and street design will be able to accommodate bus service if it is extended to the area. The Project provides a range of transportation-oriented design features and amenities that serve the transportation needs of the population groups covered by the comment.

#### *Traffic Calming Policy 9.1*

Reduce congestion in areas surrounding schools, parks, and other activity centers by applying effective traffic management solutions.

#### *Traffic Calming Policy 9.2*

Encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) that add character and create opportunity for improved aesthetics while effectively managing traffic.

#### *Traffic Calming Policy 9.3*

Protect residential neighborhoods from cut-through traffic and other traffic-related issues by implementing appropriate traffic calming measures.

#### Project

Traffic calming will be used at the Project's primary entry point, at the Village Core and in between PA R-3 and PA R-4 where long stretches of steep roads occur. See Figure III-18 for conceptual details. Overall measures are discussed under Specific Planning Area Land Use Policy 11.6 while details are provided in Chapter III. These include a raised median to increase roadway capacity.

*Water System Policy 12.5*

Require new development to provide adequate water facilities and/or finance the costs of improvements necessary to serve the demands created by the development and/or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone water system improvements in master planned development projects involving multiple phases and developers.

*Water System Policy 12.12*

Require new development to incorporate water conservation techniques into building and site design incorporating such elements as water efficient fixtures (e.g., low flow shower heads); drought tolerant landscape, permeable hardscapes, and on-site stormwater capture and re-use facilities.

*Water System Policy 12.13*

Continue to use and explore opportunities to increase the use of recycled water in the city.

Project

The Project will connect to the City of Escondido's potable water and wastewater treatment systems. Recycled water will be re-conveyed to the Project site for use in meeting 100 percent of the Project HOA's non-potable water needs. Additionally the re-conveyance pipeline will be designed to allow existing and future uses along the pipeline route to connect to the system, thereby allowing them to use recycled water for non-potable water uses such as irrigation. This will decrease the demand for potable water in the area. The Project will pay hook-up fees for the use of the City's system.

*Wastewater System Policy 13.5*

Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development projects involving multiple phases and developers.

### *Wastewater System Policy 13.6*

Permit the use of assessment districts or similar mechanisms to finance backbone wastewater infrastructure improvements.

### *Wastewater System Policy 13.11*

Explore alternative wastewater technologies and best practices that reduce the amount of wastewater requiring treatment. Require new development to implement appropriate and feasible systems.

### Project

The applicant proposes construction of a recycled water system that will re-convey recycled water from the HAARF to the Project and will meet all of the Project's non-potable water needs. The pipeline will be constructed to allow facilities along the route, such as the Eagle Crest Golf Course, Rancho San Pasqual and Vistamonte neighborhoods, and the San Pasqual Union School to use recycled water from the City's system. Recycled water is currently not available along this route.

Additional opportunities for water recovery involve rainwater capture, proposed as an optional design feature for new homes.

### *Goal 4*

Provision of adequate and sustainable infra-structure that is environmentally sensitive to serve residents, businesses, and property.

### *Storm Drainage Policy 14.4*

Require new development to create a mechanism to finance and fund ongoing maintenance of stormwater facilities.

### *Storm Drainage Policy 14.5*

Require new development to prepare drainage studies and improvement plans that demonstrate no net increase in stormwater runoff and compliance with adopted stormwater plans.

### Project

An extensive stormwater runoff system has been designed by the civil engineer to address recent emphasis on and new regulations governing the detention and retention

of stormwater. The developer financed system will incorporate two major basins and a conveyance system that will meet Regional Water Quality Control Board and City of Escondido requirements. The system is detailed in Chapter III.

#### *Goal 5*

Reduction in the generation and disposal of solid waste.

#### Project

The Project will participate in the solid waste recycling programs operated by the waste haulers providing service to the Project. Recycling will include facilities in the Village Core such as color coded or labeled bins that will facilitate recycling at the points where solid waste is generated.

#### *Goal 6*

An increased use of renewable energy sources, and improved energy conservation and efficiency.

#### *Energy Policy 16.3*

Implement energy conserving land use practices that include compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.

#### *Energy Policy 16.4*

Encourage site and building design that reduces exterior heat gain and heat island \*-effects (tree planting, reflective paving materials, covered parking, cool roofs, etc.).

#### *Energy Policy 16.5*

Require, to the extent feasible, building orientations and landscaping that use natural lighting to reduce energy demands.

#### Project

Renewable energy sources, specifically solar energy, will be used to power the common areas in the Project, which include the Village Core lighting and lighting for entries. Energy conservation will take the form of water conservation and recycling as well as building practices that will reduce energy demand. Homes will be pre-wired for solar and electric car hook-ups. The Project clusters development in seven neighborhoods to

make efficient use of the street network and utility delivery systems. Bikeways, sidewalks, and trails are provided throughout, as shown on Figure I-13. The Village Core will be able to accommodate bus traffic should it be determined by the NCTD that routes are needed to serve the Project.

Heat gain and heat island effects will be addressed through a range of strategies, such as:

- building orientation
- trees and groundcover that absorb solar energy before it heats underlying structures
- paving surfaces such as concrete, asphalt, or special coatings that are highly reflective
- roof materials or coatings that increase the reflective and emitting properties of the roof surface

Energy efficiency savings will be realized from a range of construction practices:

- Energy Star<sup>®</sup> rated appliances will be specified for construction where appliances are installed
- Energy efficient lighting using technologies such as LED-type lighting will be used for outdoor lighting and indoor lighting where appropriate
- Low-flow toilets and aerated faucets
- Installation of motion sensitive lighting controls
- Use of controls to modulate internal heating and cooling on a room-by-room basis

#### *Telecommunications Policy 17.5*

Establish requirements for the installation of state-of-the-art internal telecommunications technologies in new large-scale planned communities, and office and commercial developments (e.g., wiring of all new housing and businesses).

### *Telecommunications Policy 17.6*

Encourage the installation of telecommunications systems (e.g., internet) in every city household to facilitate resident access to information about public services, transit, emergencies, and other information.

#### Project

Homes will be wired for state-of-the-art data transmission, such as providing internet access through cable or other means that can carry large amounts of data.

### *D. Chapter 4: Housing*

#### *1. Section V: Goals and Policies*

#### *GOAL 1:*

Plan for quality, managed, and sustainable growth.

#### *Housing Policy 1.1*

Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.

#### *Housing Policy 1.5*

Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.

#### *Housing Policy 1.6*

Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed Use Overlay areas.

#### Project

The Project adds 550 luxury homes to the housing stock of Escondido. Health and safety will be protected through conformance with State of California and City of Escondido building codes. The range of amenities provided includes a fire station, a grocery or eatery, scenic vistas and trails, bike lanes, and a Village Core with a private recreation center.

Smart growth principles are reflected in the Project design. Clustering is used to create compact luxury neighborhoods. The Project avoids sprawl by clustering lots into

developable areas. This has reduced the building footprint and preserves open space. The Project represents implementation of the SPA 4 plan that anticipates a residential development in this area, and as such is consistent with long term plans for the area. It is also a logical extension into the SPA, branching from already developed neighborhoods. It has been designed to reflect the character of that area and take advantage of facilities in place to serve that community. While driving will still be necessary to reach downtown Escondido, the Project implements several designs to reduce dependence on the automobile within the development. Limited mixed use facilities are provided. A small store and extensive recreational facilities are located on the site. Bike lanes, sidewalks, soft surface walks, and trails are provided to encourage alternative methods of transportation. Further, the Project will be installing its electric car charging-friendly designs mentioned previously in this Chapter.

*E. Chapter 5: Community Health Services*

*1. Section J: Goals and Policies*

*GOAL 1:*

A healthy and livable Escondido complete with adequate and convenient access to community services and fresh food for all residents.

*Health and Wellness Policy 1.1*

Ensure adequate and convenient physical access to healthcare, parks, libraries, cultural arts, schools, childcare facilities, and services for all residents.

Project

Community services will be provided concurrently with implementation or are currently available. Services to be provided include a fire station that could provide paramedic services for residents in the vicinity and recreation facilities that include a multi-use recreation area, walks, and hiking trails. Water, sewer, waste management, gas, electric, cable and phone services will be provided to residents. The Project will also be providing 9.3-miles of trails open to the public. The City of Escondido provides a broad range of other medical, recreational and cultural facilities available to all residents that include the state-of-the-art Palomar Hospital, Kit Carson Park approximately five miles from the site, and the Escondido Center for the Arts.

*GOAL 2*

A complete system of park and recreational facilities and programs to serve all users.

## Parks and Recreation Policy 2.2

Provide an adequate system of neighborhood, community, urban, and regional parks and related recreational facilities/services for incorporation into the open space system.

### Project

Both parks, trails, and an extensive open space system are provided in the Project's design. Neighborhood and pocket parks totaling approximately 1.0 acres are provided throughout the Project. A trail system of 7.3 acres (9.3 miles in length) is proposed to link parks and roadways. The approximately 757.69-acre open space system preserves a large undisturbed block of habitat that preserves key natural features and habitats of the site.

## *Parks and Recreation Policy 2.3*

Provide a minimum of 5.9 acres of developed active Neighborhood, Community, and Urban parks in addition to 5.9 acres of passive park land/open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School playground areas can be included as park acreage if these facilities are approved by the school district(s) and open to the public as determined by the City Council.

### Project

This requirement translates to 3.25 acres of active parks and 3.25 acres of open space for the 550 unit Project. Approximately 13.3 acres of active and passive recreation areas are provided, including neighborhood and pocket parks totaling 1.0 acres, trails totaling 7.3 acres, and a private recreation facility of 5.0. Approximately 757.69 acres of open space are provided, far exceeding the stated requirement. The Project exceeds all park and recreation and open space requirements of Policy 2.3.

## *Parks and Recreation Policy 2.4*

Require new residential development to contribute fees to finance acquisition and development of park and recreational facilities in compliance with the standards stipulated by Parks and Recreation.

## *Park and Recreation Policy 2.3*

Allow credit for the on-site dedication of land or facilities to be used for public park purposes, consistent with city standards.

*Parks and Recreation Policy 2.21*

Evaluate all development proposals larger than 5 acres for appropriateness of public park land dedication.

*Parks and Recreation Policy 2.22*

Consider private dedication of land for use as a public park as part of a planned development, if the proposed site meets city criteria.

Project

Private land will be dedicated to public use in the Village Core and elsewhere in the form of an extensive trail system that will include trail heads, 9.3 miles of trails, and viewpoints. The Project will pay fees and receive appropriate credit for the dedication of park land.

*Parks and Recreation Policy 2.23*

Permit the redistribution and clustering of development that would otherwise have been built on a proposed park site within a planned development contingent on city standards.

*Parks and Recreation Policy 2.24*

Consolidate new development onsite to accommodate parkland that is accessible to the public.

Project

The clustering approach being proposed allows for the preservation of a substantial area, approximately 757.69 acres, for use as protected open space. It also permits development of an extensive neighborhood and pocket park system and trail system.

*Parks and Recreation Policy 2.25*

Require park or recreation facilities constructed as part of a private development and intended solely for use by its residents to be considered a private park.

Project

The trail system will be opened to the public. Private park areas are so noted in Project documents and on maps. There are six different private pocket parks, as well as trails throughout the Project.

*Parks and Recreation Policy 2.27*

Incorporate energy and water efficient land development and maintenance practices, including the use of drought tolerant landscaping and reclaimed irrigation, in the design, development and operation of public parks and open space areas as appropriate.

Project

The pocket park system will incorporate drought tolerant landscaping and will use reclaimed water for irrigation of common areas and the fire station. Portions of the energy required for the Village Core will be provided by solar facilities.

*GOAL 3*

An educated and informed citizenry through lifelong learning opportunities and dissemination of information.

Project

Library services in Escondido are funded through the general fund with revenues raised from a number of sources such as fees, property taxes and sales taxes. The Project will contribute to these funding sources through fees paid during development, and through property and sales taxes paid by home owners and individuals on an ongoing basis.

*GOAL 4: Enhanced quality of life for all residents through the cultural arts.*

*Cultural Arts Policy 4.4*

Require developers to provide art pieces or pay fees that can embellish/maintain an individual project as well as contribute to the appearance and vitality of the community.

Project

The applicants will commission an art piece will be displayed in the Village Core, or will commission several smaller pieces for location in park spaces.

*F. Chapter 6: Community Protection*

*1. Section H: Goals and Policies*

*GOAL 2*

Protection of life and property through adequate fire protection and emergency medical services.

### *Fire Protection Policy 2.2*

Provide Fire Department response times for no less than 90 percent of all emergency responses with engine companies by achieving the following service standard: Provide an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies in urbanized areas of the city.

### *Fire Protection Policy 2.5*

Commit to the use of state-of-the-art equipment, technologies, and management techniques for fire prevention and suppression.

### Project

The new fire station located on the site will be a maximum of 2.4 miles from any residential component of the Project. The Project will also enhance fire service response times for residents north, south, and west of the Project by providing paved roads to these areas that are built to Escondido Fire Department standards. The new station will be a state-of-the-art facility that could house three engines covering fire suppression and paramedic services.

## *G. Chapter 7: Resource Conservation*

### *1. Section J: Goals and Policies*

#### *Goal 1*

Preservation and enhancement of Escondido's open spaces and significant biological resources as components of a sustainable community.

#### *Biological and Open Space Resources Policy 1.1*

Establish and maintain an interconnected system of open space corridors, easements, trails, public/quasi-public land, and natural areas that preserves sensitive lands, permanent bodies of water, floodways, and slopes over 35 percent, and provided for wildlife movement.

#### *Biological and Open Space Resources Policy 1.2*

Maintain open space and rural residential uses around the perimeter of the city to serve as a buffer from the surrounding urbanizing areas.

### Project

The 629.09 acres of resource open space will be protected by easement, and an RMP will require ongoing maintenance, as detailed in Chapter III. This large area encompasses the most rugged, biologically sensitive and visible parts of the site.

*Biological and Open Space Resources Policy 1.3*

Protect land areas with steep topography (generally over 25 percent) from intensive urban development, regulate development in areas with topographic constraints such as steep slopes, and include these areas within the overall open space system.

*Biological and Open Space Resources Policy 1.12*

Promote the use of native plants for public and private landscaping purposes within the city.

Project

The development footprint was carefully designed to promote development in the flattest areas of the site. Further clustering of the development in said areas helped to avoid the steep topography. A native plant palette is used to revegetate an extensive 128.60-acre HOA habitat open space area around the perimeter of the site (i.e. Fuel Modification Zone 2). These areas will use a carefully selected range of natives in areas specified for Zone 2 fire management. This program will expand habitat for sensitive species while meeting the requirements for fire protection. Table V-1 presents this planting palette.

*Trail Network Policy 2.3*

Integrate trails into new and existing developments, and ensure that trails safely interface with neighborhoods.

*Trail Network Policy 2.8*

Consider special facilities and activities such as exercise stations and water fountains that would expand trail usage and increase community activity.

*Trail Network Policy 2.9*

Employ sustainable practices for landscaping, use pervious paving materials to minimize stormwater runoff, and employ other techniques for the construction and improvement of the trail network.

## Project

An extensive trail system will be open to the public. It will provide 7.3 acres of total area, encompassing 9.3 miles of trails. It will include trailheads, trails, and viewpoints, and will be complimented with signage, seating, and shade structures as needed. The trail system is designed to provide access to the scenic vistas that are readily available from the Project. Professionally designed, these facilities will allow views of undisturbed hillsides, panoramic views of the valley, and more localized views of specific site features such as arroyos, steep drainages, and rock outcroppings. Trailheads will be provided to make the trails inviting and easy to find. Viewpoints will be installed so that hikes can pause, rest, and take time to enjoy the outdoors.

### *Goal 3*

Preservation of significant visual resources such as ridgelines, hillsides, and viewsheds that serve as a scenic amenity and contribute to the quality of life for residents and general conformance with Escondido Municipal Code Sections 33-1067.A-F (Escondido hillside protection regulations). The Project achieves this conformance through the following policies:

#### *Visual Resources Policy 3.1*

Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.

#### *Visual Resources Policy 3.2*

Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning, integration of natural features into the project, appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimize disturbance of topography; and creation of contiguous open space networks.

## Project

Preservation of views has been pursued through the combined effort of the applicants, engineers, landscape architects, and building architects. The result is a Project that, while it occupies a prominent position in developable portions of the hills in eastern

Escondido, has minimal visual impact on existing neighborhoods and the San Pasqual Valley generally. Photo simulations that document Project effects are shown in Figures VII-2 through VII-7.

*Visual Resources Policy 3.5*

Regulate development of intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following:

1. Intermediate Ridges and Hilltops
  - a. Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;
  - b. Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;
  - c. Prepare grading plans that minimize disruption of the natural landform and vegetation; and
  - d. Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.
2. Slopes Greater than 15 Percent
  - a. Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.
  - b. Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides.
  - c. Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.
  - d. Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.

- e. Minimize the visual impact of development on adjoining residential areas to the extent feasible.

### Project

The Project incorporates several engineering techniques to minimize effects to ridgelines. Several steep west-facing hillsides intervene between the valley and the on-site ridgeline. The Project design uses these topographic features to minimize visual effects by setting the development back from ridgeline views. As a result the Project's west-facing "edge" provides a minimal profile when viewed from the valley floor. The Project avoids highly visible portions of the intermediate ridgeline on the site, focusing grading instead in visually less obtrusive locations, as recommended in the policy. The ridgeline where visible is bounded by open space to preserve visual continuity. The open space has been designed to encompass the entire west-facing boundary line except where the main entry occurs. This includes all of the west-facing slopes noted above. The beneficial visual effect of the landscape plan is evident in the photo simulations (Figures VII-2 through VII-7). Where the built environment is visible, landscaping forms the most prominent feature. Building mass is broken by trees and lower growing vegetation naturalizes the lower straight lines of buildings. The effect is to diminish the angularity of the structures and make them appear a part of their surroundings.

Steep slopes are avoided to the greatest extent possible in the Project's design. This has been made possible by preserving the steepest areas of the site in open space. This has preserved not only sensitive habitats but rock outcropping, water courses, and steep cliff like formations. Some encroachment is necessary to complete the primary access, construct Safari Highlands Ranch Road, and achieve a clustered design. The visual impact of manufactured slopes is diminished by an extensive program of revegetation. Designed by professional biologists, the open space program will use native vegetation to revegetate manufactured slopes in key locations, creating additional open space while diminishing the visual effects of grading. Clustering and landscaping have been effectively used to lower the profile of the build spaces and raise the natural profile of the site.

### *Goal 5*

Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

## Project

The open space has been designed in consultation with cultural resource specialists who have surveyed the site for archaeological and historical sites. As a result, all important cultural resources on the site will be afforded protections and any potential impacts will be fully mitigated. Protections may include monitoring and/or data collection and documentation.

### *Water Resources and Quality Policy 6.4*

Require new development to preserve areas that provide opportunities for groundwater recharge (i.e., areas where substantial surface water infiltrates into the groundwater), stormwater management, and water quality benefits.

### *Water Resources and Quality Policy 6.8*

Maintain Escondido's natural creek system in an undisturbed state with a minimum of a 5-foot buffer and setback for development, or as established by appropriate wildlife agencies, unless stream course alteration, channelization, and/or improvements are approved by necessary state and federal agencies and the City.

### *Water Resources and Quality Policy 6.14*

Require new development to protect the quality of water resources and natural drainage systems through site design and use of source controls, stormwater treatment, runoff reduction measures, best management practices, and Low Impact Development measures.

## Project

The 757.69-acre open space area will leave untouched natural areas where water will concentrate and can be absorbed into the ground. The major drainages on the site are preserved in open space. Crossings will be minimized by careful construction that will minimize grading and construction in streambeds. Runoff will be controlled so that no additional water will leave the site. Employing the major developments drainage technology, stormwater will be controlled and treated to reduce destructive runoff and pollution.

### *Air Quality and Climate Protection Policy 7.2*

Reduce regional greenhouse gas emissions through the following measures including, but not limited to:

- a) Implement land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);
- b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;
- c) Supporting public transportation improvements;
- d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;
- e) Participating in the development of park-and-ride facilities;
- f) Maintaining and updating the city's traffic signal synchronization plan;
- g) Promoting local agriculture;
- h) Promoting the use of drought-tolerant landscaping, and
- i) Encouraging the use of non-polluting alternative energy systems.

*Air Quality and Climate Protection Policy 7.3*

Require that new development projects incorporate feasible measures that reduce construction and operational emissions.

Project

A multi-modal transportation system has been adapted to this rural setting by providing pedestrian, bicycle, and automobile access a range of mixed uses in the Village Core. The Village Core's wide circular entry road is designed to accommodate busses should a mass transit route be extended to this area. There is no history of agriculture on the site but agricultural elements will be used to accent roadways and neighborhood entries reflecting the agricultural history of the San Pasqual Valley. Solar energy will be used to power the Project common areas to the greatest extent.

*H. Chapter 8: Growth Management*

*1. Section I: Goals and Policies*

*Goal 1*

Quality, managed, and sustainable growth that maintains and provided adequate public facilities for existing and future development.

### Project

The annexation and development of SPA 4 has been anticipated since the 1990s and development guidelines for the area have been written into the City's General Plan (Chapter II, Section I(4)). Development has already taken place in the SPA with the construction of 80 homes in Rancho Vistamonte. The uses proposed by the Project conform to the General Plan vision for this area in the General Plan and continuation of the high quality of the Rancho Vistamonte Specific Plan. As such the Project represents a logical extension of growth that has been anticipated by the General Plan and is reflected in the Rancho Vistamonte and Rancho San Pasqual developments.

#### *I. Chapter 9: Economic Prosperity*

##### *1. Section N: Goals and Policies*

#### *GOAL 1*

High quality, diversified, and employee-intensive, industrial, retail, technology, manufacturing and service-oriented businesses that create and sustain a strong economic base and provide opportunities for the full employment of a diverse set of skills.

### Project

The Project will contribute to the local economy in three major ways. One-time fees paid to the City and the on-going payment of property taxes will support the overall strength of the City government and contribute to sustaining community wide services. Expenditures by new residents in and around the City of Escondido will contribute to the ongoing health of the economy by sustaining demand for goods and services. Construction and maintenance of the Project will create jobs over a sustained period of time that will support the full employment of skills of the City's population.





Illustrative Site Plan

Figure I-1

# LEGEND

## NEIGHBORHOOD AREAS

-  Neighborhood R-1
-  Neighborhood R-2
-  Neighborhood R-3
-  Neighborhood R-4
-  Neighborhood R-5
-  Estate Residential E-1
-  Estate Residential E-2

## LANDSCAPE ELEMENTS

-  Preserved native open space
-  Open space transition & Brush Management Areas - Drifts of naturalized & fire resistant plant material that blend with native landscape
-  Detention Basin / Detention Basin Landscape - Riparian plant material & Basin appropriate grass- like material
-  Orchard Tree Groves- Small stands of low maintenance fruit trees
-  Interior Manufactured Slope Landscape - Informal evergreen and deciduous drifts of drought tolerant trees & shrubs. Planting shall respect prominent views & provide privacy.
-  Neighborhood Interact StreetTrees - formal street trees with signature species for each neighborhood. See street tree framework diagram.

## RECREATIONAL ELEMENTS

-  Neighborhood Park and/or Trailhead Park - Intimate passive spaces ringing the perimeter of the neighborhood to make use of views & the trail network
-  Private recreational facility - 2 acre private facility featuring swimming, club houses, play & other amenities
-  Open Space Trail Network - extensive network of open space trail interconnecting the community
-  View Point - features areas within the trail network that make use of expansive vistas. including onsite boulders, trees and seating elements.

## ENTRY ELEMENTS

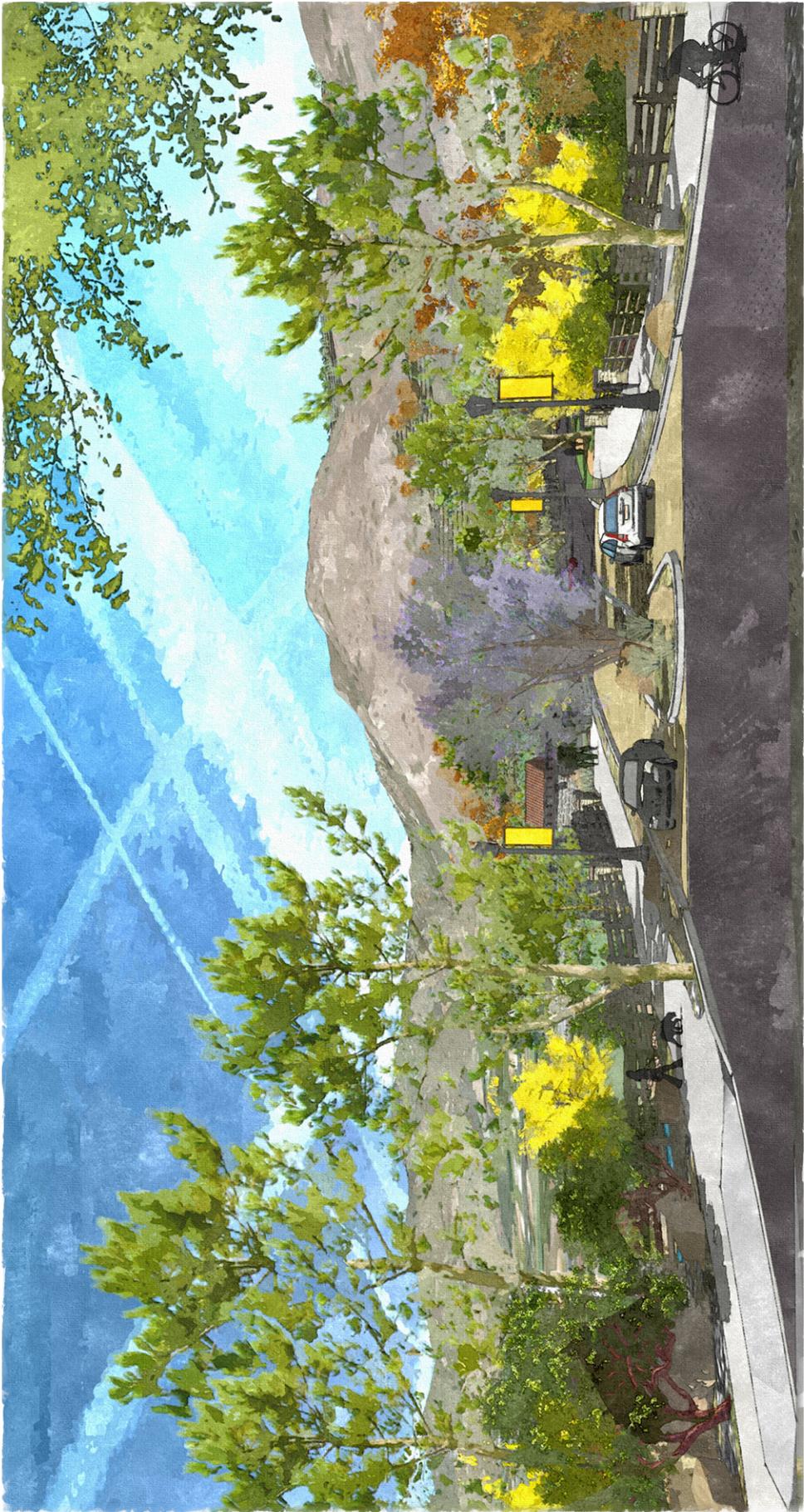
-  Major Community Entry - characterized by an iconic tower and bridge- like aesthetic. The landscape will compliment the golf course & blend with Rockwood Road including on-site stone, split rail fencing & other rustic elements.
-  Gated Community Entry - featuring a guard house, enhanced specimen trees & natural boulders, grasses, signage & a rustic trellis.
-  Neighborhood Entry - individualized & understated entry areas featuring on-site boulders with signage, specimen trees & enhanced planting.
-  Fire station - 3 engine community fire station

-  Open Space Trail- Existing
-  Open Space Trail- Proposed
-  Soft Surface\* Multi Use Street Trail- Meandering
-  Soft Surface\* Multi Use Street Trail- Street Adjacent
-  Neighborhood Concrete Sidewalk



Legend to Illustrative Site Plan

Figure I-2



**Illustrative Major Entry**

**Figure  
I-3**



**LEGEND**

**2 Acre Private HOA Recreational Building**

- |                                    |   |
|------------------------------------|---|
| 1. Project Monumental Signage      | 12. Trellis Promenade or Arcade                           |
| 2. Gated Community Facility        | 13. Private Indoor Event Space                            |
| 3. Enhanced Entry/ Drop-Off Area   | 14. Clubhouse Facility (Community Room, Gym, Office etc.) |
| 4. Children's Discovery Play Area  | 15. Tennis Pavilion                                       |
| 5. Pool Restaurant/Shower Facility | 16. Tennis Courts   |
| 6. Community Pool                  | 17. RV / Recreational Parking Lot                         |
| 7. Community Children's Pool       | 18. Private Recreational Facility Parking Lot             |
| 8. Community Spa                   | 19. Fire Station Facility                                 |
| 9. Splash Pad                      | 20. Fire Station Parking                                  |
| 10. Event Lawn                     | 21. Fire Station Recreational area                        |
| 11. Private Event Pavilion         | 22. Open Lawn   |



**Illustrative Village Core  
Plan View**

**Figure  
I-4**



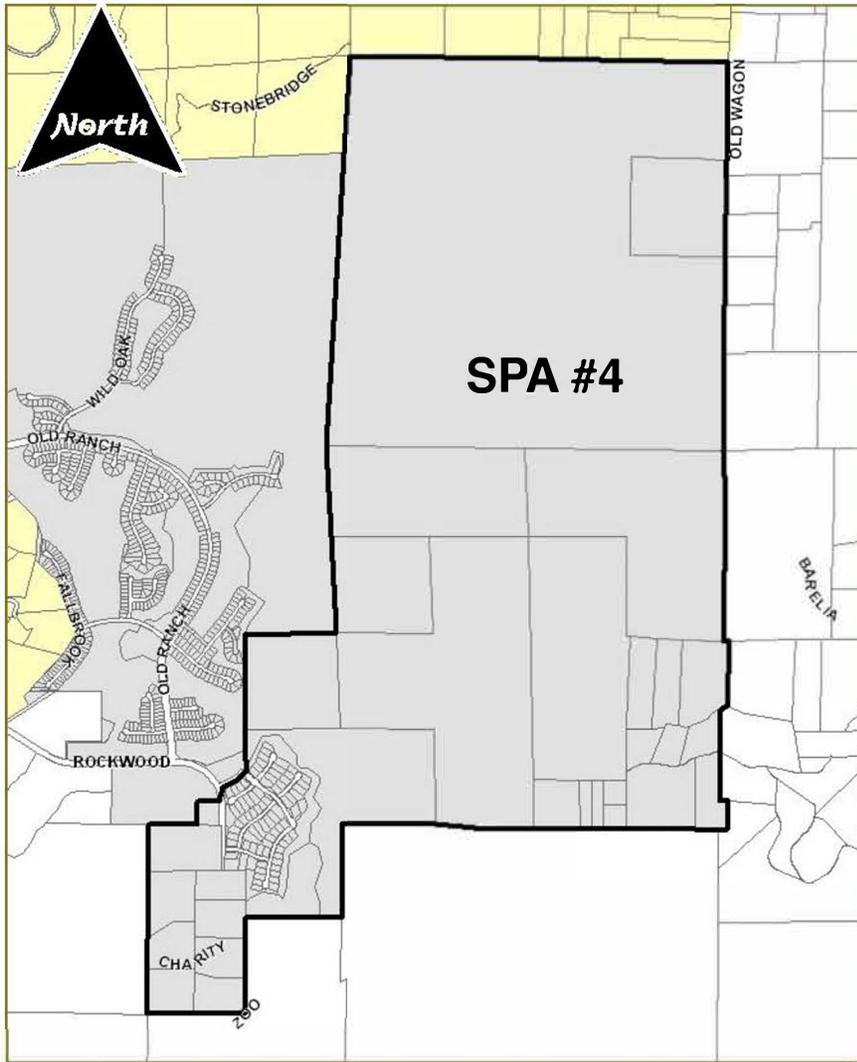
**Illustrative Village Core  
From Above Looking East**

**Figure  
I-5**



**Illustrative Village Core From  
Above Looking Northeast**

**Figure  
I-6**



#### 4. Valley View SPA #4

**Location:** In the eastern portion of the planning area, accessed from Rockwood Road.

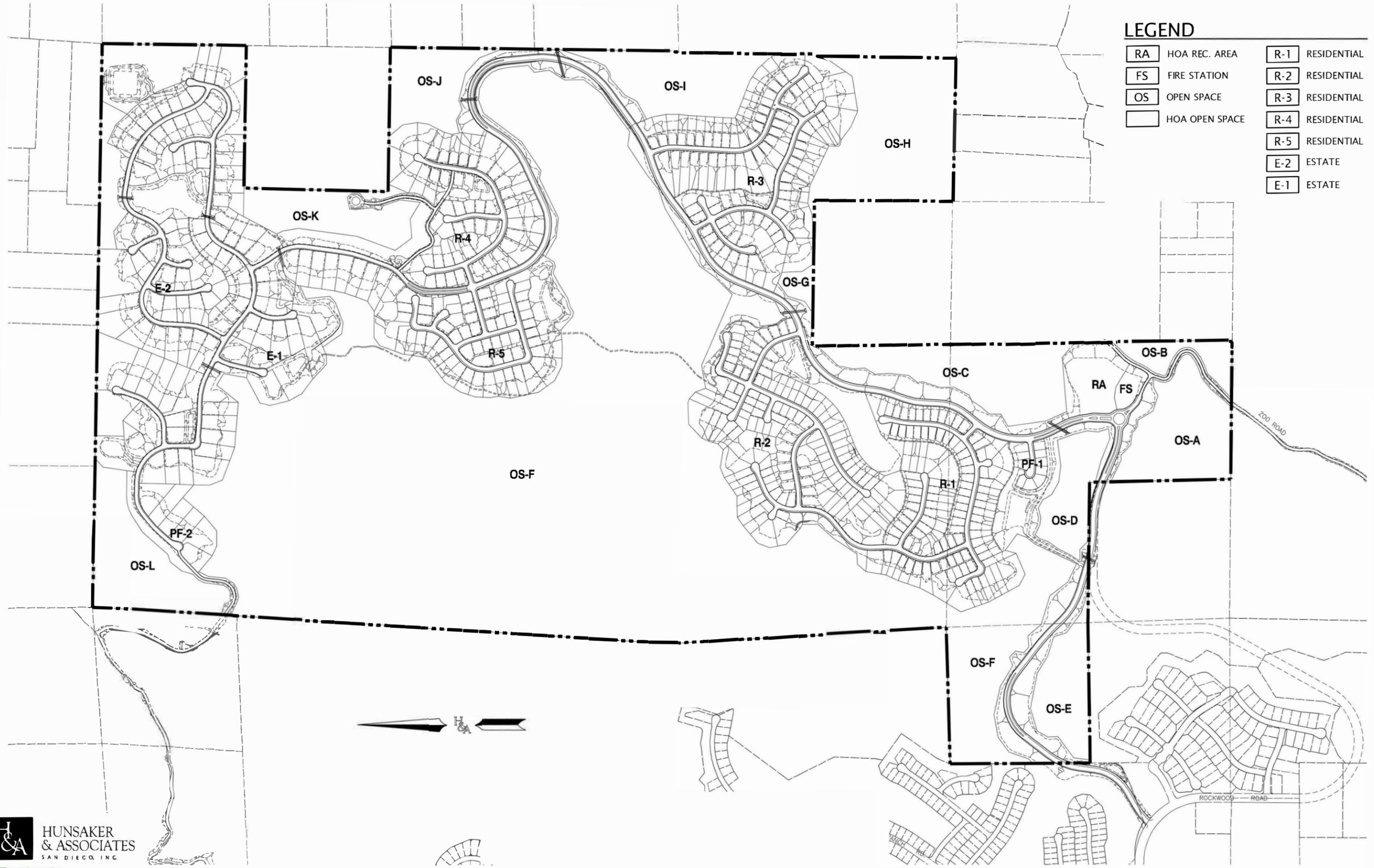
**Size:** Approximately 1,590 gross acres.

**Current Status:** The Specific Plan Area is partially developed.

**Adopted Plan Details:** The Rancho Vista Monte Specific Plan establishes development standards and guidelines for a portion of this SPA. The project includes a planned community on 133 acres involving 80 single family units with 81 acres of the site preserved as open space. Remaining portions of the SPA do not have an approved Specific Plan.

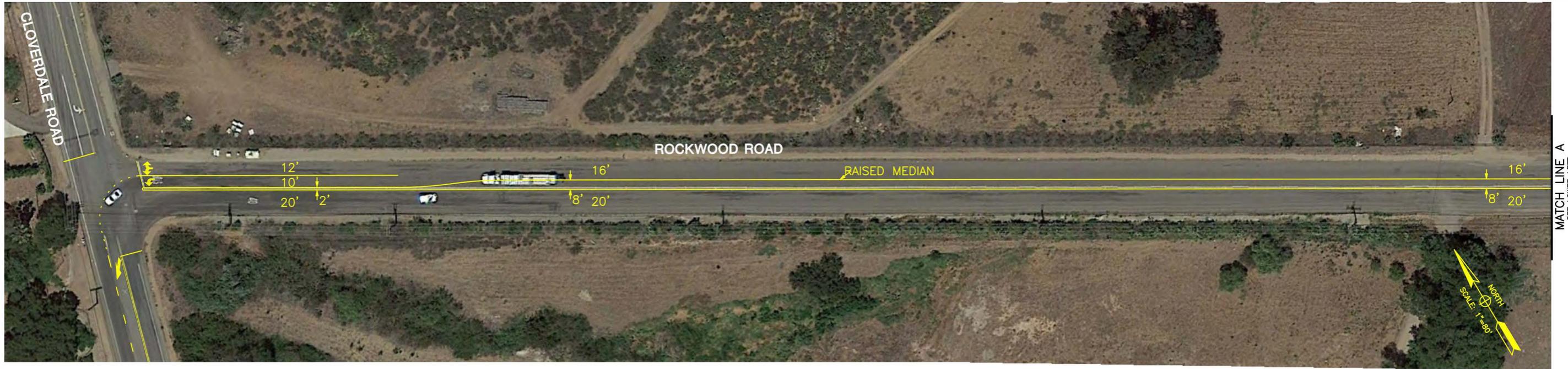
Source: City of Escondido

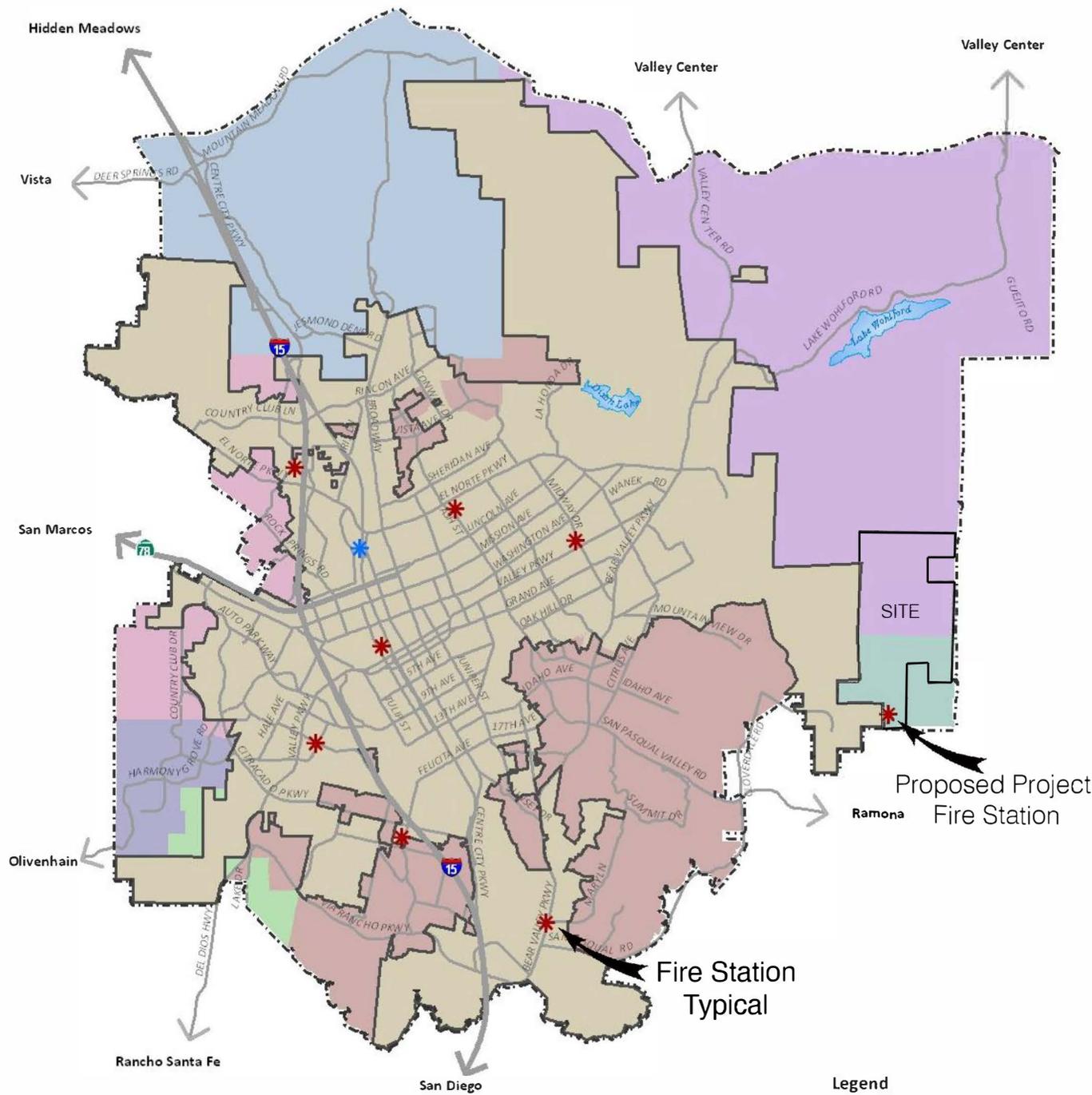




**Specific Plan Map**

**Figure I-8**





**Fire Protection Districts (FPD)**

	Escondido FPD		Rancho Santa Fe Fire District
	Rincon		Deer Springs FPD
	San Marcos FPD		Elfin Forest FPD
	San Pasqual FPD		Valley Center FPD

**Fire Facilities**

	Fire & Police Headquarters
	Fire Stations

**Legend**

- General Plan Boundary
- City Limits
- Highway
- Street
- Lakes

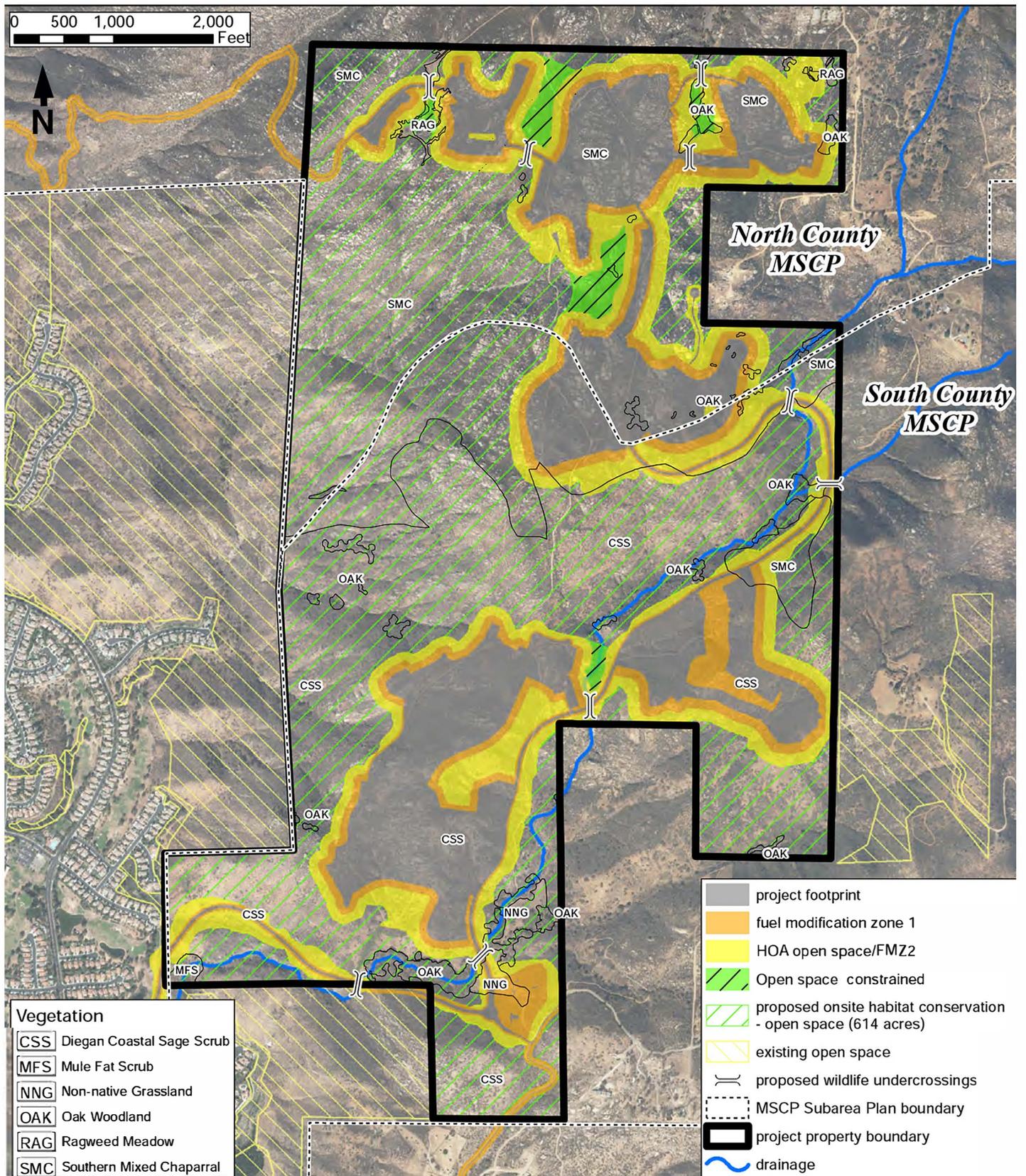
0 0.5 1 Miles

Source: City of Escondido



# Fire Station Locations

Figure I-10

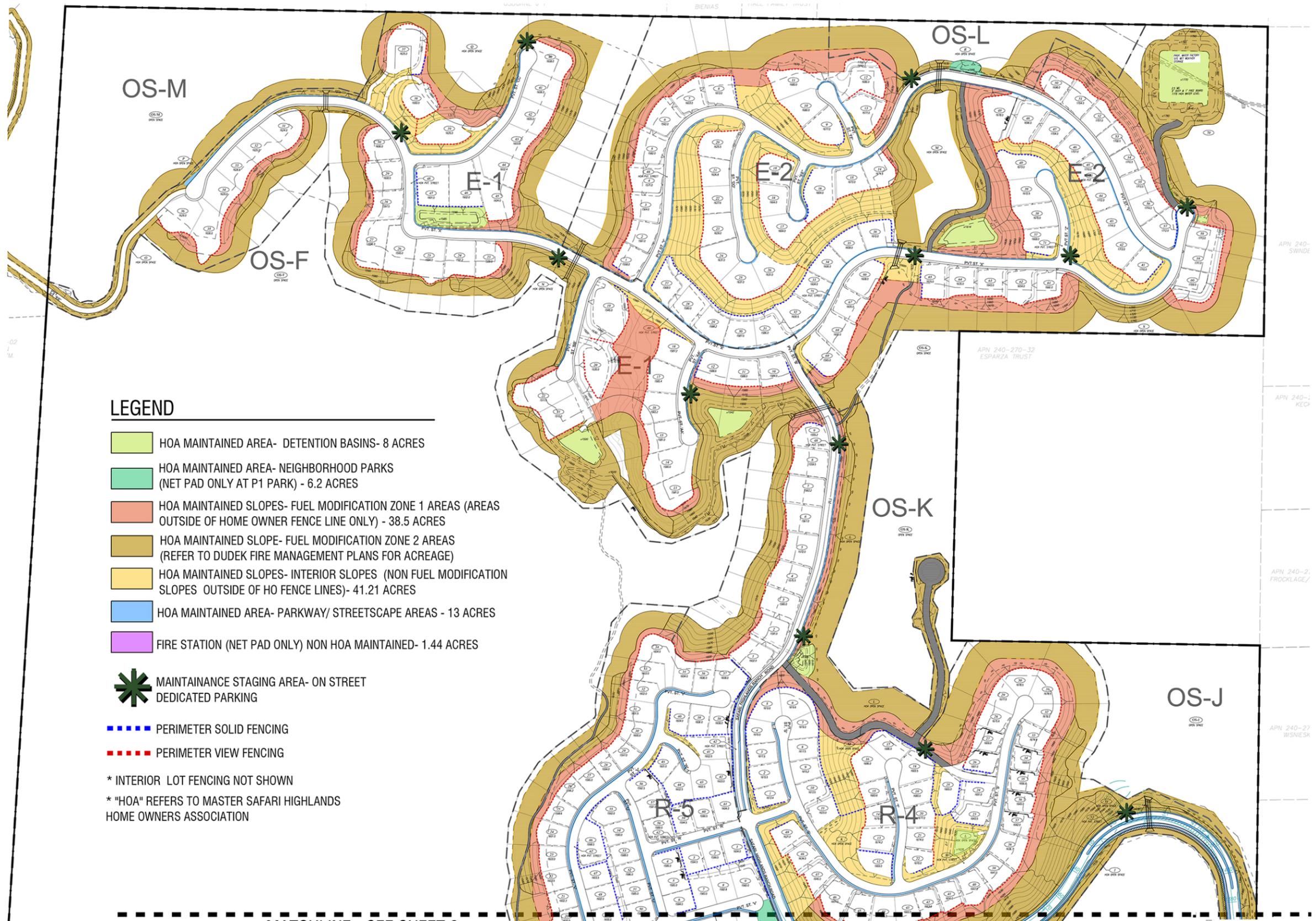


Merkel & Associates, Inc.



# Conceptual Open Space Design

**Figure I-11**



**LEGEND**

- HOA MAINTAINED AREA- DETENTION BASINS- 8 ACRES
- HOA MAINTAINED AREA- NEIGHBORHOOD PARKS (NET PAD ONLY AT P1 PARK) - 6.2 ACRES
- HOA MAINTAINED SLOPES- FUEL MODIFICATION ZONE 1 AREAS (AREAS OUTSIDE OF HOME OWNER FENCE LINE ONLY) - 38.5 ACRES
- HOA MAINTAINED SLOPE- FUEL MODIFICATION ZONE 2 AREAS (REFER TO DUDEK FIRE MANAGEMENT PLANS FOR ACREAGE)
- HOA MAINTAINED SLOPES- INTERIOR SLOPES (NON FUEL MODIFICATION SLOPES OUTSIDE OF HO FENCE LINES)- 41.21 ACRES
- HOA MAINTAINED AREA- PARKWAY/ STREETSCAPE AREAS - 13 ACRES
- FIRE STATION (NET PAD ONLY) NON HOA MAINTAINED- 1.44 ACRES

- MAINTAINANCE STAGING AREA- ON STREET DEDICATED PARKING
- PERIMETER SOLID FENCING
- PERIMETER VIEW FENCING
- \* INTERIOR LOT FENCING NOT SHOWN
- \* "HOA" REFERS TO MASTER SAFARI HIGHLANDS HOME OWNERS ASSOCIATION

MATCHLINE - SEE SHEET 2



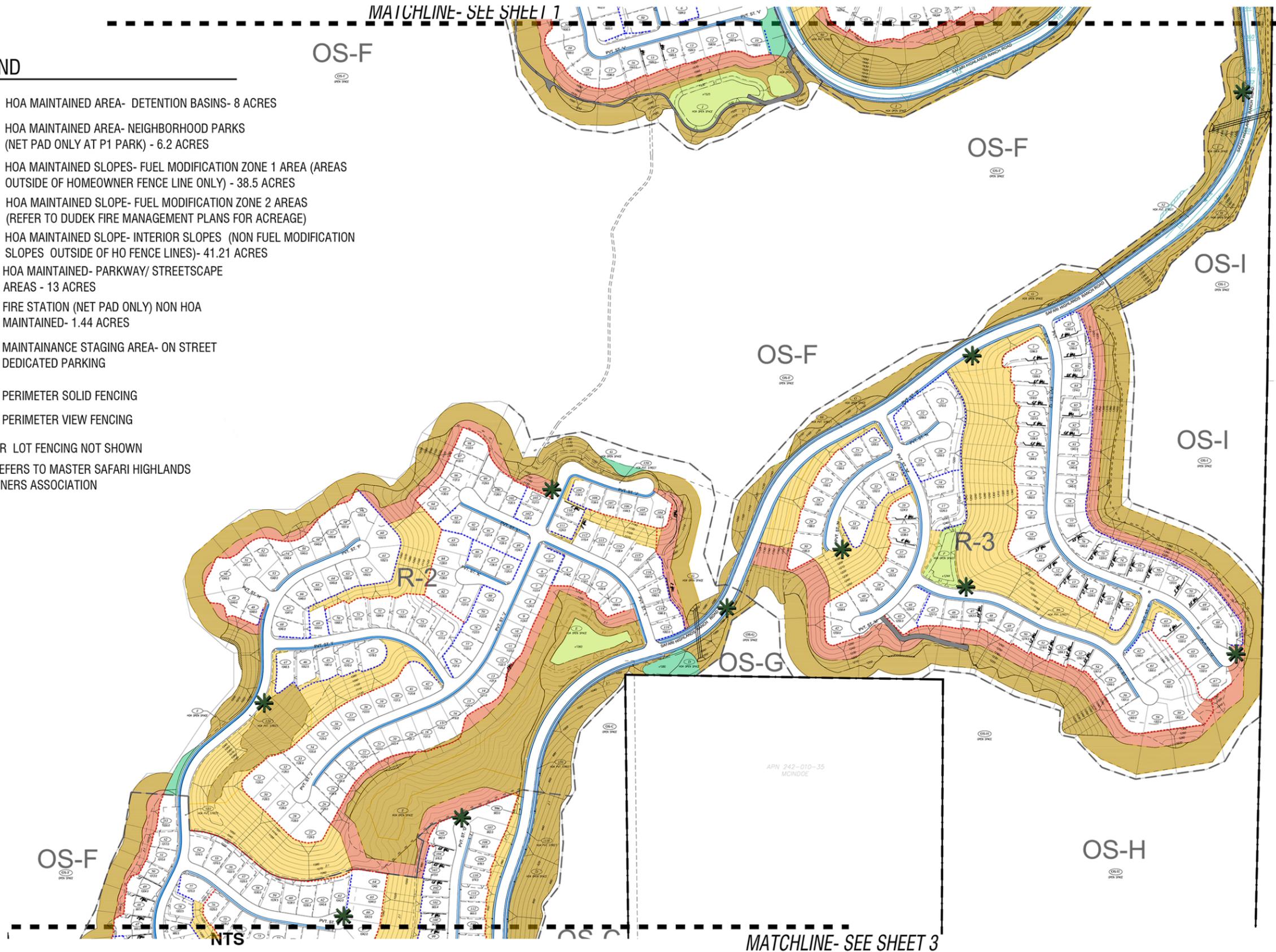
**Conceptual Landscape Maintenance Plan**

**Figure I-12**



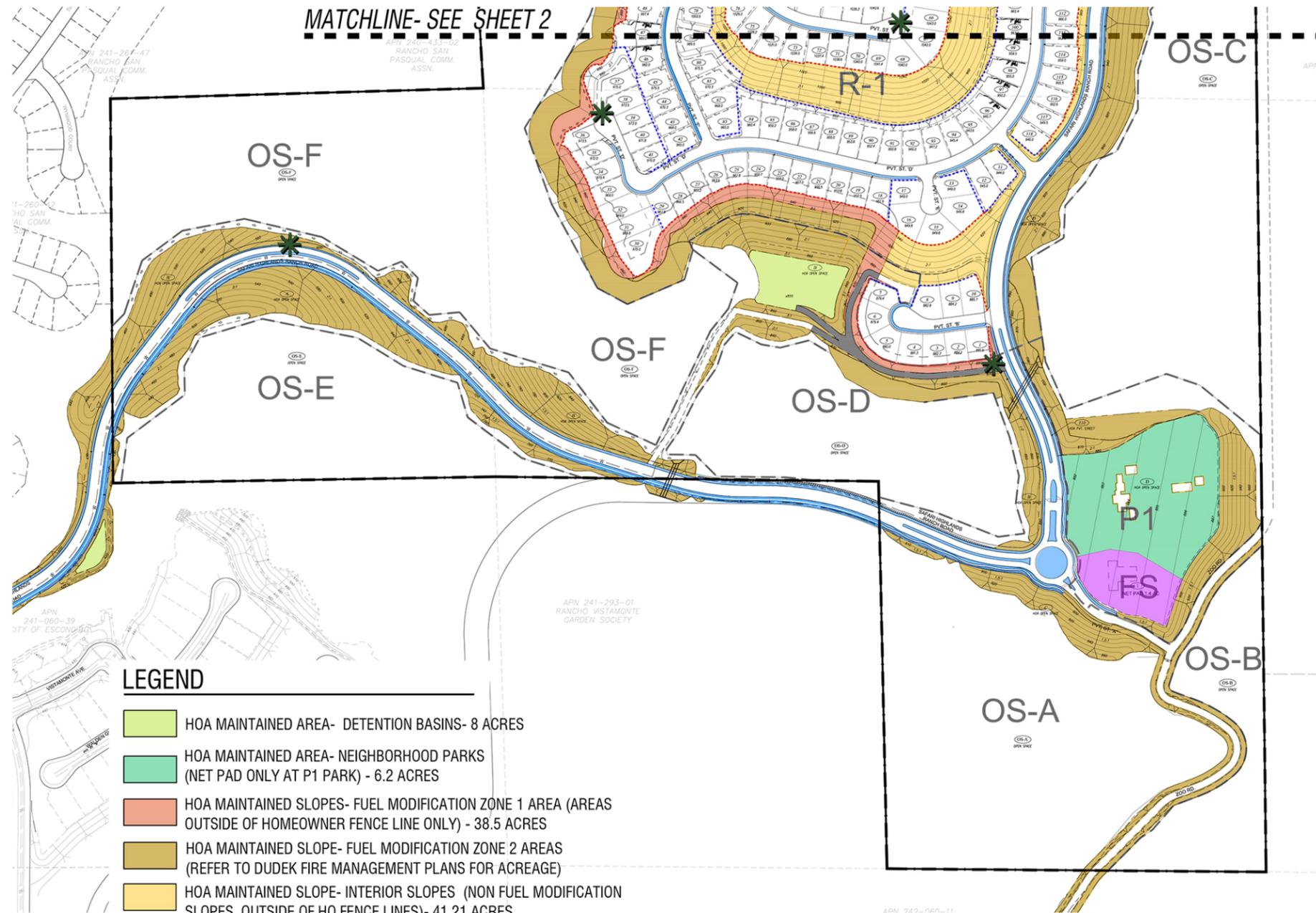
### LEGEND

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- PERIMETER SOLID FENCING
- PERIMETER VIEW FENCING
- \* INTERIOR LOT FENCING NOT SHOWN
- \* "HOA" REFERS TO MASTER SAFARI HIGHLANDS HOME OWNERS ASSOCIATION



Conceptual Landscape Maintenance Plan

Figure I-12



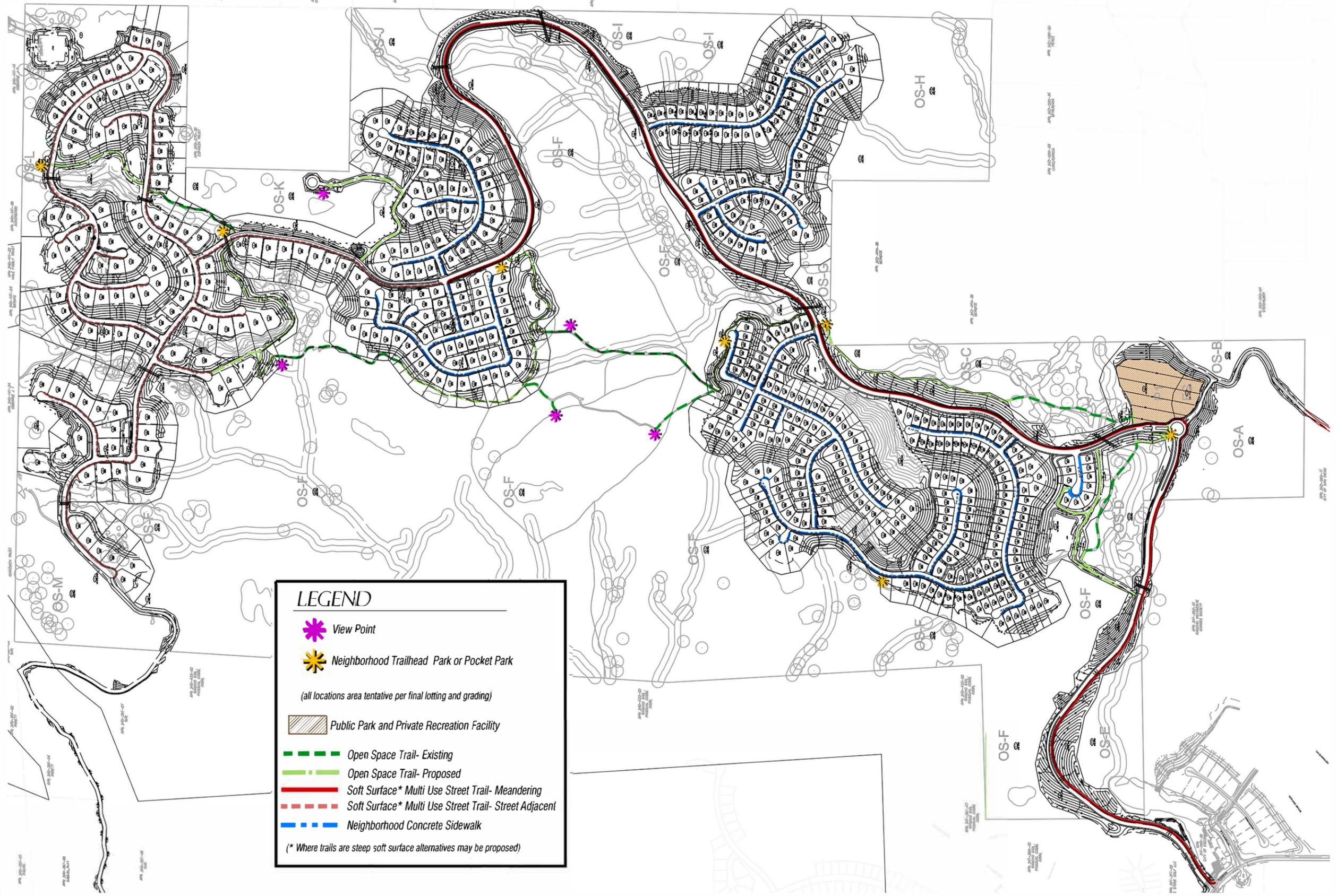
**LEGEND**

- HOA MAINTAINED AREA- DETENTION BASINS- 8 ACRES
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  - PERIMETER VIEW FENCING
- \* INTERIOR LOT FENCING NOT SHOWN  
 \* "HOA" REFERS TO MASTER SAFARI HIGHLANDS HOME OWNERS ASSOCIATION



**Conceptual Landscape Maintenance Plan**

**Figure I-12**



**Parks, Trails and Walks**

**Figure I-13**

	<b>Rancho Vistamonte</b>	<b>Project</b>
<b>Area (Acres)</b>	133	1,098
<b>Proposed Number of Units</b>	80	550
<b>Overall Density</b>	0.60	0.50
<b>Allowed Units per Slope Analysis</b>	45	284
<b>Unit Increase Over Allowed Density</b>	35	266
<b>Percentage Increase</b>	77	93
<b>Area of Open Space (Acres)</b>	81	782.3
<b>Open Space as a Percentage of Project Area</b>	60	71.2
<b>Public Benefits Provided</b>	<ul style="list-style-type: none"> <li>• Improve Old Battlefield Road/ Zoo Road emergency access</li> <li>• Construct public trail and walk along Rockwood Road</li> <li>• Construct trail head on same</li> </ul>	<ul style="list-style-type: none"> <li>• Construct fire station</li> <li>• Improve Stonefield Rd and Zoo Road emergency access roads for a total of 3.6 miles</li> <li>• Construct traffic calming improvements on Rockwood Road near the school</li> <li>• Dedicate and construct public trails and trailhead</li> <li>• Construct golf course club house</li> <li>• Construct major entry as visual amenity</li> <li>• Improve golf course pond and green</li> <li>• Utilize sustainable design, building materials and resource conservation</li> <li>• Construct recycled water system for Project and uses along pipeline route</li> </ul>

Source: Rancho Vistamonte Specific Plan, Safari Highlands Ranch Specific Plan

Slope Category (Percent Slope)	Area in Slope Category (Acres)	DU/Acre Allowed <sup>1</sup>	Dwelling Unit Yield
0-25	410	0.50	205
25-35	224	0.25	56
35-100	464.3	0.05	23
<b>Total</b>	<b>1098.3</b>		<b>284</b>

<sup>1</sup>Slope Density Calculation for the Rural II Designation

Source: Omega Engineering Consultants

<b>Project</b>	<b>Area (Acres)</b>	<b>Units</b>
Rancho Vistamonte	133	80
Safari Highlands Ranch	1098	550
Remaining Balance of Units Available	254	170

Use	Acres	Average Lot Size	Minimum Lot Size	Maximum Lot Size	
<b>Residential Uses</b>					
units	Neighborhood R*-1: 118	41.8	15,440	8,050	57,397
	Neighborhood R-2: 119 units	47.4	17,353	7,663	103,143
	Neighborhood R-3: 87 units	53.5	26,776	9,039	81,996
	Neighborhood R-4: 49 units	31.7	28,168	11,647	64,034
	Neighborhood R-5: 61 units	26.5	18,891	10,796	60,507
units	Neighborhood E**-1: 47	64.7	59,997	42,545	155,265
	Neighborhood E-2: 69 units	61.3	38,726	21,766	157,560
<b>Other Uses</b>					
	Public Fire Station	1.9			
	Public Trails	7.3			
	Private Recreation Area	5			
Lots	Private HOA Parks & Tot	1			
	Drainage Basins	10 Locations (SF TBD)			
	Private Streets	66.8			

\*R- Stands for Residential Neighborhood 1-5

\*\*E- Stands for Estate Neighborhoods 1& 2 (1/2 acre and 1 acre lots)

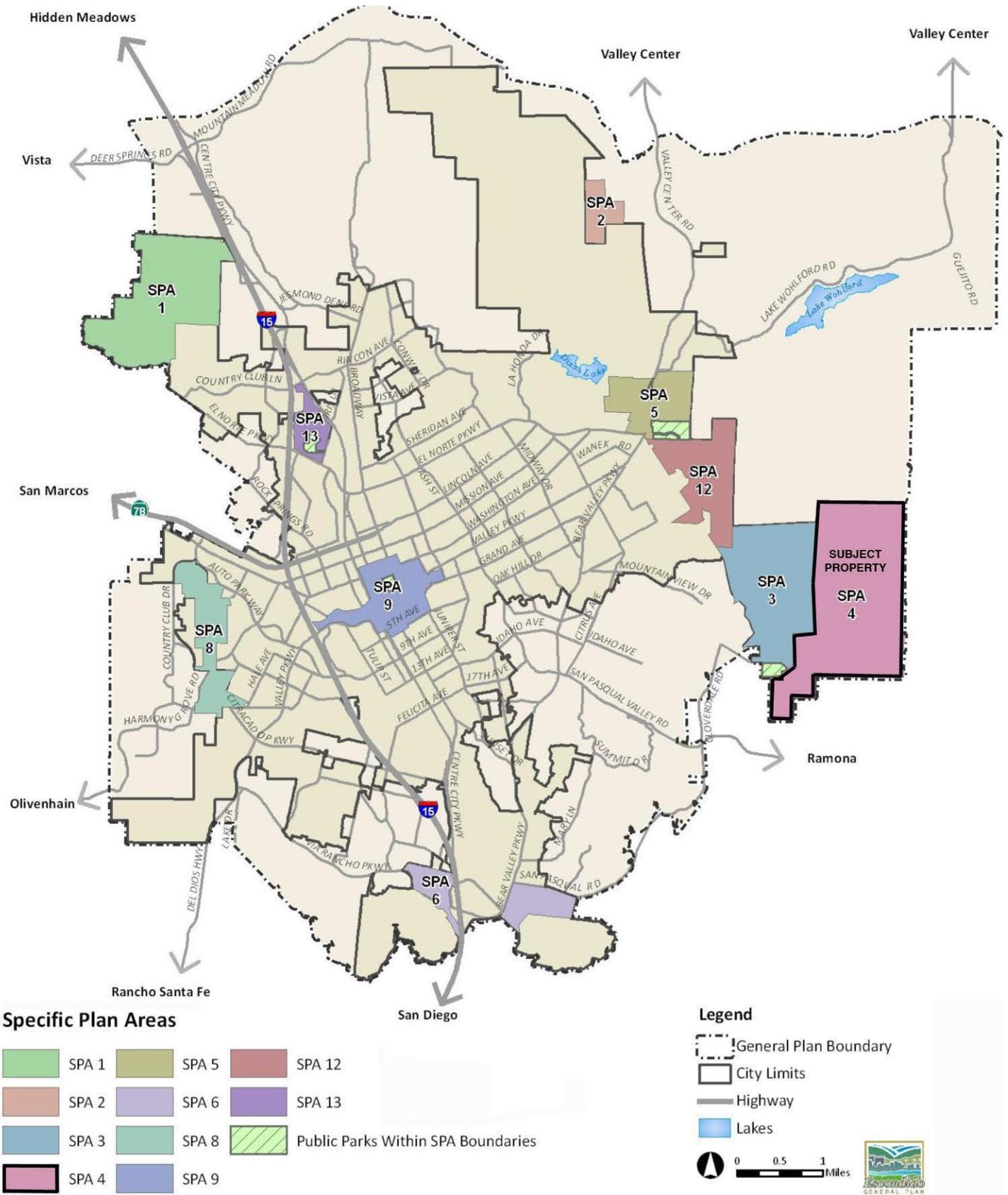
Standards <sup>1</sup>	Neighborhood PA -						
	R-1	R-2	R-3	R-4	R-5	E-1	E-2
<b>Lot Criteria</b>							
Minimum Lot Area (sq ft) [Do we have to use minimums?]	8000	7600	9000	11600	10700	42500	21700
Minimum Lot Width	50	50	50	50	50	50	50
Flag lot street frontage	20	20	20	20	20	20	20
Cul de sac street frontage	30	30	30	30	30	30	30
<b>Building Heights</b>							
Maximum building height for non-residential buildings	35	35	35	35	35	35	35
Maximum building height for residential buildings	25	25	25	25	25	25	25
<b>Setbacks and Yards</b>							
<i>Minimum front yard setback<sup>2</sup> to:</i>							
direct entry garage	20	20	25	25	25	30	30
side garage	15	15	20	20	20	20	20
main residence	15	15	20	20	20	25	25
porch, patio, veranda, or entry feature	10	10	15	15	15	15	15
Semi-private courtyard	8	8	12	12	12	15	15
<i>Minimum side yard setback<sup>3</sup> to:</i>							
property line	10	10	10/15	15	15	15	20
corner lot	10	10	10/15	15	15	15	20
Distance between detached residences	20	20	25	30	30	30	40
<i>Minimum rear yard setback to:</i>							
main residence <sup>4</sup>	20	20	20	25	25	30	30
to garage at rear of lot	10	10	10	10	10	15	15

<sup>1</sup>In feet, unless noted.

<sup>2</sup> The residential design has located sidewalks on one side of the street to contribute to a more rural ambience. Therefore lots that do not front on a sidewalk shall increase setbacks in this category by 5 feet in PA R-1, R-2, R-3, R-4, and R-5; and by 8 feet in PA E-1 and E-2.

<sup>3</sup>Slopes may encroach into side yard setbacks.

<sup>4</sup>Lots located on the west-facing perimeters of PA R-1 and R-2 may increase rear yard setback by up to 5 feet in lieu of stepping back a second story 10 feet from westerly direction, as discussed in Chapter IV A



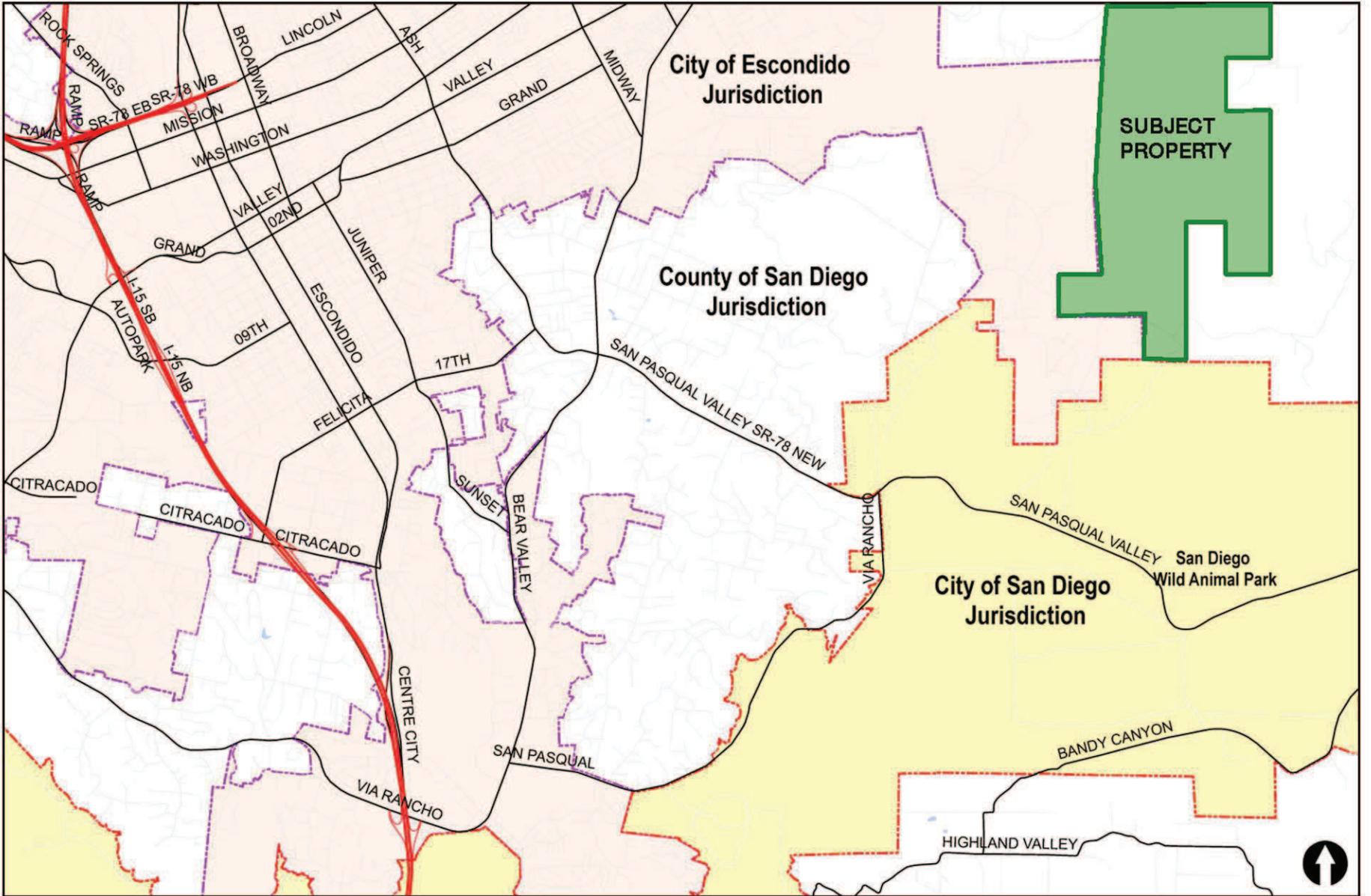
Source: City of Escondido



SPA 4 General Location

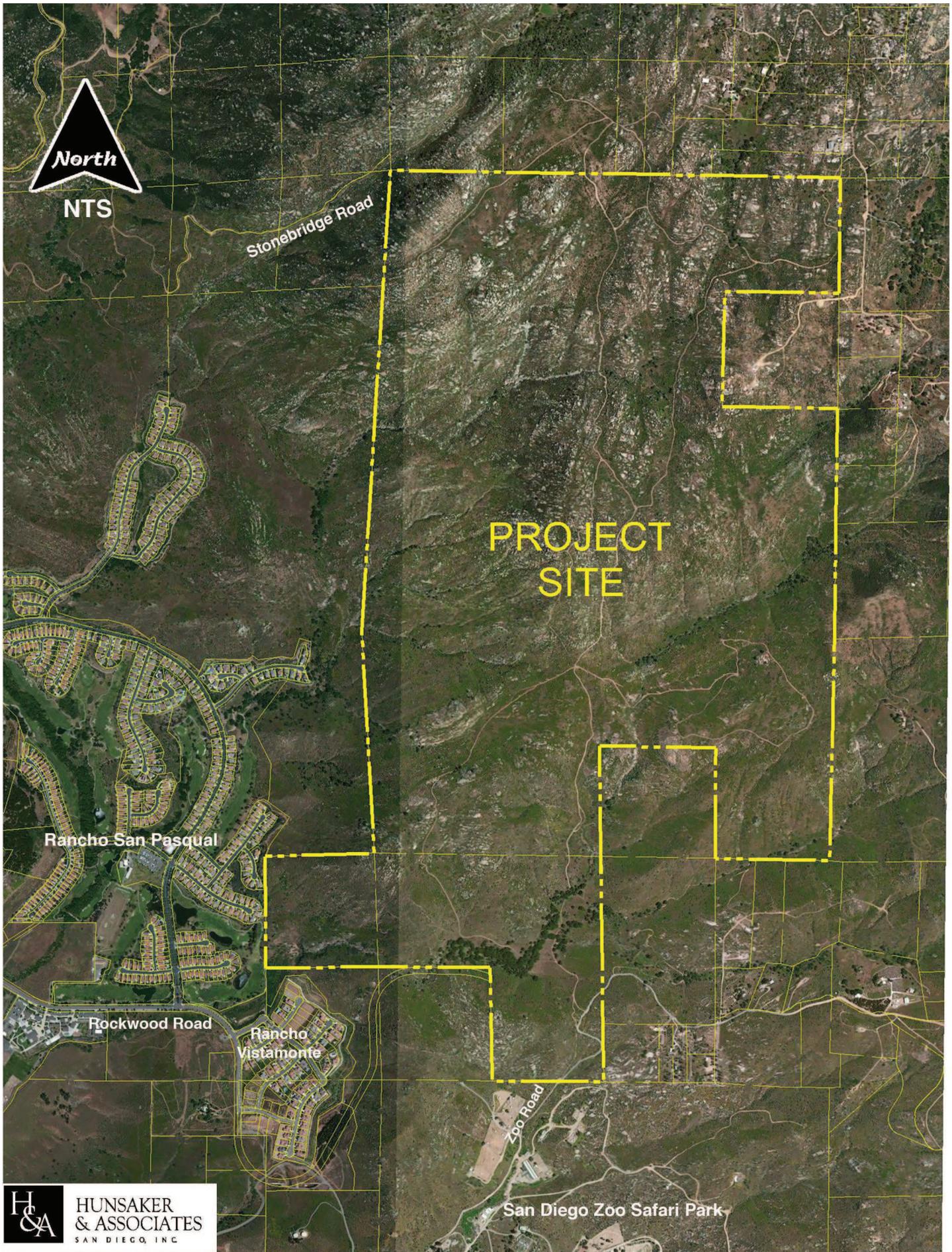
Figure II-1

**Project Area Jurisdictions**



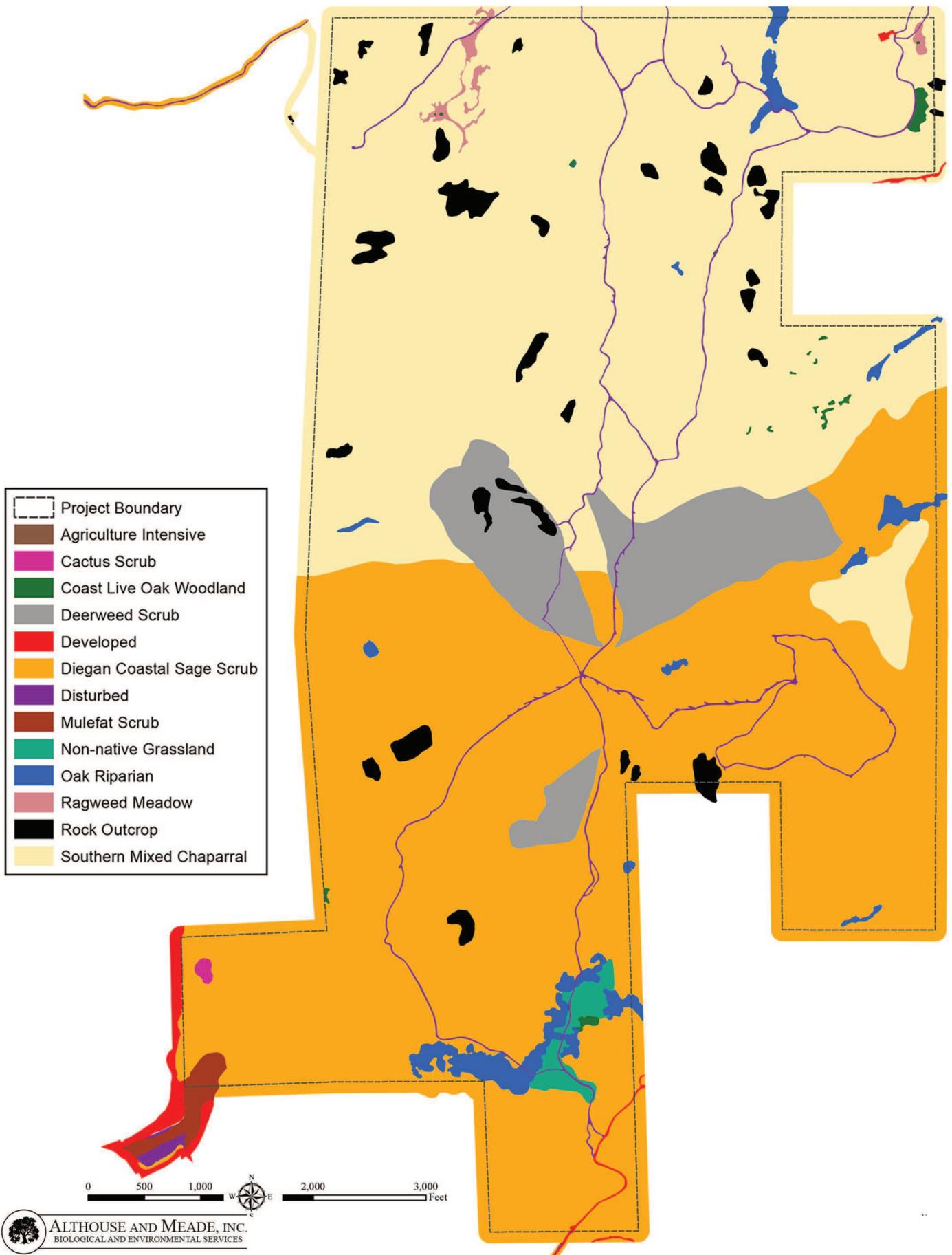
Source: Linscott Law & Greenspan

**Figure  
II-2**



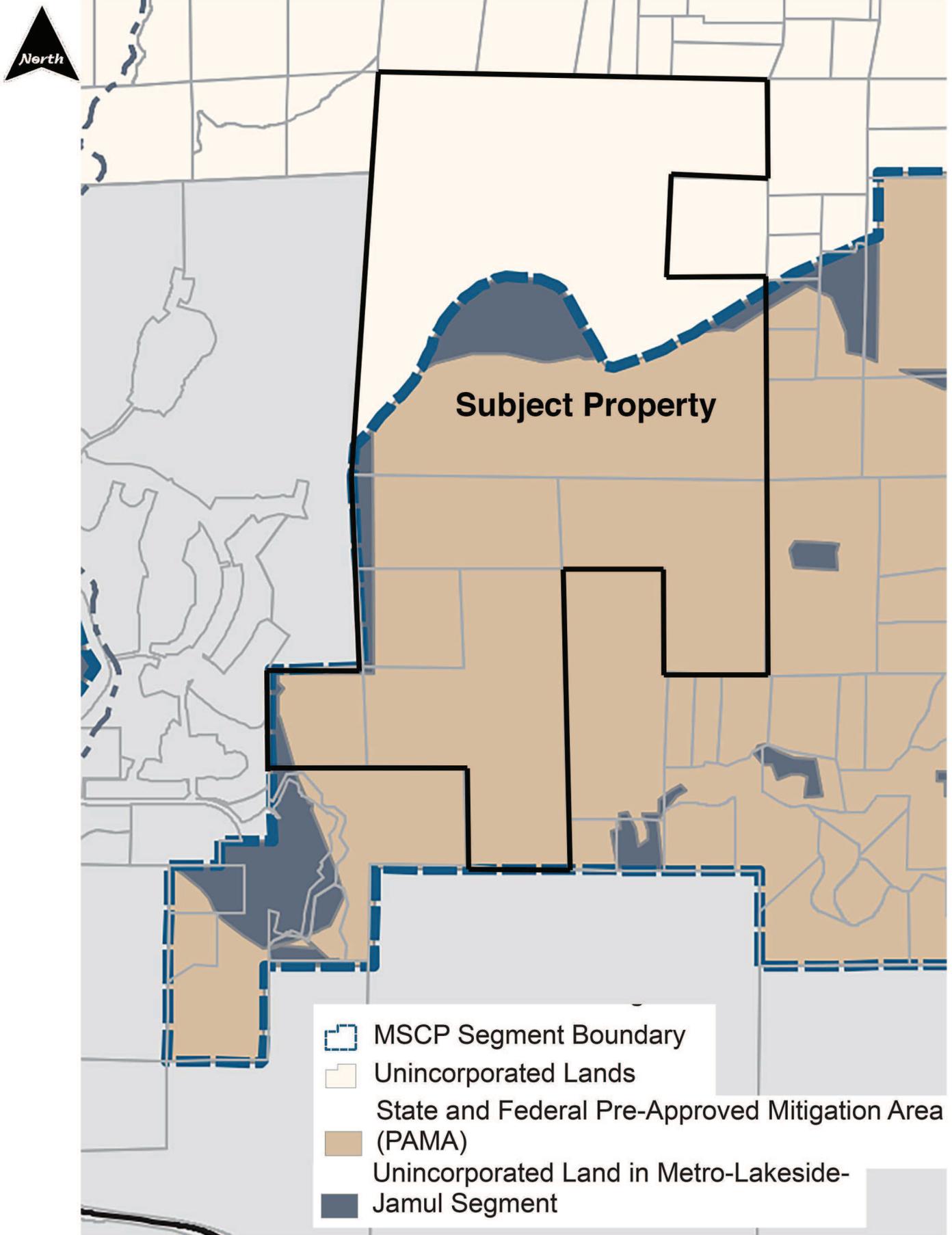
**Aerial Photograph**

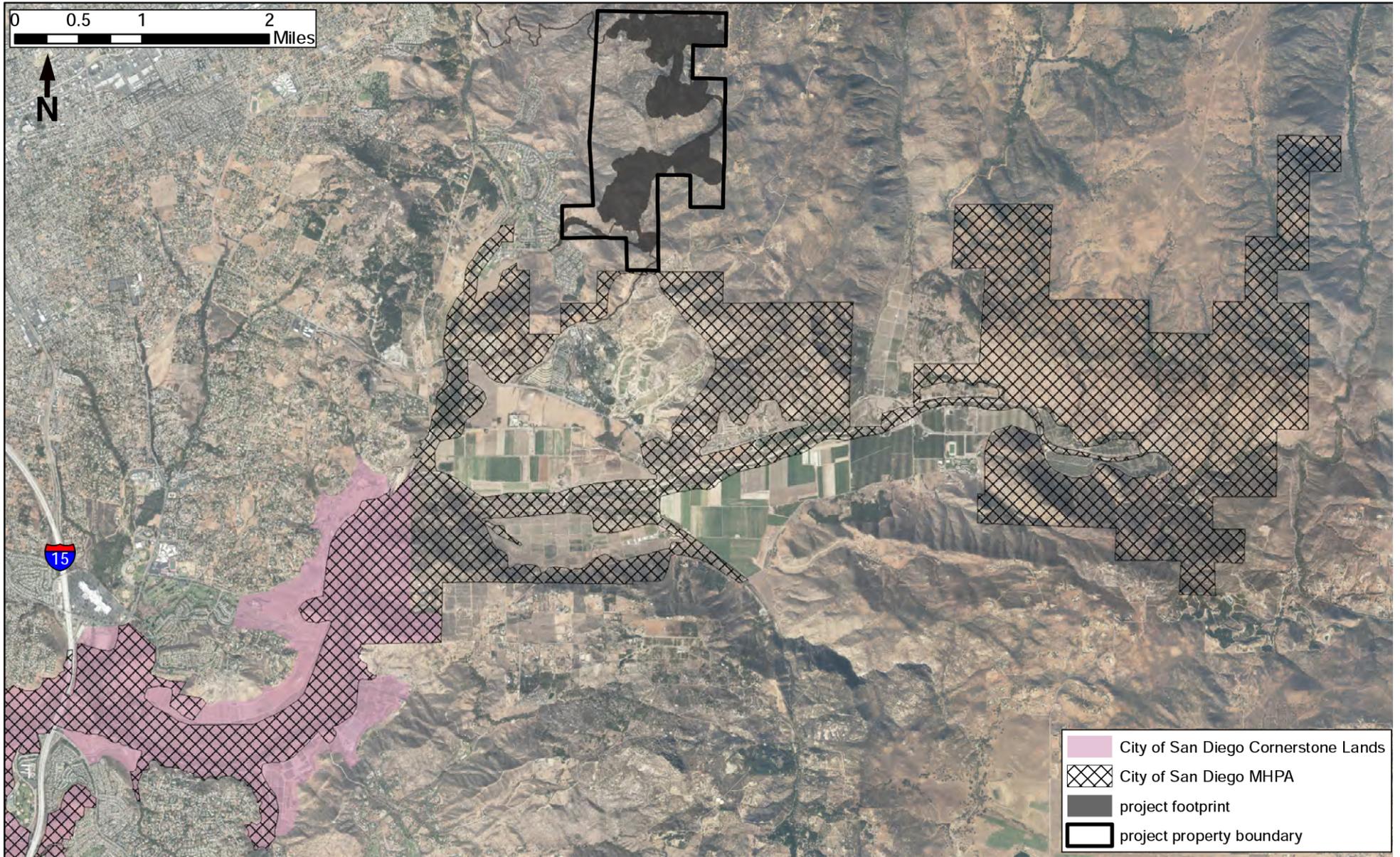
**Figure II-3**



**Habitats on the Site**

**Figure II-4**



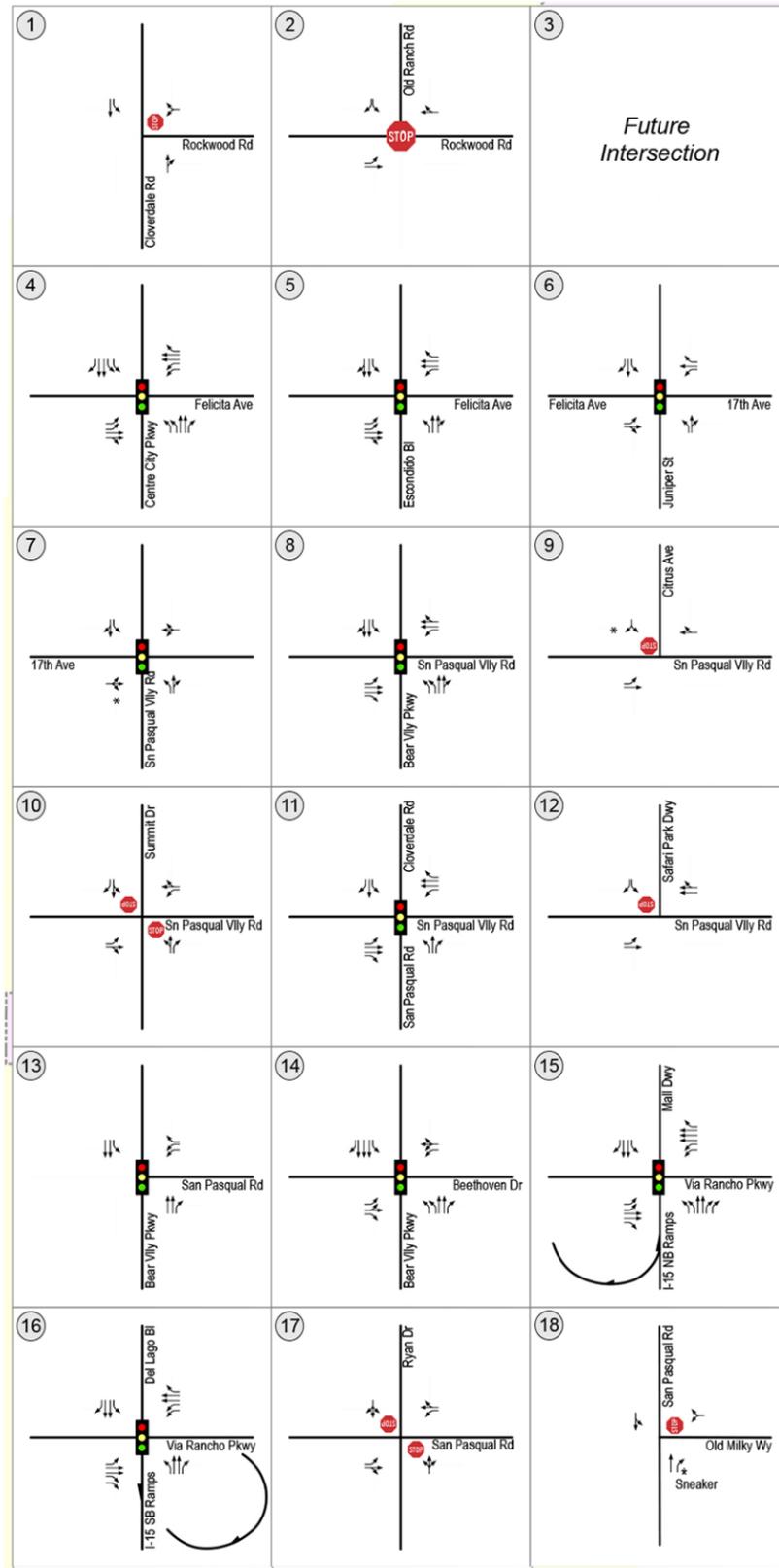


Merkel & Associates, Inc.

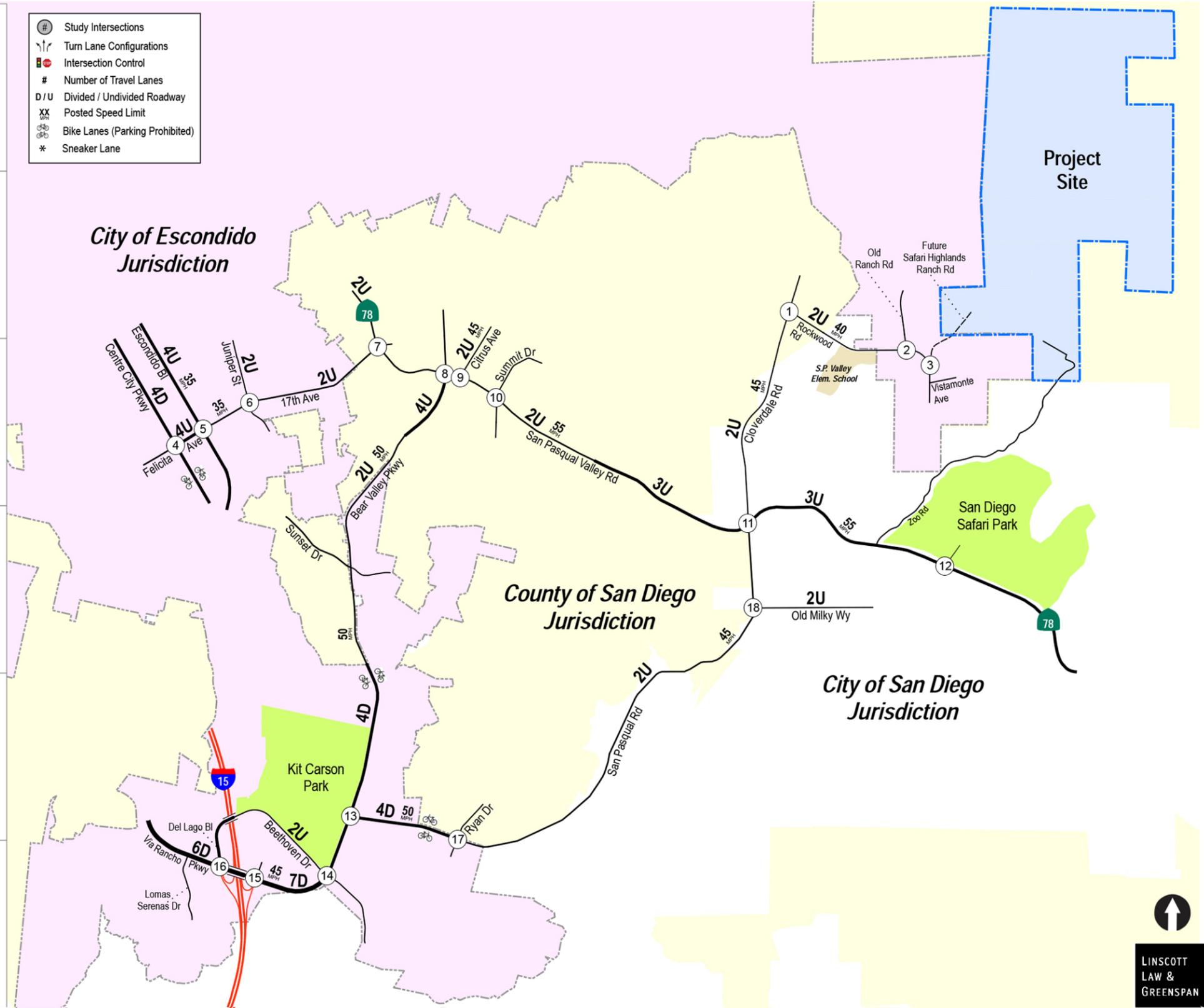


**City of San Diego MHPA and Cornerstone Lands**

**Figure II-6**

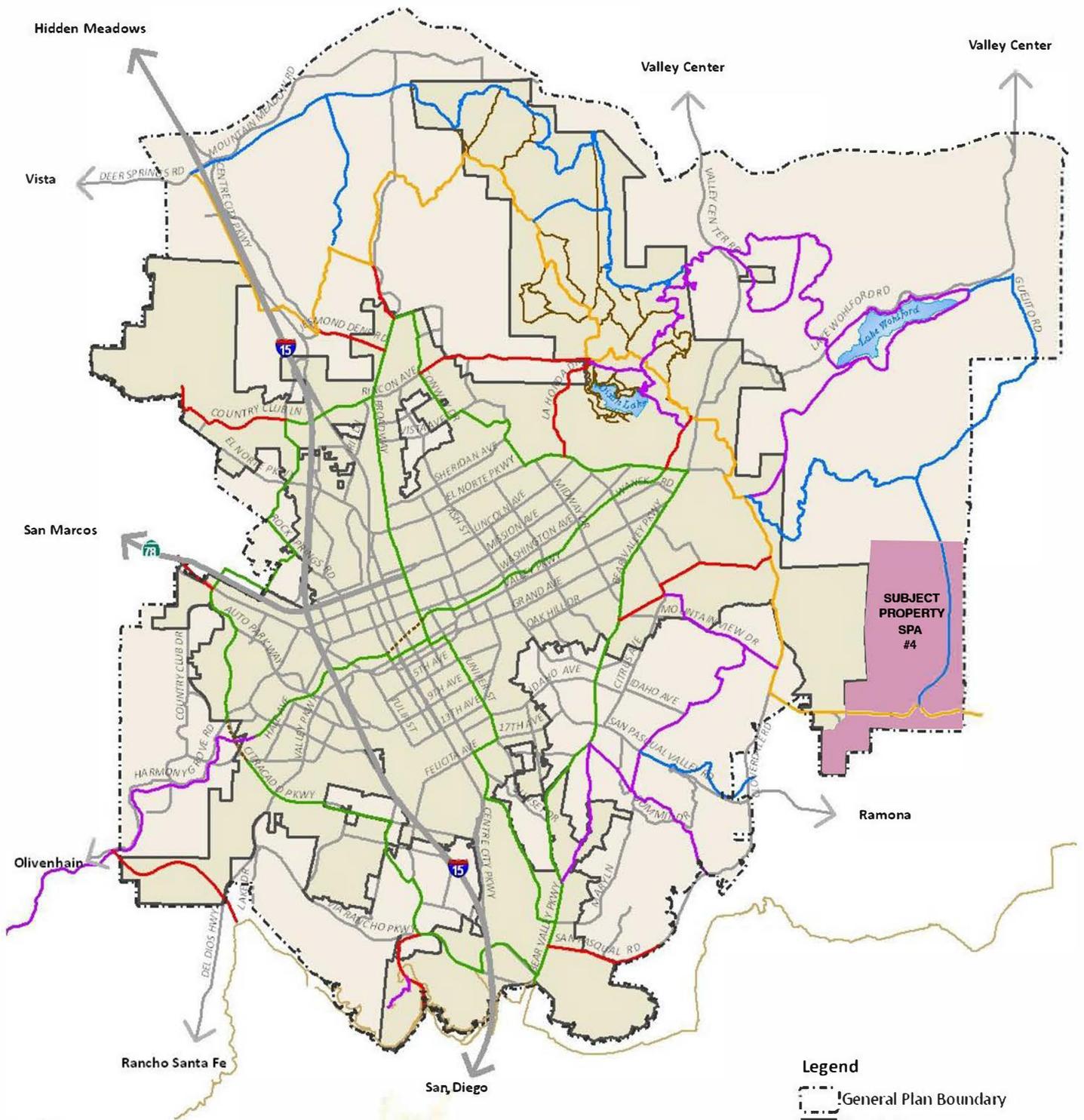


- # Study Intersections
- Turn Lane Configurations
- Intersection Control
- # Number of Travel Lanes
- D/U Divided / Undivided Roadway
- XX Posted Speed Limit
- Bike Lanes (Parking Prohibited)
- \* Sneaker Lane



Area Circulation

Figure II-7



**Trail Type**

- Primary Local Rural Trail
- Secondary Local Rural Trail
- Rural Regional Connector
- Urban Trail
- Spur Trail
- - - - - Proposed trail
- San Dieguito River Park Trails
- Daley Ranch/Lake Dixon Trails

**Legend**

- General Plan Boundary
- City Limits
- Highway
- Street
- Lakes

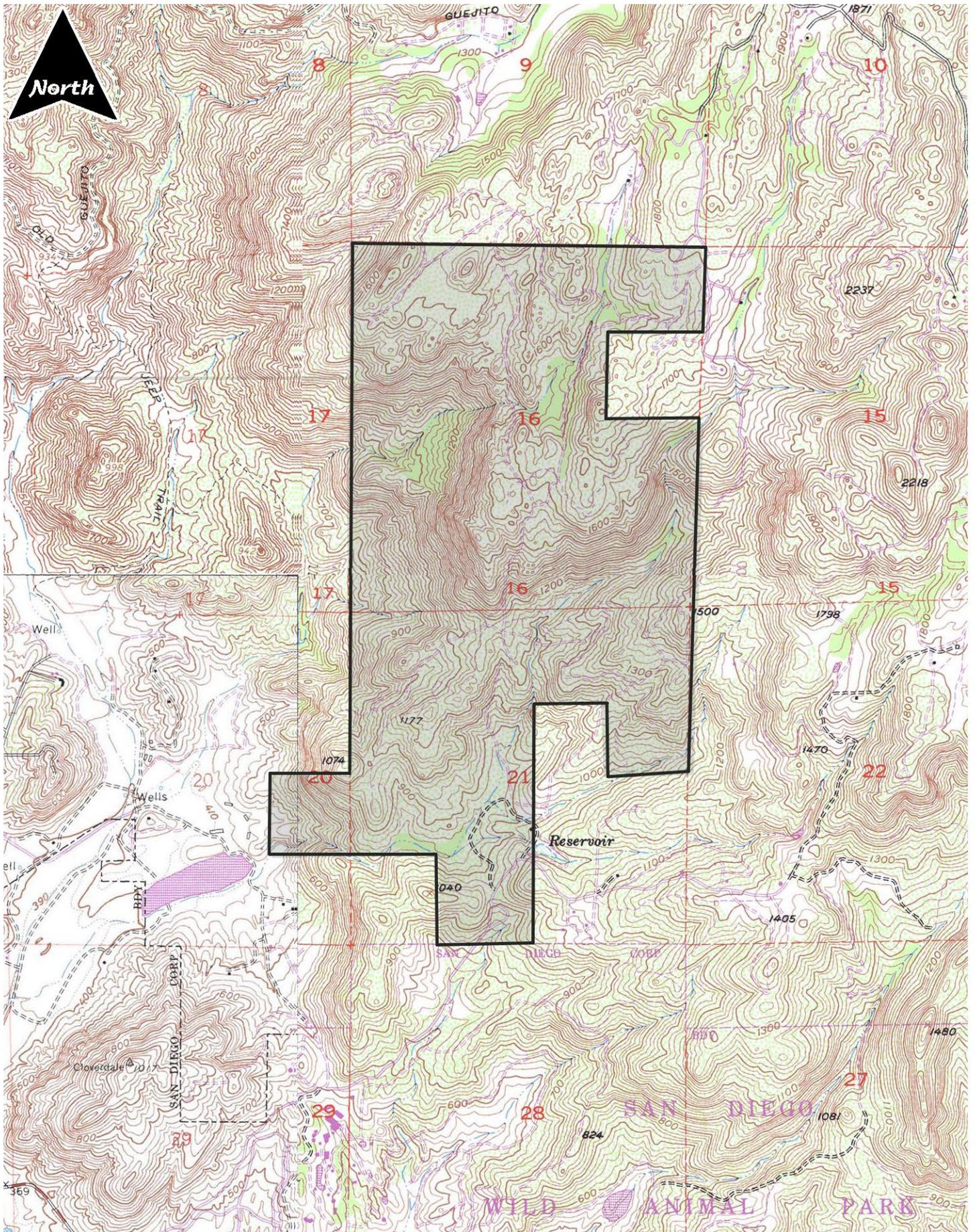
0 0.5 1 Miles

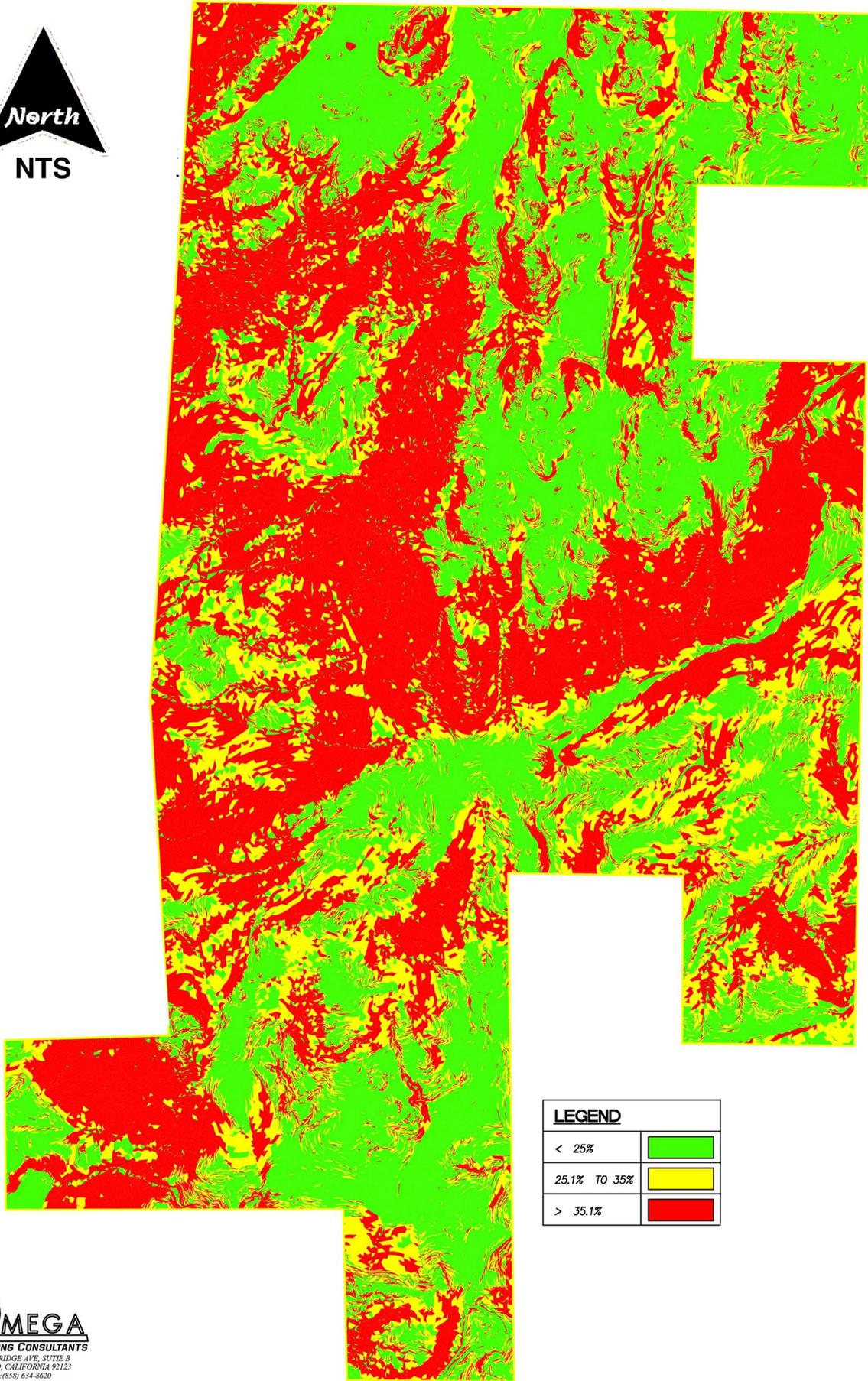
Note: The trail locations depict generalized alignments. Please refer to Trails Master Plans for more details regarding alignments, locations, connections, and improvements associated with trails depicted on this map.

Source: City of Escondido



# Escondido General Plan Trails Map Figure II-8 with SPA #4





LEGEND	
< 25%	
25.1% TO 35%	
> 35.1%	

**OMEGA**  
ENGINEERING CONSULTANTS  
4340 VIERBRIDGE AVE., SUITE B  
SAN DIEGO, CALIFORNIA 92123  
PH: (619) 634-8620  
andrew@omega-consultants.com

**TRS**  
CONSULTANTS

**Slope Density Analysis**

**Figure III-2**

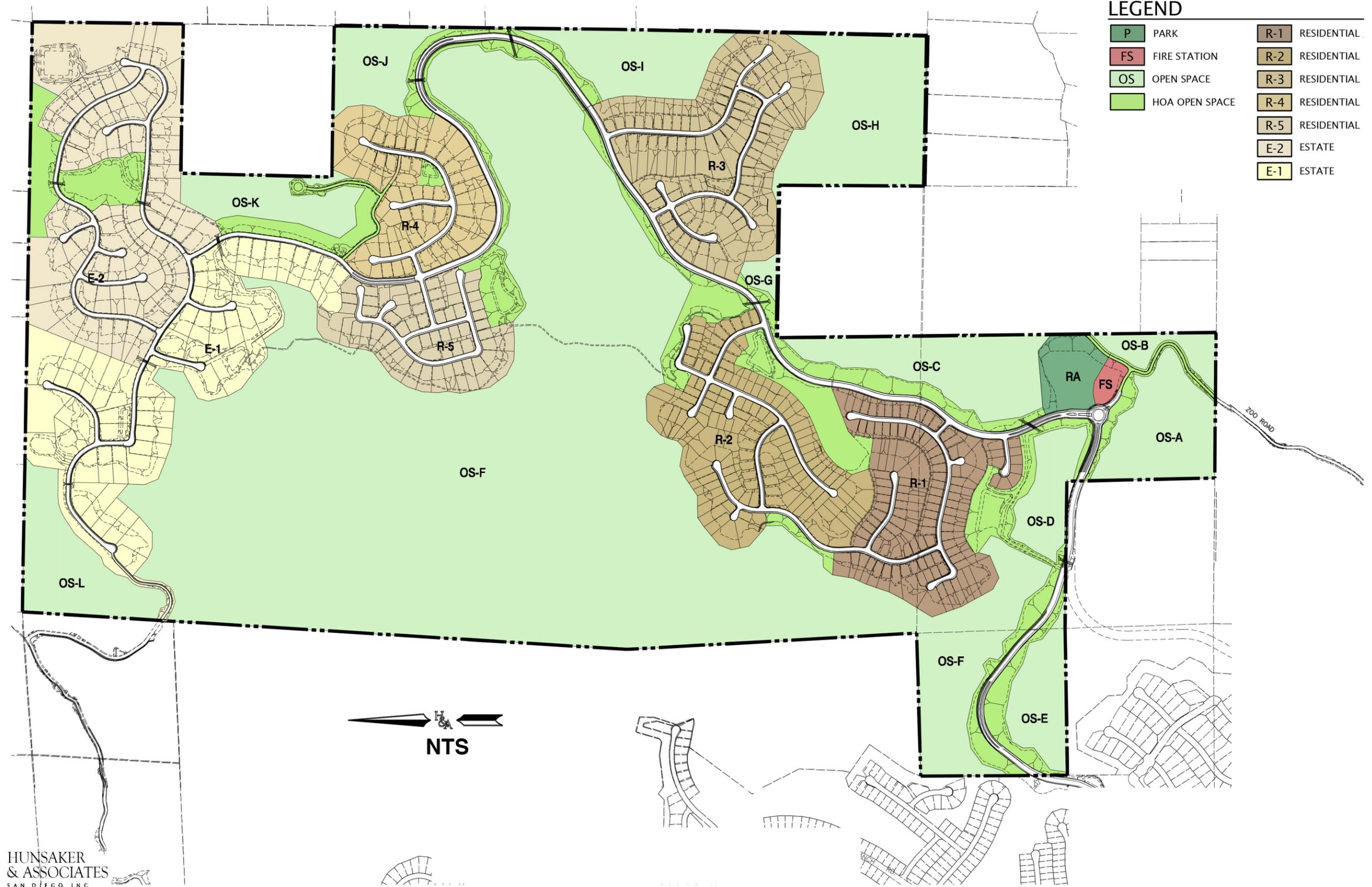


1. ADJACENT RESIDENTIAL LOTS
2. EXISTING GOLF COURSE POND
3. NEW LOCATION FOR HOLE #14 TEES-  
CONVERT HOLE #14 FROM PAR 5 TO  
PAR 4 TO ACCEPT NEW ROAD
4. EXISTING CART PATH ALIGNMENT
5. RE-ALIGNED CART PATH TO ACCEPT NEW  
ROAD
6. EXISTING KNOLL - ROAD TO CUT  
BEHIND AND STAY BELOW THE PEAK
7. EXISTING BUNKERS
8. EXISTING COURSE GREENS
9. CREEK FLOW LINE
10. PROPOSED PROJECT ENTRY  
DRIVE AND ENHANCEMENTS- SEE  
ENLARGEMENT
11. EXISTING DETENTION BASIN
12. EXISTING HOLE 14 FAIRWAY
13. EXISTING MATURE TREES
14. EXISTING PAR 5 TEE LOCATIONS
15. MEET ALIGNMENT AND GRADE OF  
PREVIOUSLY PROPOSED ENTRY ROAD

1" ~ 41' NORTH

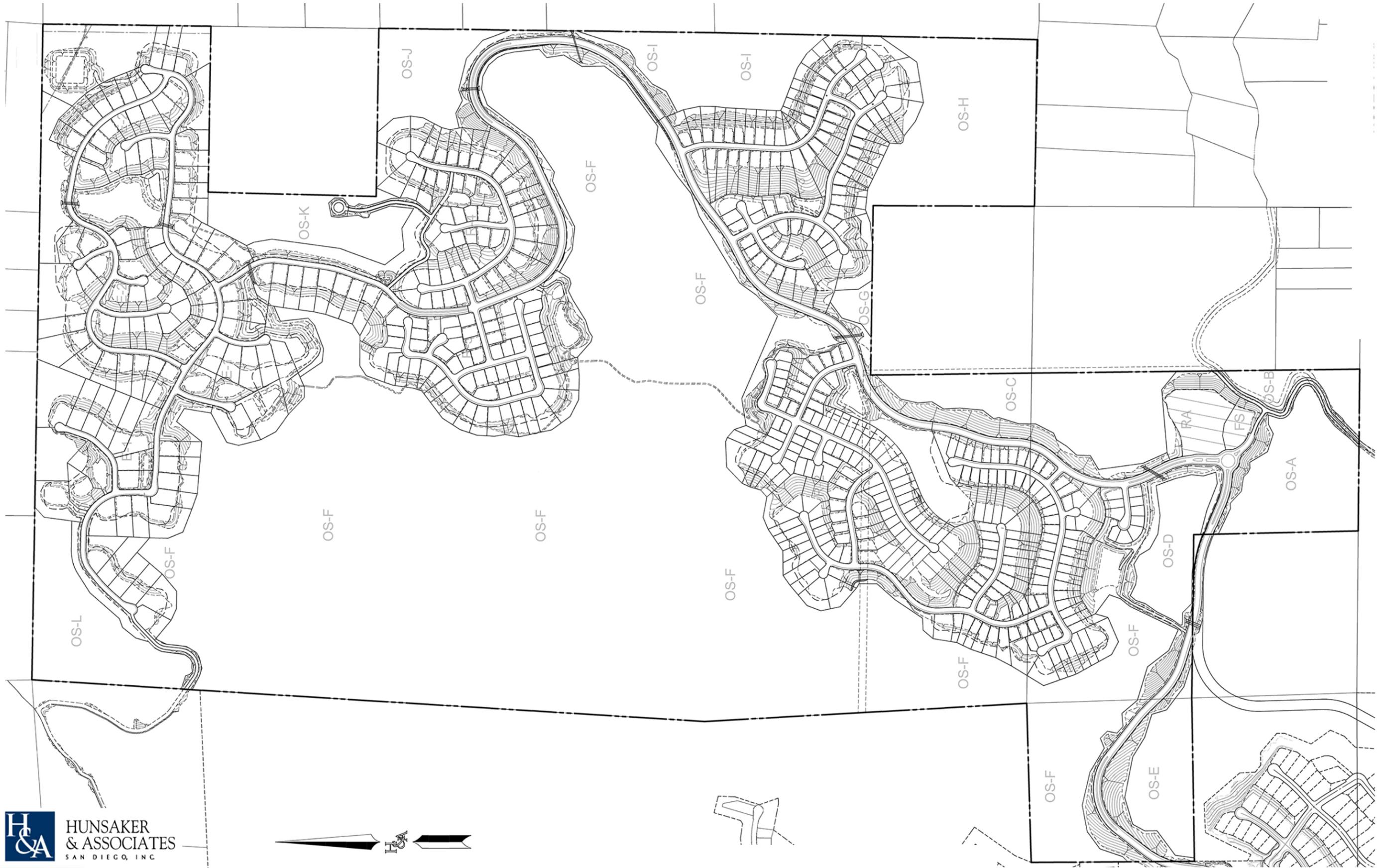
**Illustrative Plan View of Safari Highlands Ranch Road at Rockwood Road**

**Figure III-3**



**Project Land Uses**

**Figure III-4**



**Tentative Map**

**Figure III-5**



Source: McCullough Landscape Architecture, Inc.



**Illustrative Neighborhood R-1**

**Figure III-6**



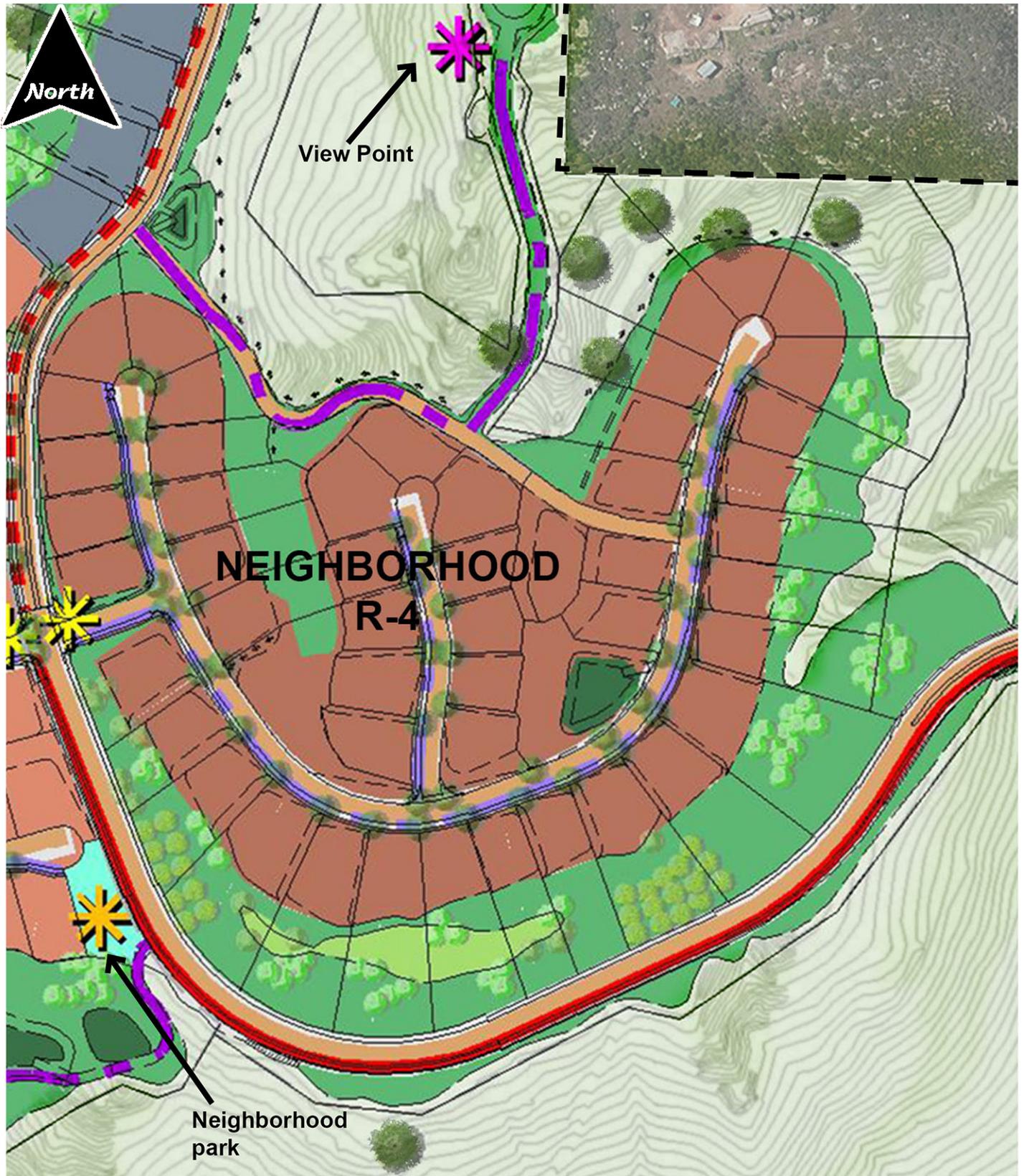
Source: McCullough Landscape Architecture, Inc.



**Illustrative Neighborhood R-2**

**Figure III-7**



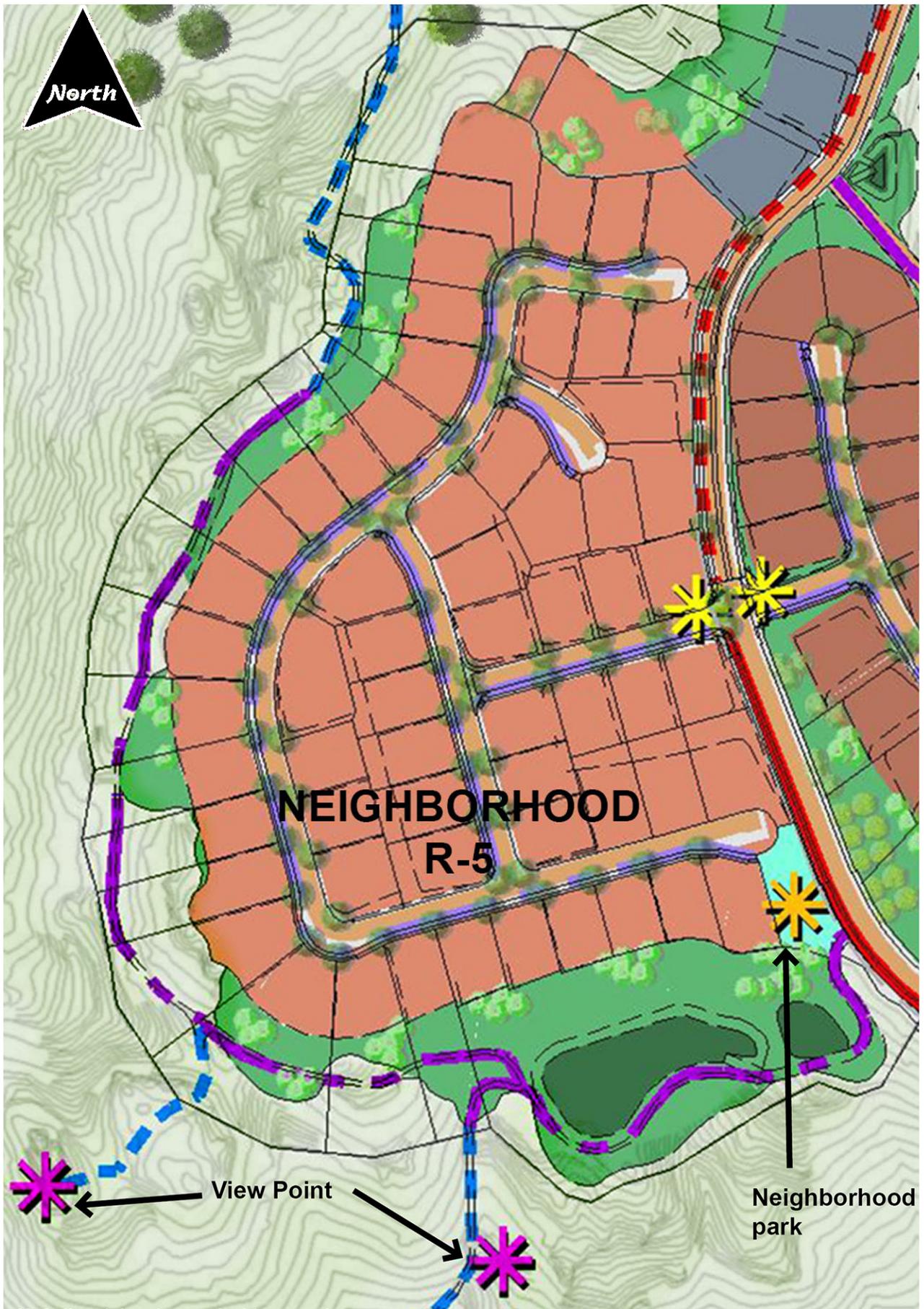


Source: McCullough Landscape Architecture, Inc.



**Illustrative Neighborhood R-4**

**Figure III-9**



Source: McCullough Landscape Architecture, Inc.



**Illustrative Neighborhood R-5**

**Figure III-10**



Source: McCullough Landscape Architecture, Inc.



**Illustrative Neighborhoods  
E-1 and E-2**

**Figure III-11**



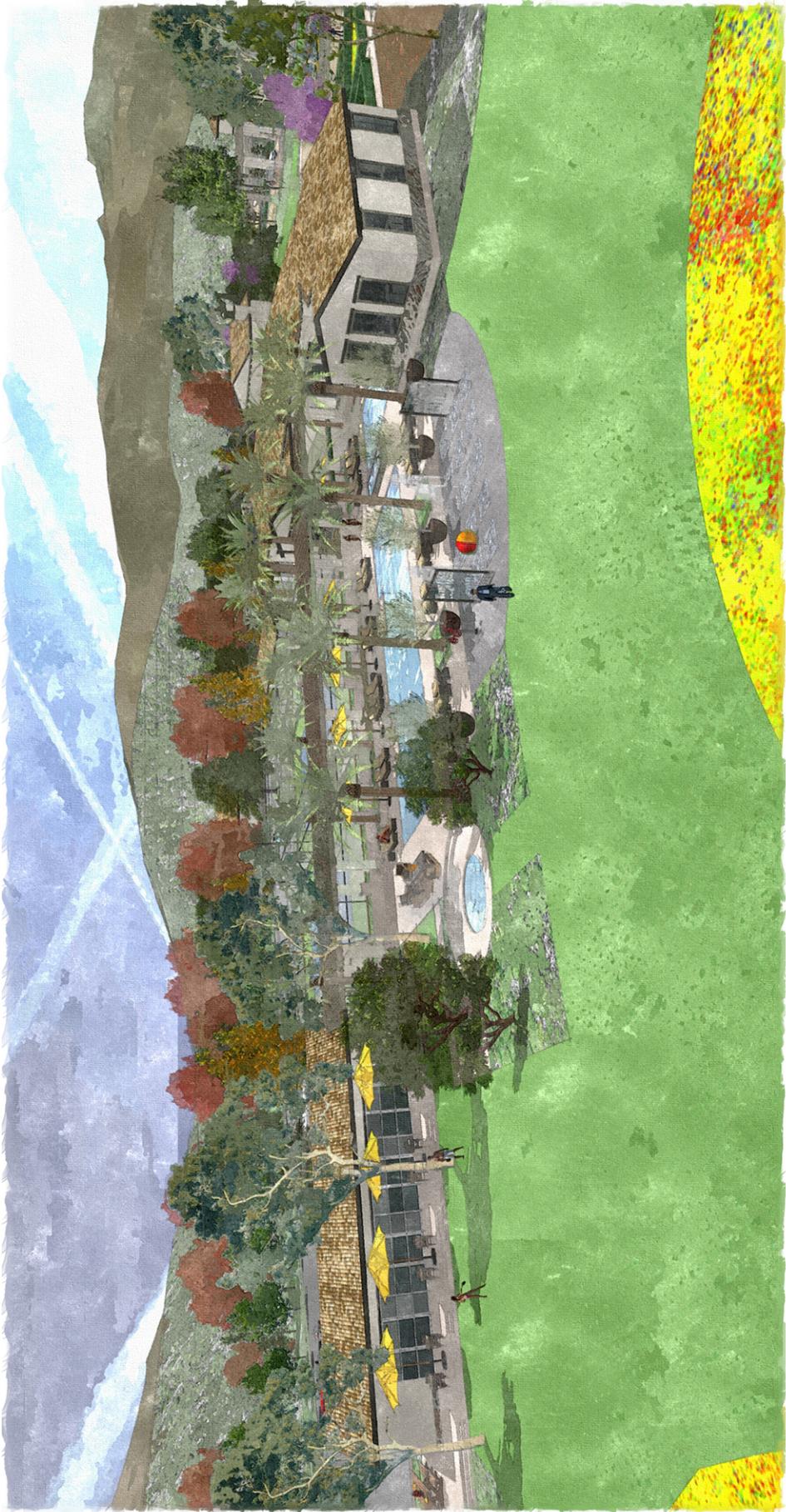
**Illustrative Village Core  
From Above Looking South**

**Figure  
III-12**



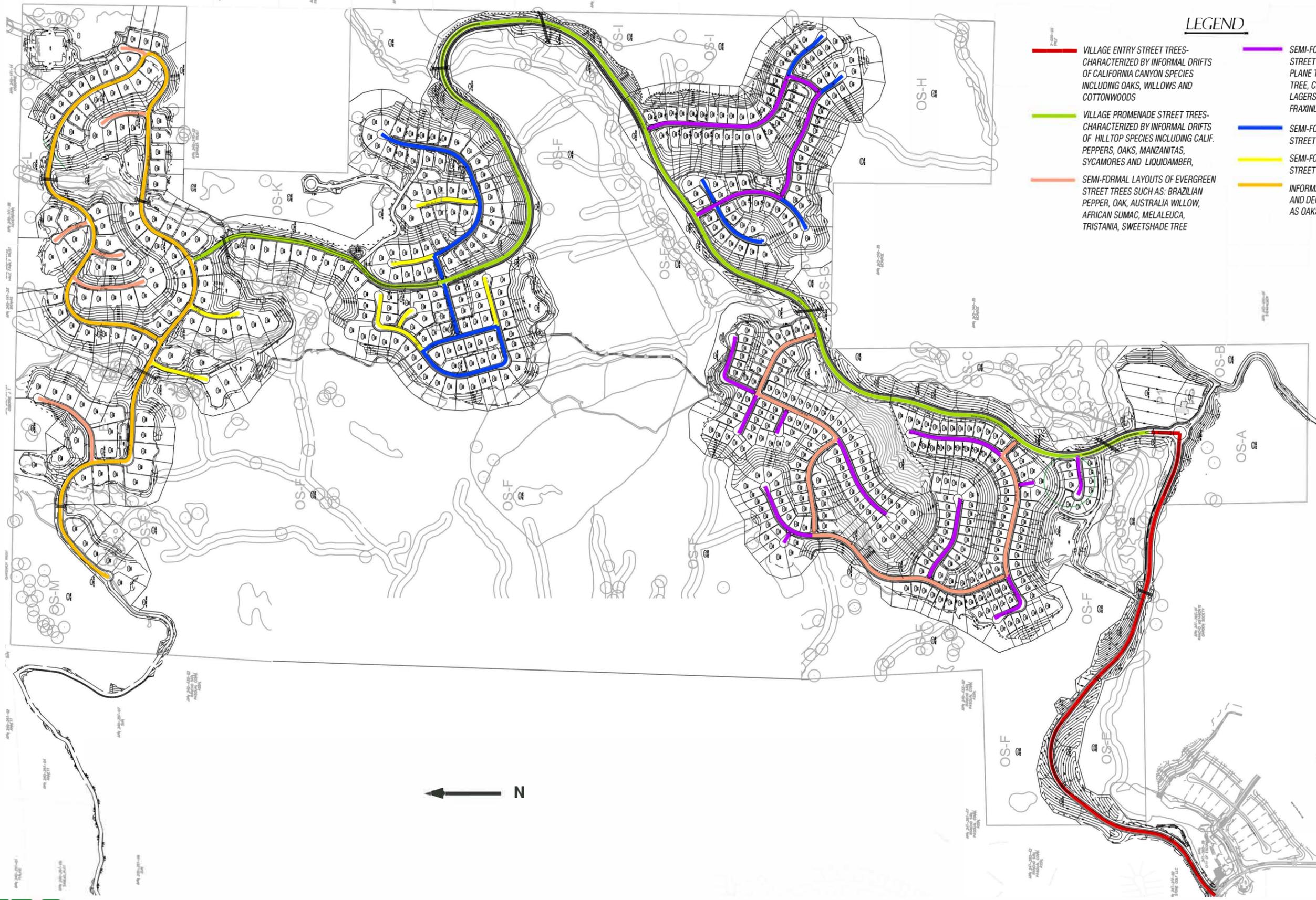
**Illustrative Recreation Area from  
Above Looking North**

**Figure  
III-13**



**Illustrative Recreation Area from  
Above Looking South**

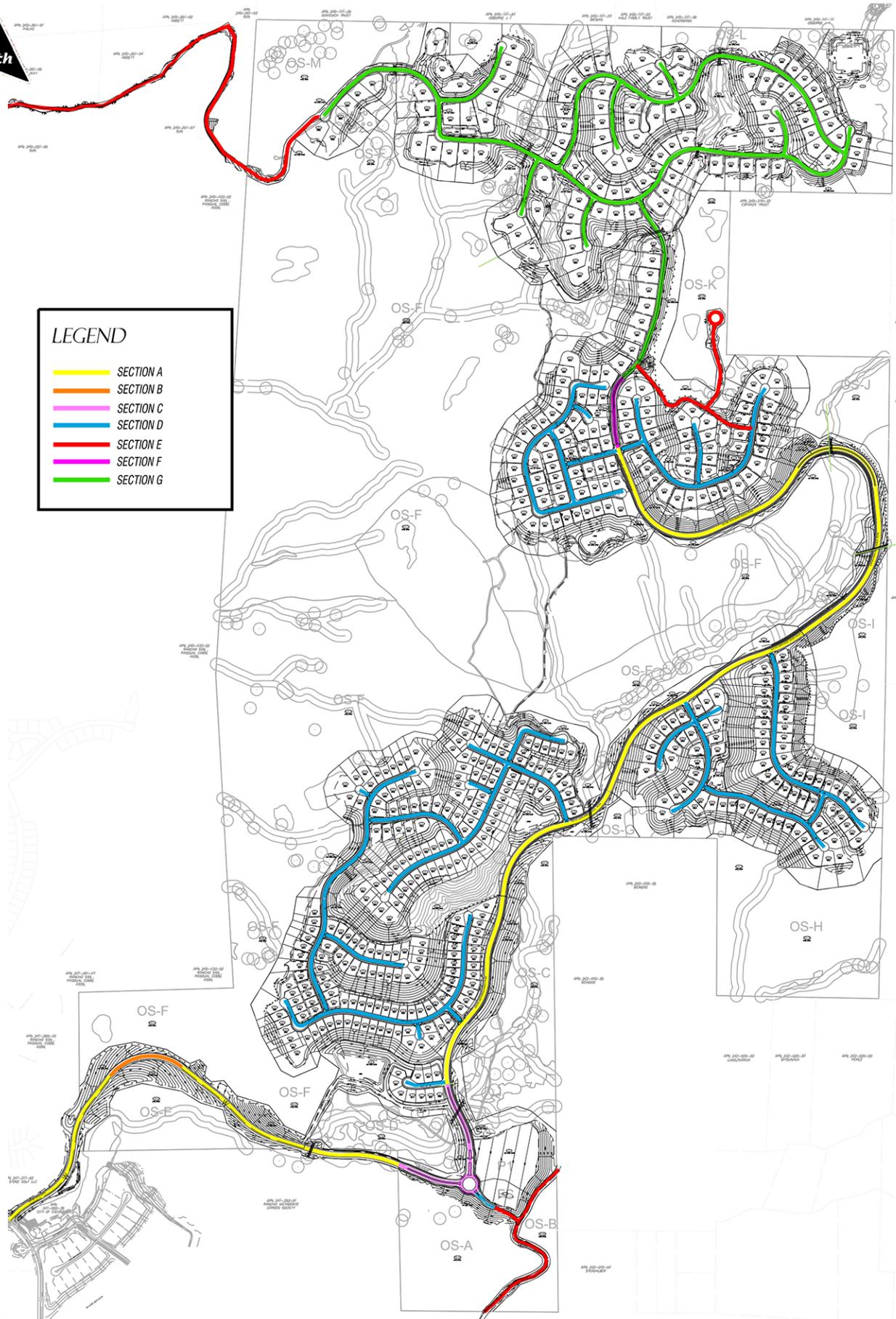
**Figure  
III-14**





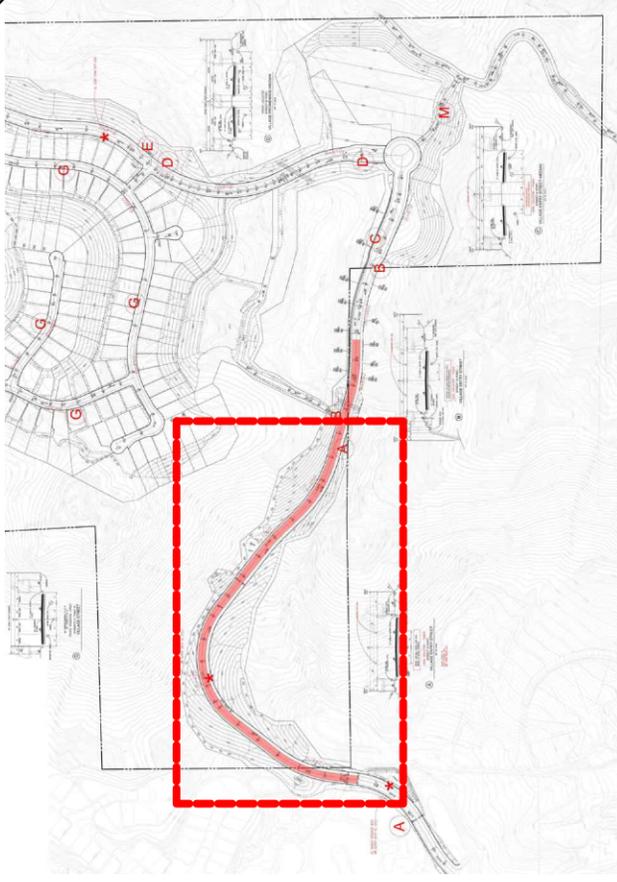
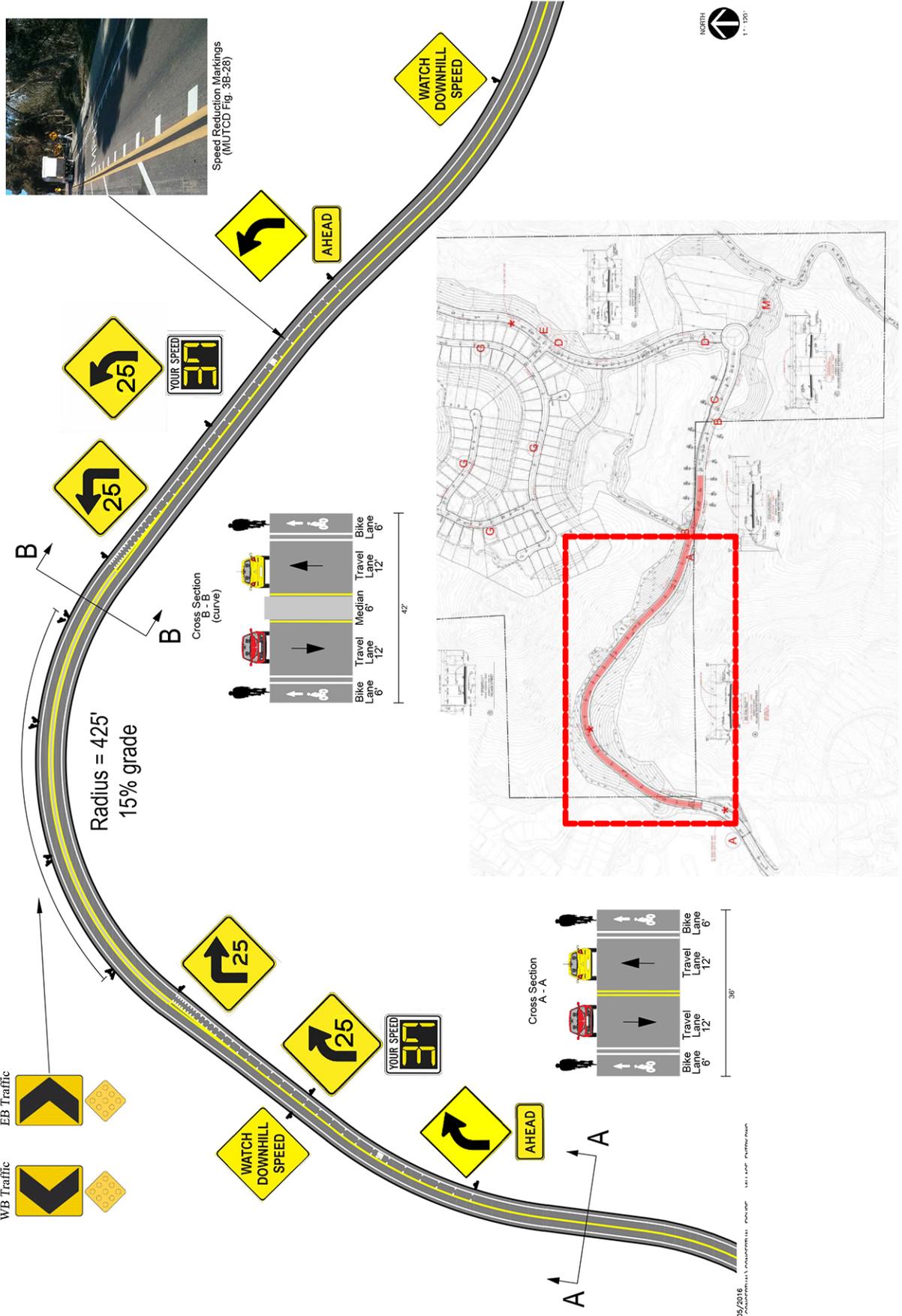
**LEGEND**

	SECTION A
	SECTION B
	SECTION C
	SECTION D
	SECTION E
	SECTION F
	SECTION G



**Key to Roadway Cross Sections**

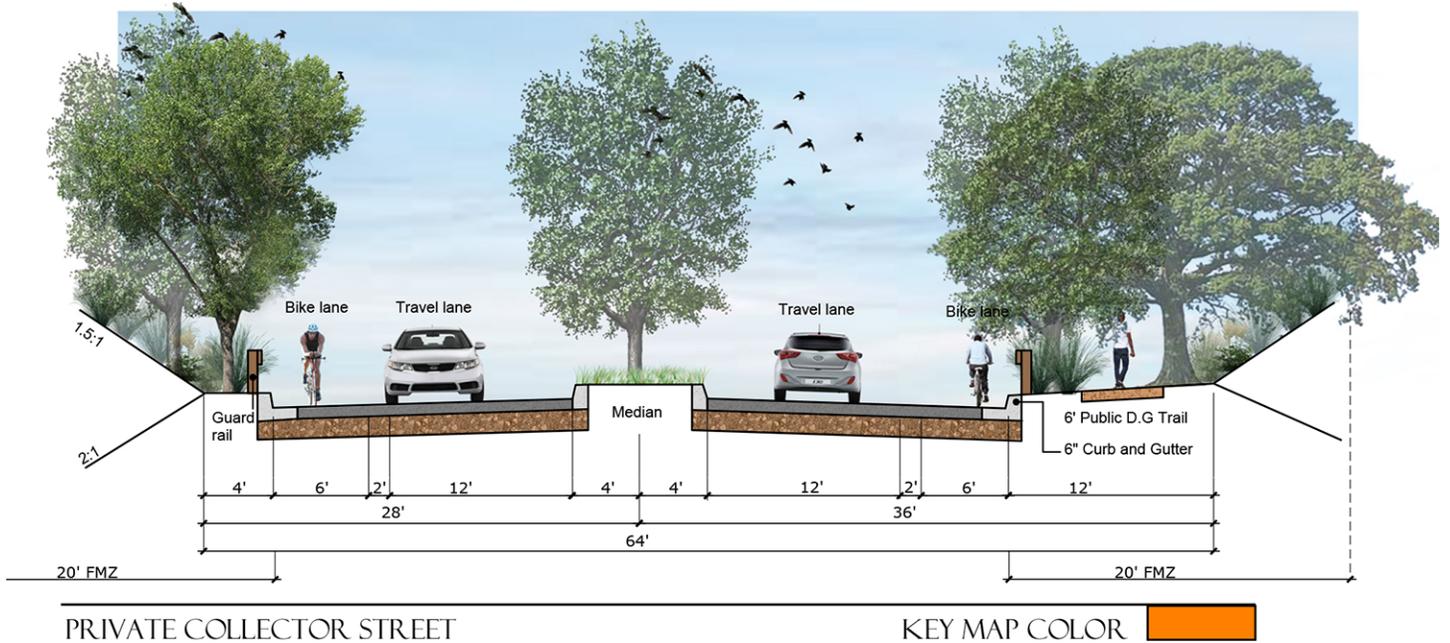
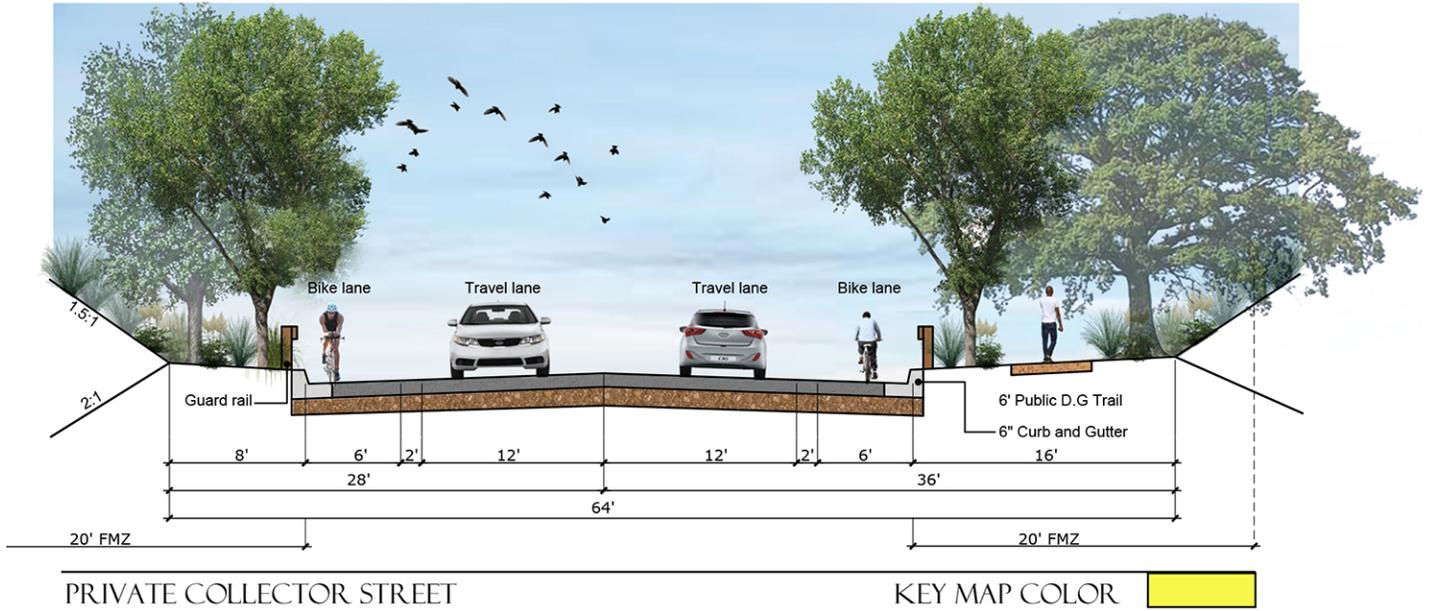
**Figure III-16**



# Village Entry Traffic Calming Concept Plan

Figure III-17



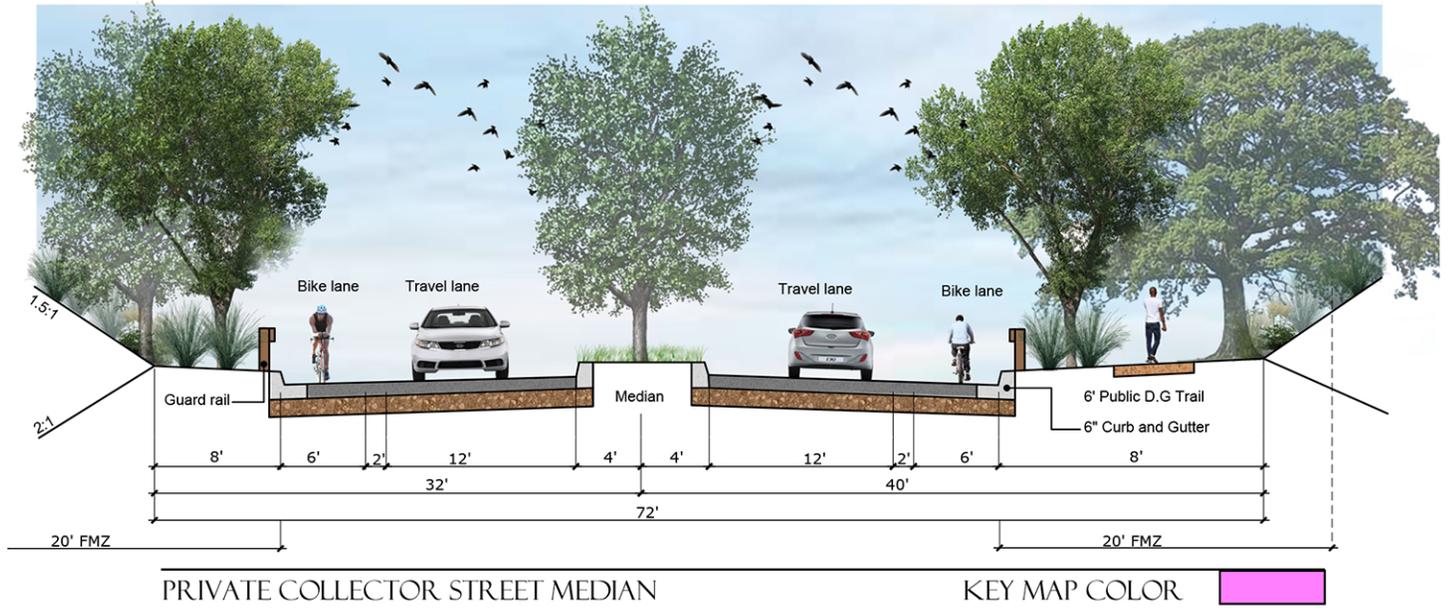


McDonough Landscape Architecture, inc.  
MLA-SD



**Street Sections A and B -  
Private Collectors**

**Figure  
III-19**

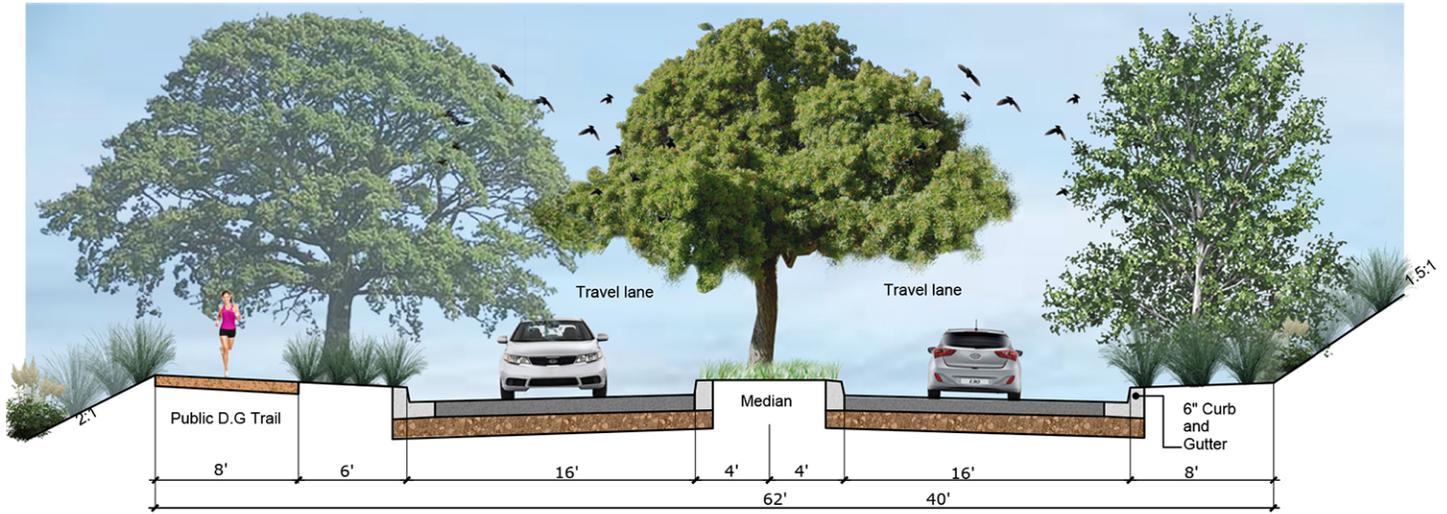


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MLA-SD



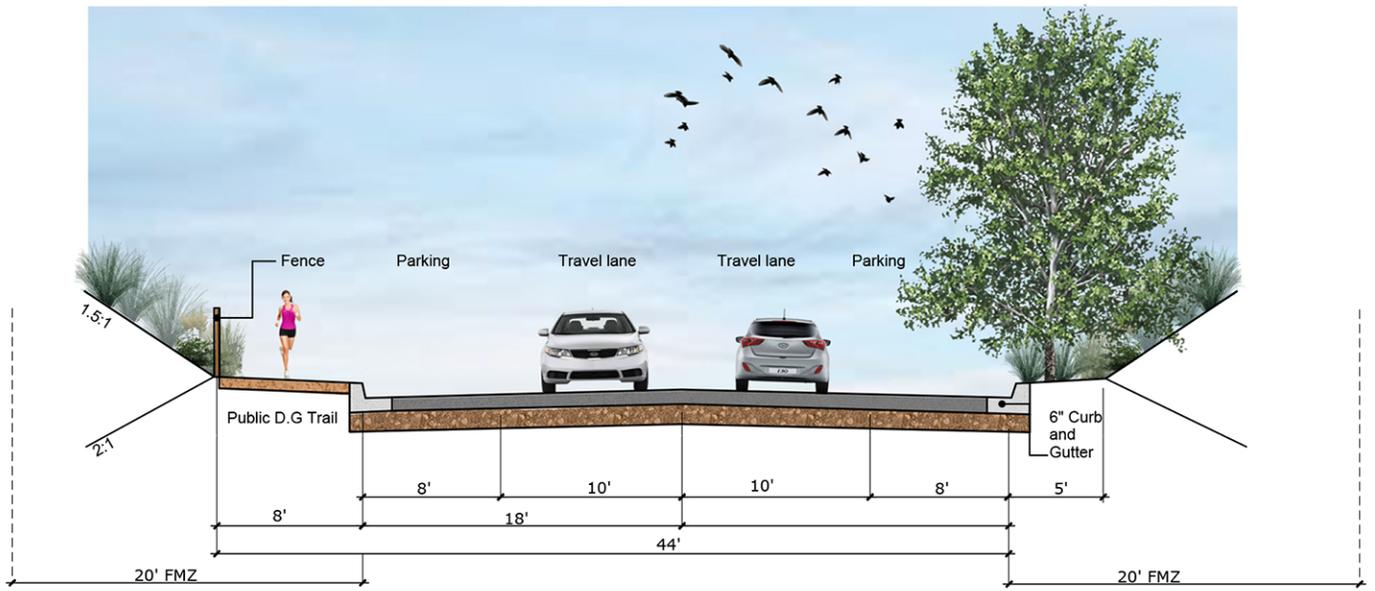
**Street Section C -  
Private Collector with Street Median**

**Figure  
III-20**



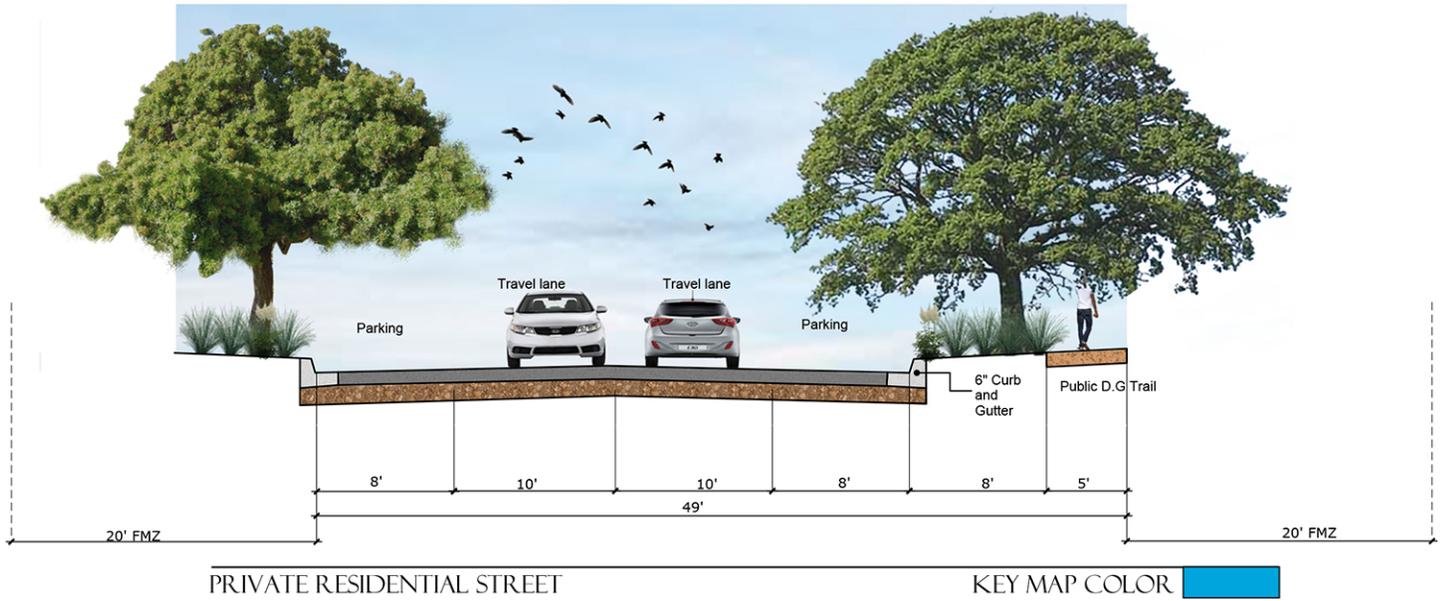
PRIVATE ESTATE STREET MEDIAN

KEY MAP COLOR



PRIVATE ESTATE STREET

KEY MAP COLOR

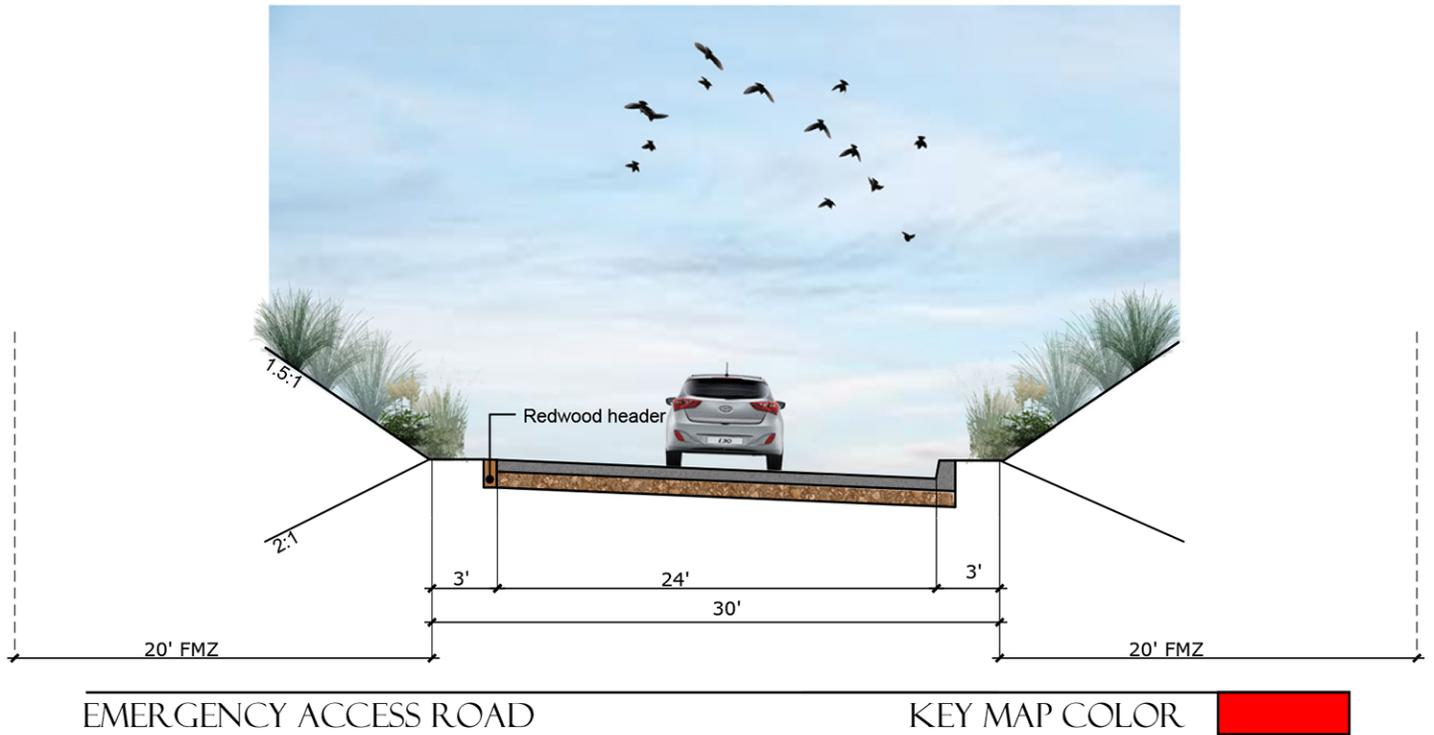


McDonough Landscape Architecture, inc.  
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## Street Section D - Private Residential

Figure  
III-22

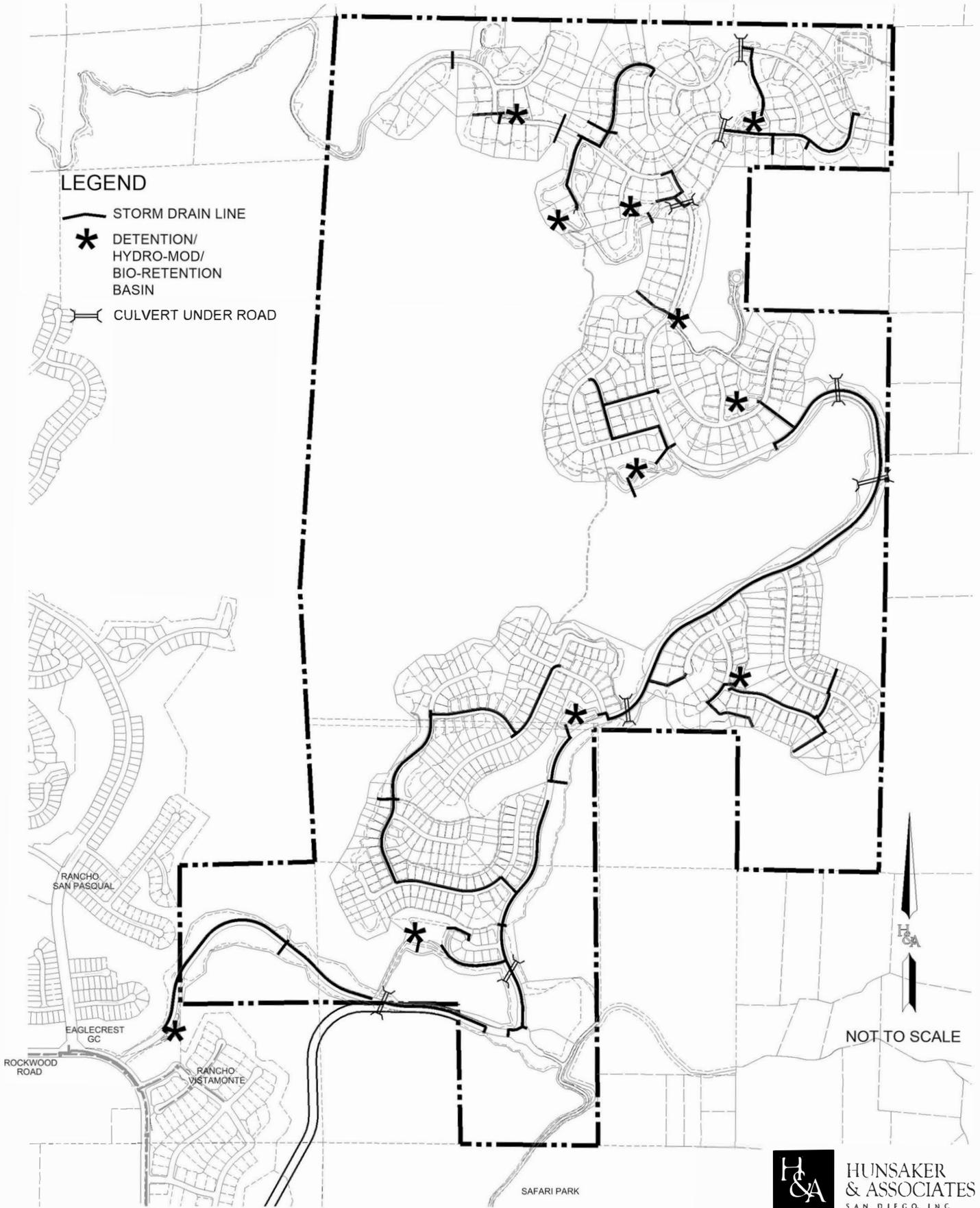


*McDonough Landscape Architecture, inc.*  
mLa-SD



## Street Section E - Emergency Access

Figure  
III-23



Land Use	Size		Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour						
			Rate <sup>a</sup>	Volume	% of ADT	In:Out		Volume			% of ADT	In:Out		Volume		
						Split	In	Out	Total	Split		In	Out	Total		
Estate Home	116	DU	12 /DU	1,392	8%	30:70	33	78	111	10%	70:30	97	42	139		
Single Family	434	DU	10 /DU	4,340	8%	30:70	104	243	347	10%	70:30	304	130	434		
Public Trails <sup>b</sup>	7.34	acres	5 /acre	37	13%	50:50	3	2	5	9%	50:50	2	1	3		
Fire Station <sup>c</sup>	1	Site	– –	138	–	–	19	18	37	–	–	6	7	13		
<b>Total Project</b>				<b>5,907</b>	–	–	<b>159</b>	<b>341</b>	<b>500</b>	–	–	<b>409</b>	<b>180</b>	<b>589</b>		

**Footnotes:**

- Rates based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002
- Park rate sourced to SANDAG. Trip rate doubled to provide for conservative trip generation calculations.
- Trip generation rates obtained from a site-specific fire station traffic study prepared by LLG in 2009 located in downtown San Diego. Trip Generation is attached for reference in *Appendix E*.



## Project Trip Generation

## Table III-1

Intersection	Jur.	Control Type	Peak Hour	Existing		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Sig?
				Delay <sup>a</sup>	LOS <sup>b</sup>	Delay	LOS	$\Delta$ <sup>c</sup>	Delay	LOS	Delay	LOS	$\Delta$ <sup>c</sup>	
1. Rockwood Rd / Cloverdale Rd	County of San Diego	MSSC <sup>d</sup> (WBL)	AM	15.5	C	>100.0	F	358	15.5	C	>100.0	F	358	Direct & Cumulative
			PM	10.8	B	19.0	C	-	10.8	B	19.0	C	-	
2. Rockwood Rd / Old Ranch Rd	City of Escondido	AWSC <sup>e</sup>	AM	8.5	A	14.1	B	-	8.5	A	14.1	B	-	No
			PM	8.3	A	15.6	C	-	8.3	A	15.6	C	-	
3. Rockwood Rd / Proposed Safari Highlands Ranch Rd (Site Access)	City of Escondido	MSSC	AM	DNE	DNE	10.9	B	-	DNE	DNE	10.9	B	-	No
			PM	DNE	DNE	9.4	A	-	DNE	DNE	9.4	A	-	
4. Centre City Pkwy / Felicita Ave	City of Escondido	Signal	AM	31.9	C	32.3	C	0.4	32.3	C	33.0	C	0.7	No
			PM	35.8	D	37.2	D	1.4	36.7	D	38.2	D	1.5	
5. Escondido Blvd / Felicita Ave	City of Escondido	Signal	AM	20.3	C	20.7	C	0.4	20.3	C	20.7	C	0.4	No
			PM	23.4	C	24.6	C	1.2	23.3	C	24.6	C	1.3	
6. Juniper St / Felicita Ave	City of Escondido	Signal	AM	28.6	C	32.5	C	3.9	30.6	C	34.2	C	3.6	No
			PM	16.7	B	17.8	B	1.1	19.1	B	21.0	C	1.9	
7. San Pasqual Valley Rd (SR-78) / 17 <sup>th</sup> Ave	County of San Diego/ Caltrans	Signal	AM	43.4	D	46.7	D	3.3	50.4	D	53.3	D	2.9	No
			PM	43.5	D	47.6	D	4.1	47.5	D	51.1	D	3.6	
8. San Pasqual Valley Rd (SR-78) / Bear Valley Pkwy	County of San Diego/ Caltrans	Signal	AM	42.9	D	43.2	D	0.3	44.0	D	44.5	D	0.5	No
			PM	45.8	D	47.4	D	1.6	46.5	D	48.4	D	1.9	

LINSCOTT, LAW & GREENSPAN, engineers



## Near-tern Intersections

Table III-2

Intersection	Jur.	Control Type	Peak Hour	Existing		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Sig?
				Delay <sup>a</sup>	LOS <sup>b</sup>	Delay	LOS	$\Delta$ <sup>c</sup>	Delay	LOS	Delay	LOS	$\Delta$ <sup>c</sup>	
<i>(Continued from Previous Page)</i>														
9. San Pasqual Valley Rd (SR-78)/ Citrus Ave	County of San Diego/ Caltrans	MSSC (SBL)	AM	>100.0	F	>100.0	F	11	>100.0	F	>100.0	F	11	Direct & Cumulative
			PM	38.0	E	>100.0	F	29	47.6	E	>100.0	F	29	
10. San Pasqual Valley Rd (SR-78)/ Summit Dr	County of San Diego/ Caltrans	MSSC (NBL)	AM	59.7	F	>100.0	F	0	>100.0	F	>100.0	F	0	Direct & Cumulative
			PM	33.1	D	73.8	F	0	37.7	E	87.7	F	0	
11. San Pasqual Valley Road (SR-78)/ San Pasqual Rd / Cloverdale Rd	City of San Diego/ Caltrans	Signal	AM	32.9	C	40.5	D	-	33.2	C	40.7	D	-	Direct & Cumulative
			PM	42.7	D	89.7	F	47.0	44.7	D	89.3	F	44.6	
12. San Pasqual Valley Rd (SR-78)/ Safari Park Dwy	County of San Diego/ Caltrans	MSSC	AM	15.4	C	16.5	C	-	15.7	C	16.8	C	-	No
			PM	14.1	B	15.2	C	-	14.4	B	15.6	C	-	
13. San Pasqual Rd / Bear Valley Pkwy	City of Escondido	Signal	AM	17.8	B	20.1	C	2.3	18.2	B	20.6	C	2.4	No
			PM	16.8	B	19.0	B	2.2	17.2	B	19.7	B	2.5	
14. Via Rancho Pkwy / Beethoven Dr	City of Escondido	Signal	AM	17.7	B	18.3	B	0.6	18.0	B	18.6	B	0.6	No
			PM	27.1	C	30.4	C	3.3	28.3	C	32.5	C	4.2	

LINSCOTT, LAW & GREENSPAN, engineers



## Near-term Intersections

Intersection	Jur.	Control Type	Peak Hour	Existing		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Sig?
				Delay <sup>a</sup>	LOS <sup>b</sup>	Delay	LOS	Δ <sup>c</sup>	Delay	LOS	Delay	LOS	Δ <sup>c</sup>	
<i>(Continued from Previous Page)</i>														
15. Via Rancho Pkwy / I-15 NB Ramps	Caltrans <sup>g</sup>	Signal	AM	35.1	D	35.1	D	0.0	35.1	D	35.1	D	0.0	No
			PM	41.4	D	44.9	D	3.5	42.4	D	47.7	D	5.3	
16. Via Rancho Pkwy / I-15 SB Ramps	Caltrans <sup>g</sup>	Signal	AM	55.7	E	56.6	E	0.9	57.1	E	57.8	E	0.7	No
			PM	49.4	D	50.5	D	1.1	50.6	D	51.9	D	1.3	
17. San Pasqual Rd / Sierra Linda Dr / Ryan Dr	City of Escondido	MSSC	AM	26.7	D	<b>33.3</b>	<b>D</b>	<b>6.6</b>	28.0	D	<b>35.0</b>	<b>D</b>	<b>7.0</b>	<b>Direct &amp; Cumulative</b>
			PM	25.5	D	<b>30.6</b>	<b>D</b>	<b>8.2</b>	27.2	D	<b>32.4</b>	<b>D</b>	<b>5.2</b>	
18. San Pasqual Rd / Old Milky Way	City of San Diego	MSSC	AM	19.0	C	29.2	D	10.2	20.7	C	33.3	D	12.6	No
			PM	13.2	B	16.9	C	3.7	13.9	B	18.0	C	4.1	

**Footnotes:**

- Average delay expressed in seconds per vehicle.
- Level of Service.
- “Δ” denotes the Project-induced increase in delay for intersections located within Caltrans’ jurisdiction and in the City of San Diego and City of Escondido. “Δ” denotes the Project-induced increase in delay for signalized intersections and Project traffic added to the critical movement for unsignalized intersections located in the County of San Diego. Project increases in delay or number of trips only shown for County intersection where LOS E or F operations are reported.
- MSSC – Minor Street Stop Controlled intersection. Minor street left turn delay reported.
- AWSC – All-Way Stop Controlled intersection. Average delay reported.
- Although project adds zero (0) trips to the critical movement at this location, the Project degrades the PM peak hour operations from LOS D to LOS F under Existing + Project conditions and from LOS E to LOS F in the cumulative condition, thus resulting in a significant impact.
- The Via Rancho Parkway interchange is maintained by Caltrans. Therefore, LOS D operations are accepted.

SIGNALIZED		UNSIGNALIZED	
DELAY/LOS THRESHOLDS		DELAY/LOS THRESHOLDS	
Delay	LOS	Delay	LOS
0.0 ≤ 10.0	A	0.0 ≤ 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 55.0	D	25.1 to 35.0	D
55.1 to 80.0	E	35.1 to 50.0	E
≥ 80.1	F	≥ 50.1	F

**General Notes:**

- DNE = Does not exist.
- For City of Escondido intersections also located within Caltrans jurisdiction, LOS D operations are accepted.
- Bold** typeface and **shading** represents a significant impact.
- Jur. = Jurisdiction
- Sig = Significant Impact? Direct and/or Cumulative.
- WBL = Westbound left-turn movement; SBL = Southbound left-turn movement; NBL = Northbound left-turn movement.

LINSCOTT, LAW & GREENSPAN, *engineers*



## Near-tern Intersections

## Table III-2

Street Segment	Jurisdiction	Capacity (LOS E) <sup>a</sup>	Existing			Existing + Project				Existing + Cumulative Projects			Existing + Cumulative Projects + Project				Sig?
			ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>	ADT	LOS	V/C	Δ <sup>e</sup>	ADT	LOS	V/C	ADT	LOS	V/C	Δ <sup>e</sup>	
<b>Rockwood Road</b>																	
1. Cloverdale Rd to San Pasqual Union Elementary	County of San Diego	16,200	3,440	B	–	9,649	D	–	–	3,455	B	–	9,664	D	–	–	No
2. Fronting San Pasqual Union Elementary	City of San Diego	15,000	3,440	A	0.2293	9,767	C	–	–	3,455	A	–	9,782	C	–	–	No
3. East of San Pasqual Union Elementary	City of Escondido	15,000	2,850	A	0.1900	9,177	C	0.5970	0.4070	2,865	A	0.1910	9,192	C	0.6128	0.4218	No
<b>Cloverdale Road</b>																	
4. Rockwood Rd to San Pasqual Valley Rd (SR-78)	City of San Diego	15,000	5,280	B	0.3520	11,489	D	–	–	5,310	B	–	11,519	D	–	–	No
<b>San Pasqual Road</b>																	
5. San Pasqual Valley Rd (SR-78) to Ryan Dr <sup>f</sup>	County of San Diego	14,580	4,850	C	–	6,858	D	–	–	5,210	C	–	7,218	D	–	–	No
6. Ryan Drive to Bear Valley Pkwy	City of Escondido	37,000	11,530	A	0.3116	13,420	B	0.3627	0.0511	11,874	A	0.3209	13,764	B	0.3720	0.0511	No
<b>Citrus Avenue</b>																	
7. North of San Pasqual Valley Road	County of San Diego	16,200	5,480	C	–	5,893	C	–	–	5,638	C	–	6,051	C	–	–	No
<b>San Pasqual Valley Road (SR-78)</b>																	
8. 17 <sup>th</sup> Ave to Bear Valley Pkwy	County of San Diego/ Caltrans	16,200	14,730	E	–	17,093	F	–	–	15,656	E	–	18,019	F	1.1120	–	No <sup>i</sup>
9. Bear Valley Pkwy to Cloverdale Rd / San Pasqual Rd <sup>g</sup>	County of San Diego/ Caltrans	17,100	10,490	B	–	13,503	C	–	–	11,224	B	–	14,237	D	–	–	No
10. Cloverdale Rd / San Pasqual Rd to Safari Park Dwy <sup>h</sup>	City of San Diego/ Caltrans	15,000	9,220	C	0.6147	9,568	C	0.6379	0.0232	9,521	C	0.6347	9,869	C	0.6579	0.0232	No
<b>Felicita Avenue / 17<sup>th</sup> Avenue</b>																	
11. Centre City Pkwy to Escondido Blvd	City of Escondido	37,000	23,970	C	0.6478	24,679	C	0.6670	0.0192	24,840	C	0.6714	25,549	C	0.6905	0.0191	No
12. Escondido Blvd to Juniper St	City of Escondido	15,000	19,370	F	1.2913	<b>20,256</b>	<b>F</b>	<b>1.3504</b>	<b>0.0591</b>	20,240	F	1.3493	<b>21,126</b>	<b>F</b>	<b>1.4084</b>	<b>0.0591</b>	<b>Direct &amp; Cumulative</b>
13. Juniper St to San Pasqual Valley Rd	City of Escondido	15,000	12,110	D	0.8073	<b>13,055</b>	<b>D</b>	<b>0.8703</b>	<b>0.0630</b>	13,080	D	0.8720	<b>14,025</b>	<b>E</b>	<b>0.9350</b>	<b>0.0630</b>	<b>Direct &amp; Cumulative</b>
<b>Bear Valley Parkway</b>																	
14. San Pasqual Valley Rd (SR-78) to Sunset Dr	City of Escondido	15,000	19,930	F	1.3287	20,048	F	1.3365	0.0080	20,715	F	1.3810	20,833	F	1.3889	0.0079	No
15. Sunset Drive to San Pasqual Rd	City of Escondido	37,000	29,820	D	0.8059	29,879	D	0.8075	0.0016	30,510	D	0.8246	30,569	D	0.8262	0.0016	No

LINSCOTT, LAW & GREENSPAN, *engineers*



## Near-tern Street Segment Operations

Table  
III-3

Street Segment	Jurisdiction	Capacity (LOS E) <sup>a</sup>	Existing			Existing + Project				Existing + Cumulative Projects			Existing + Cumulative Projects + Project				Sig?
			ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>	ADT	LOS	V/C	Δ <sup>e</sup>	ADT	LOS	V/C	ADT	LOS	V/C	Δ <sup>e</sup>	
<i>(Continued from Previous Page)</i>																	
<b>Via Rancho Pkwy</b>																	
16. San Pasqual Rd to Beethoven Dr	City of Escondido	37,000	38,490	F	1.0403	<b>40,203</b>	<b>F</b>	<b>1.0866</b>	<b>0.0463</b>	39,593	F	1.0701	<b>41,306</b>	<b>F</b>	<b>1.1164</b>	<b>0.0463</b>	<b>Direct &amp; Cumulative</b>
17. Beethoven Dr to I-15 NB Ramps	City of Escondido	65,000	33,400	B	0.5138	34,936	B	0.5375	0.0237	34,475	B	0.5304	36,011	C	0.5540	0.0236	No
18. I-15 Ramps to Lomas Serenas Dr	City of Escondido	50,000	12,810	A	0.2562	12,928	A	0.2586	0.0024	13,087	A	0.2617	13,205	A	0.2641	0.0024	No

**Footnotes:**

- a. Study roadways fall under the jurisdiction of the City of Escondido, San Diego County, and the City of San Diego as noted. Capacities based on the applicable Roadway Classification Table.
- b. Average Daily Traffic Volumes.
- c. Level of Service.
- d. Volume to Capacity.
- e. "Δ" denotes the Project-induced increase in V/C for City of Escondido, City of San Diego and Caltrans roadway segments. "Δ" denotes the Project-induced increase in ADT for segments operating at LOS E or F located in the County of San Diego.
- f. A 10% reduction in capacity was assumed to account for the winding road and lack of adequate shoulder width along portions of San Pasqual Road.
- g. Within the County, San Pasqual Valley Road (SR-78) is classified as a 4-lane Major Road but is constructed as a 2-3 Lane road within the study area. Roadway capacities derived based on County of San Diego 4-lane Major Road capacities.
- h. Within the City of San Diego, San Pasqual Valley Road (SR-78) is classified as a 4-lane Conventional Highway but is constructed as a 2-3 Lane road within the study area. Roadway capacities derived based on City of San Diego 3-lane Collector capacities.
- i. The segment along San Pasqual Valley Road (SR-78) between 17<sup>th</sup> Avenue and Bear Valley Parkway is not considered a significant impact per the County's two-lane highway significance criteria, which defers to the intersection operations along the two-lane highway segment. *Table 9-1* shows that the San Pasqual Valley Road (SR-78) signalized intersections at 17<sup>th</sup> Avenue and Bear Valley Parkway are calculated to continue to operate at acceptable LOS D operations with project traffic.

**General Notes:**

- 1. **Bold** typeface and **shading** represents a significant impact.

LINSCOTT, LAW & GREENSPAN, *engineers*



## Near-tern Street Segment Operations

Table  
III-3

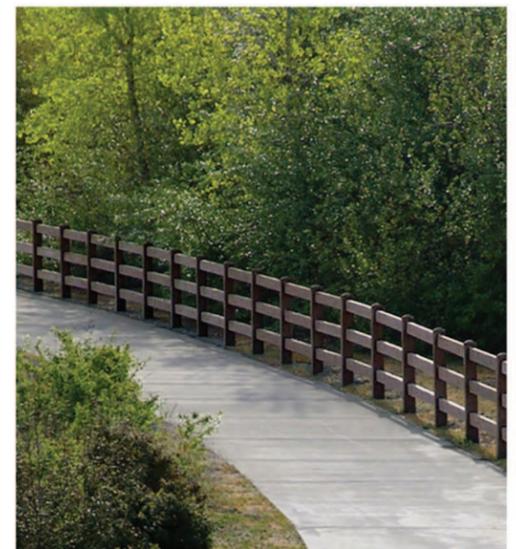
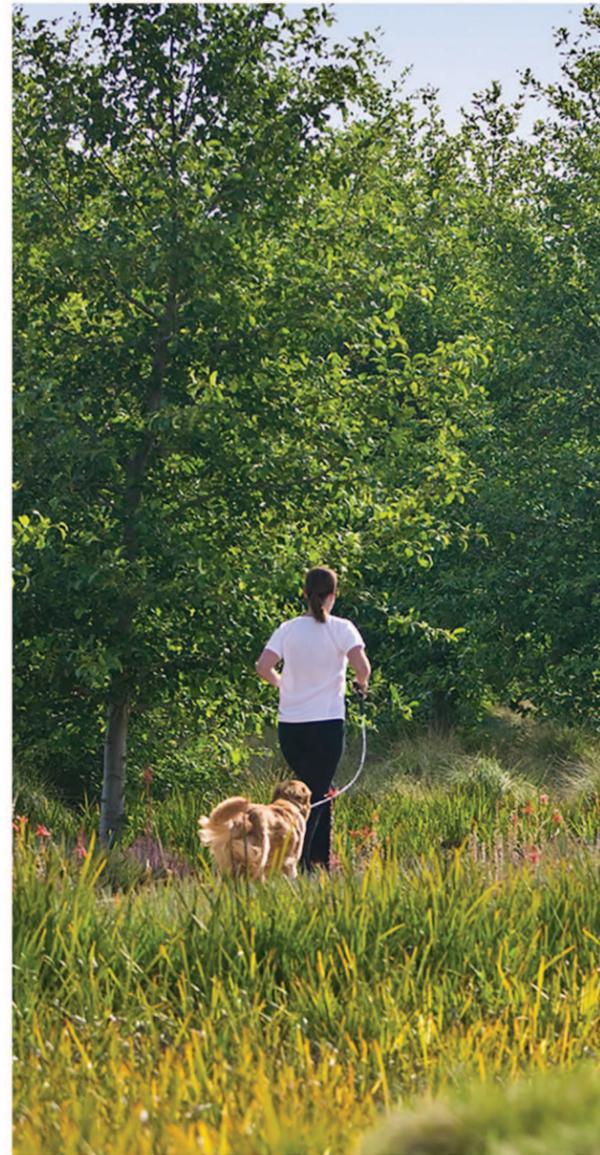
Street Segment	Jur.	General Plan Capacity (LOS E) <sup>a</sup>	General Plan (Year 2035)		
			ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>
<b>Rockwood Road <sup>e</sup></b>					
1. Cloverdale Rd to San Pasqual Union Elementary	County of San Diego	16,200	9,877	D	–
2. Fronting San Pasqual Union Elementary	City of San Diego	15,000	9,986	C	0.6657
3. East of San Pasqual Union Elementary	City of Escondido	15,000	9,986	C	0.6657
<b>Cloverdale Road</b>					
4. Rockwood Rd to San Pasqual Valley Rd (SR-78)	City of San Diego	15,000	13,787	E	0.9191

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Street Segment	Jur.	General Plan Capacity (LOS E) <sup>a</sup>	General Plan (Year 2035)		
			ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>
<i>(Continued from Previous Page)</i>					
<b>San Pasqual Road</b>					
5. San Pasqual Valley Rd (SR-78) to Ryan Dr	County of San Diego	34,200	17,441	B	–
6. Ryan Drive to Bear Valley Pkwy	City of Escondido	37,000	19,902	B	0.5379
<b>Citrus Avenue</b>					
7. North of San Pasqual Valley Road (SR-78) to Ryan Drive	County of San Diego	16,200	14,123	B	–
<b>San Pasqual Valley Road (SR-78) <sup>f</sup></b>					
8. 17 <sup>th</sup> Ave to Bear Valley Pkwy	County of San Diego/ Caltrans	34,200	17,981	B	–
9. Bear Valley Pkwy to Cloverdale Rd / San Pasqual Rd	County of San Diego/ Caltrans	34,200	23,393	C	–
10. Cloverdale Rd / San Pasqual Rd to Safari Park Dwy	City of San Diego/ Caltrans	40,000	13,112	A	0.3278
<b>Felicita Avenue / 17<sup>th</sup> Avenue</b>					
11. Centre City Pkwy to Escondido Blvd	City of Escondido	37,000	32,437	D	0.8767
12. Escondido Blvd to Juniper St	City of Escondido	37,000	32,666	D	0.8829
13. Escondido Blvd to San Pasqual Valley Rd (SR-78)	City of Escondido	34,200	17,076	B	0.4993
<b>Bear Valley Parkway</b>					
14. San Pasqual Valley Rd (SR-78) to Sunset Dr	City of Escondido	37,000	40,909	F	1.1056
15. Sunset Drive to San Pasqual Rd	City of Escondido	50,000	51,515	F	1.0303
<b>Via Rancho Parkway</b>					
16. San Pasqual Rd to Beethoven Dr	City of Escondido	50,000	60,528	F	1.2106
17. Beethoven Dr to I-15 NB Ramps	City of Escondido	65,000	43,964	C	0.6764
18. I-15 Ramps to Lomas Serenas Dr	City of Escondido	50,000	18,359	B	0.3672

**Footnotes:**

- a. Study roadways fall under the jurisdiction of the City of Escondido, San Diego County, and the City of San Diego as noted. Capacities based on the applicable Roadway Classification Table.
- b. Average Daily Traffic.
- c. Level of Service.
- d. Volume to Capacity.

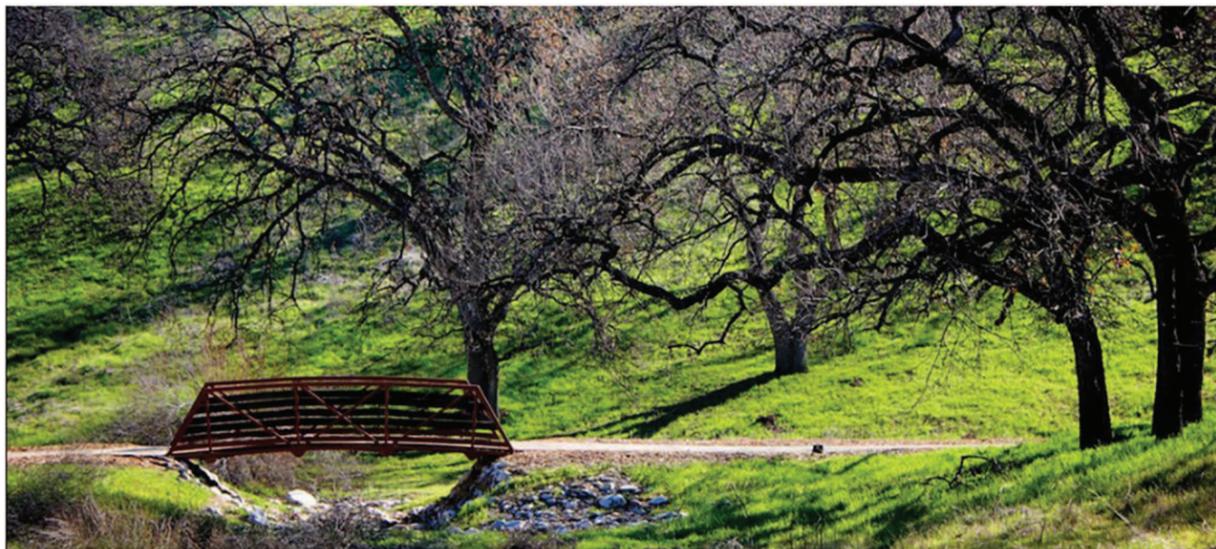


Source: McCullough Landscape Architects, Inc.



### Open Space and Trail Imagery

Figure V-1

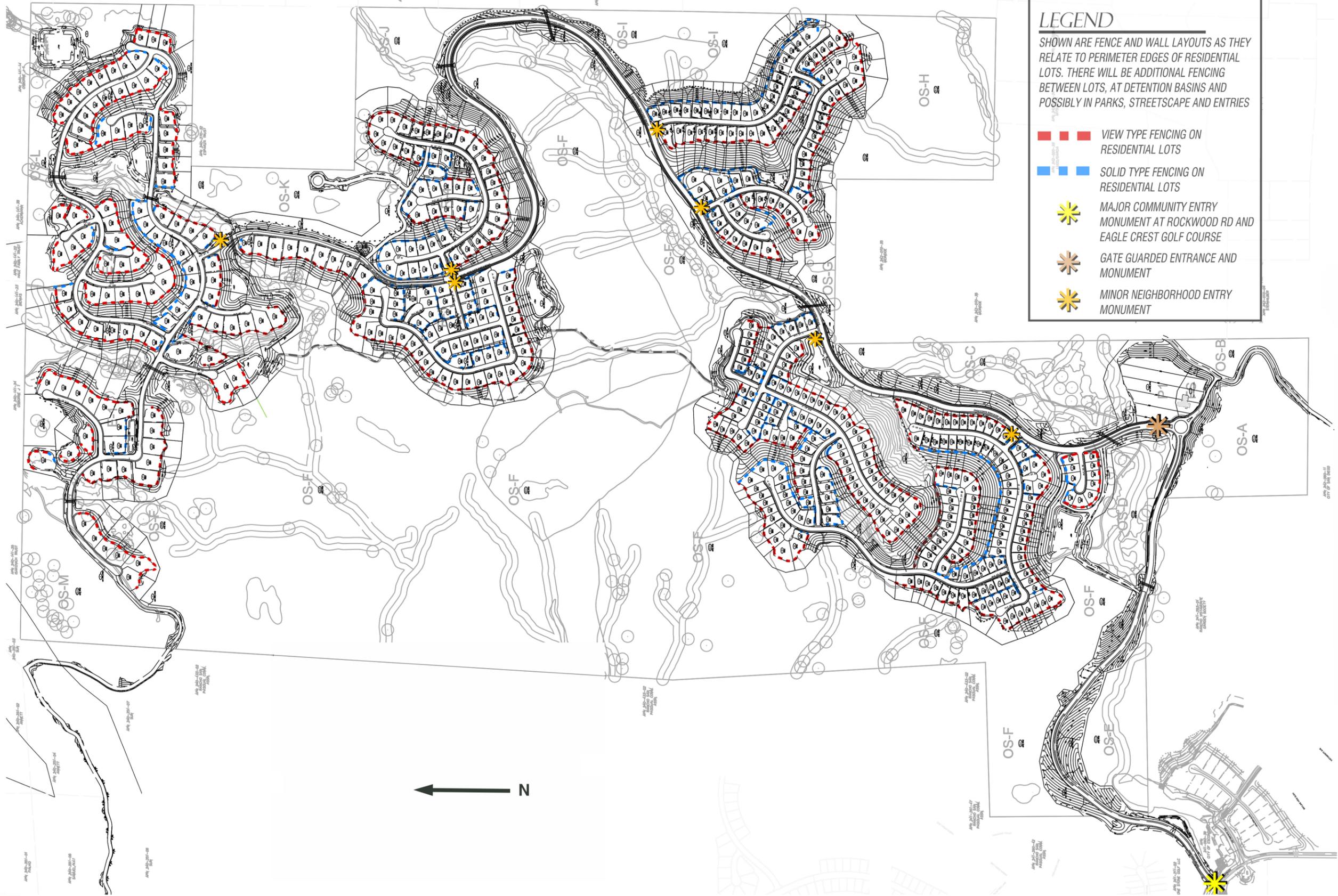


Source: McCullough Landscape Architects, Inc.



### Park Imagery

Figure V-2



**LEGEND**

SHOWN ARE FENCE AND WALL LAYOUTS AS THEY RELATE TO PERIMETER EDGES OF RESIDENTIAL LOTS. THERE WILL BE ADDITIONAL FENCING BETWEEN LOTS, AT DETENTION BASINS AND POSSIBLY IN PARKS, STREETScape AND ENTRIES

- VIEW TYPE FENCING ON RESIDENTIAL LOTS
- SOLID TYPE FENCING ON RESIDENTIAL LOTS
- ★ MAJOR COMMUNITY ENTRY MONUMENT AT ROCKWOOD RD AND EAGLE CREST GOLF COURSE
- ★ GATE GUARDED ENTRANCE AND MONUMENT
- ★ MINOR NEIGHBORHOOD ENTRY MONUMENT

**Walls and Fences**

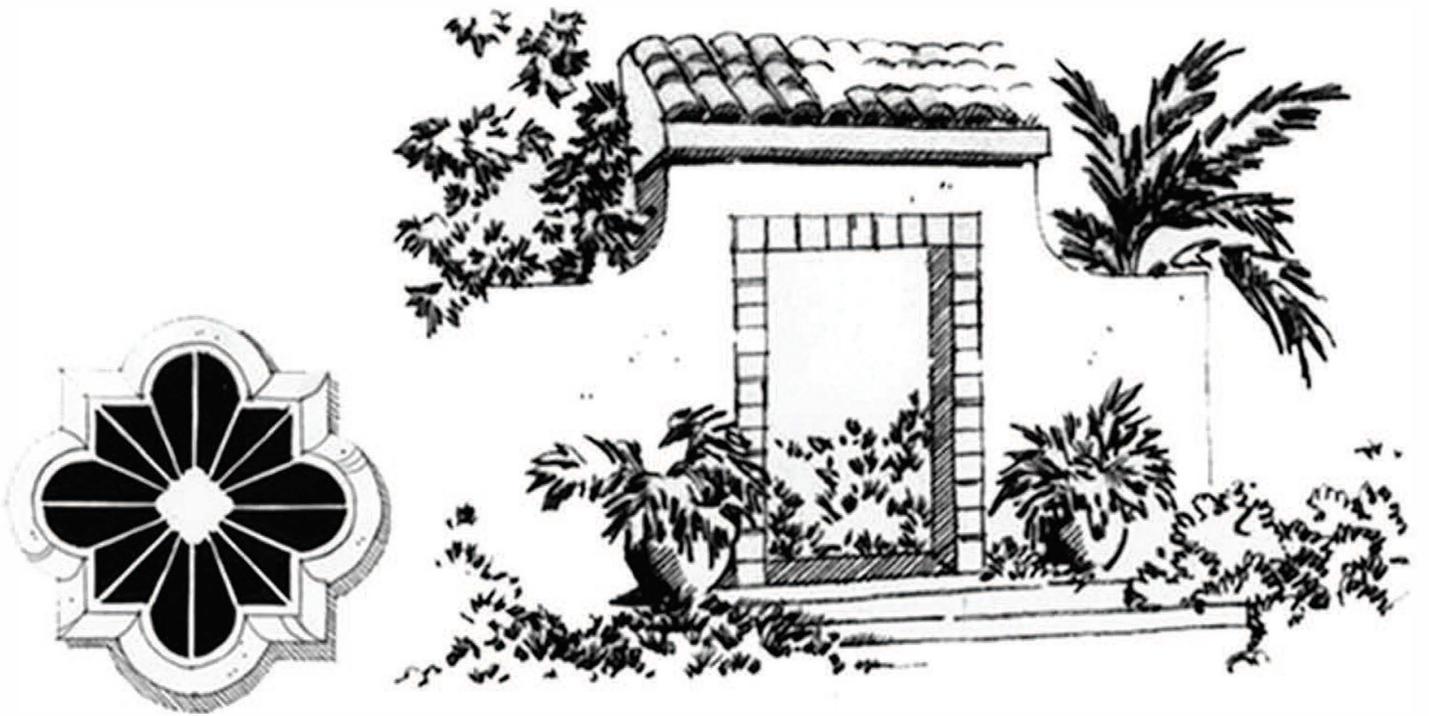
**Figure V-3**



Source: Kirk McKinley, Architect



**Illustrative Santa Barbara Architectural Style** **Figure**  
**V-4**



Source: Kirk McKinley, Architect



Illustrative Santa Barbara Style Detail

Figure V-5

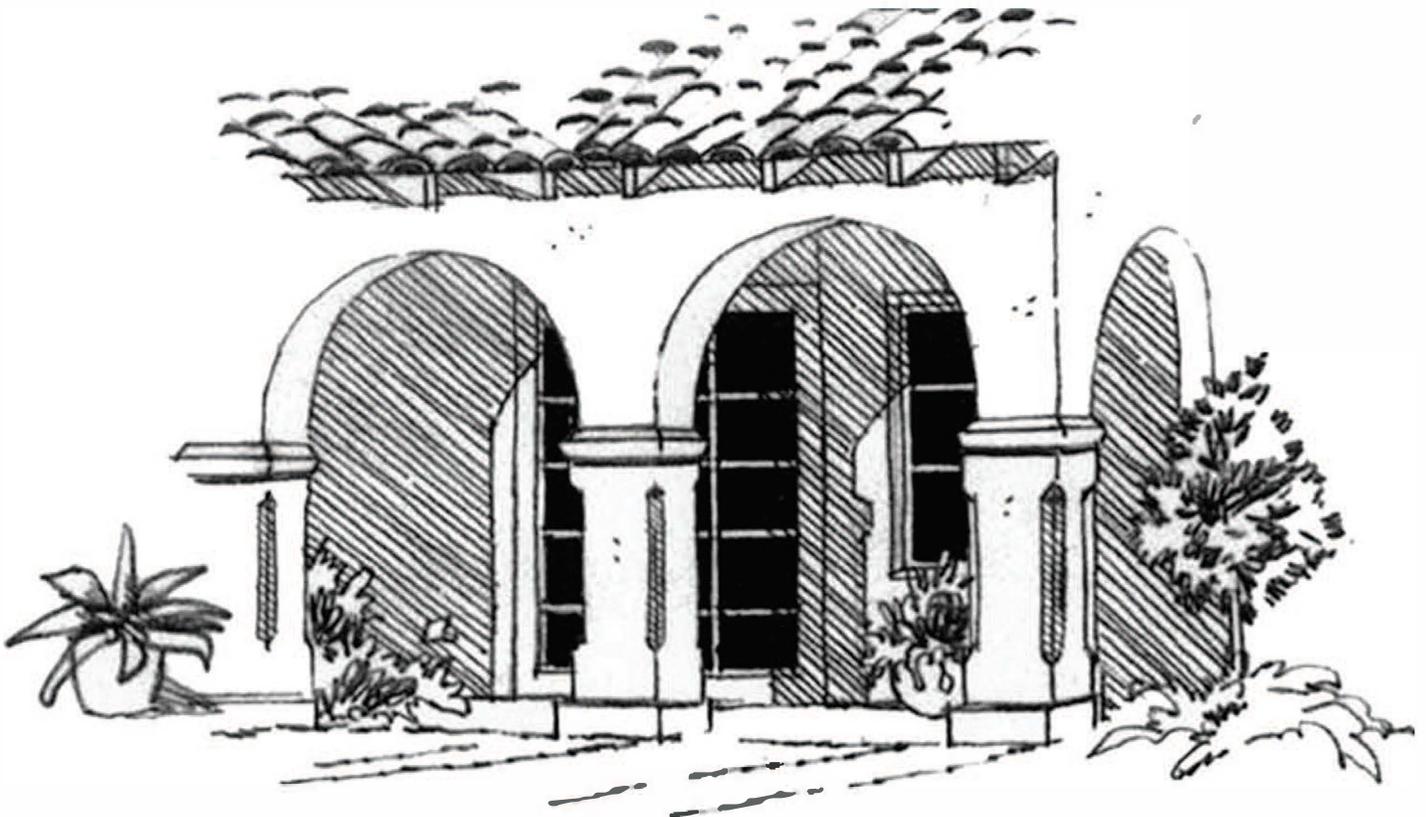
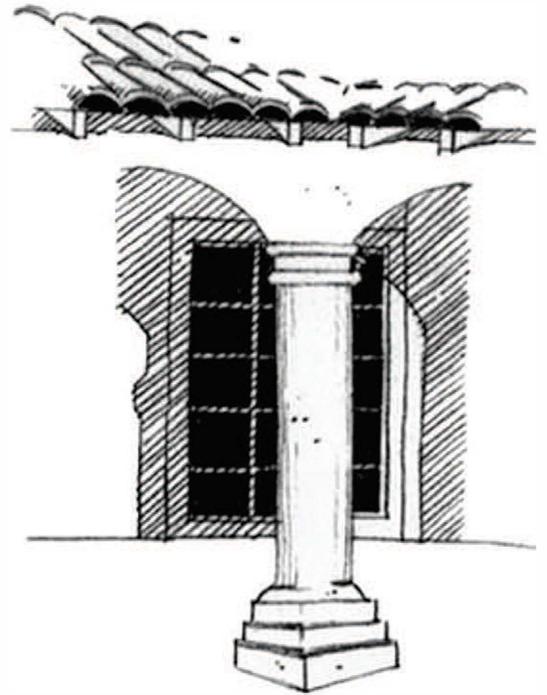
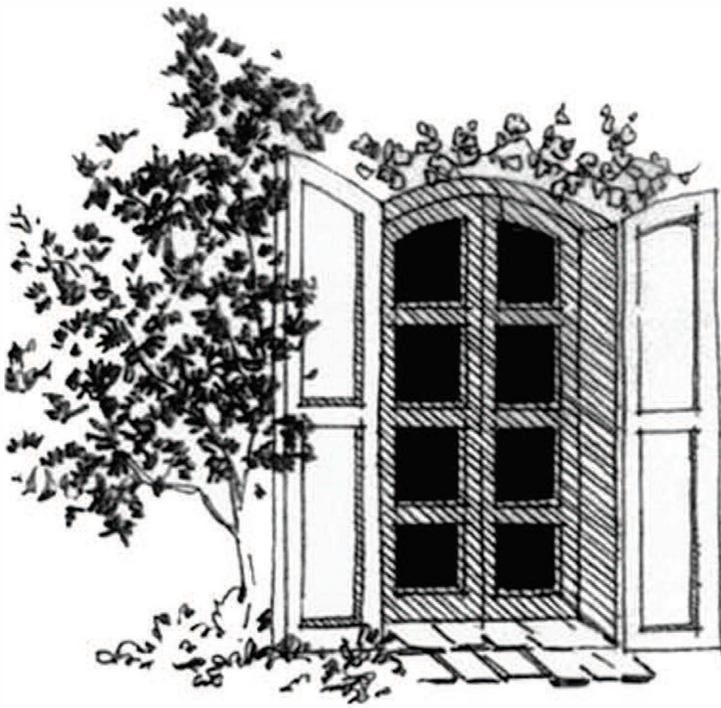


Source: Kirk McKinley, Architect



Illustrative Spanish Colonial Architectural Style

Figure  
V-6

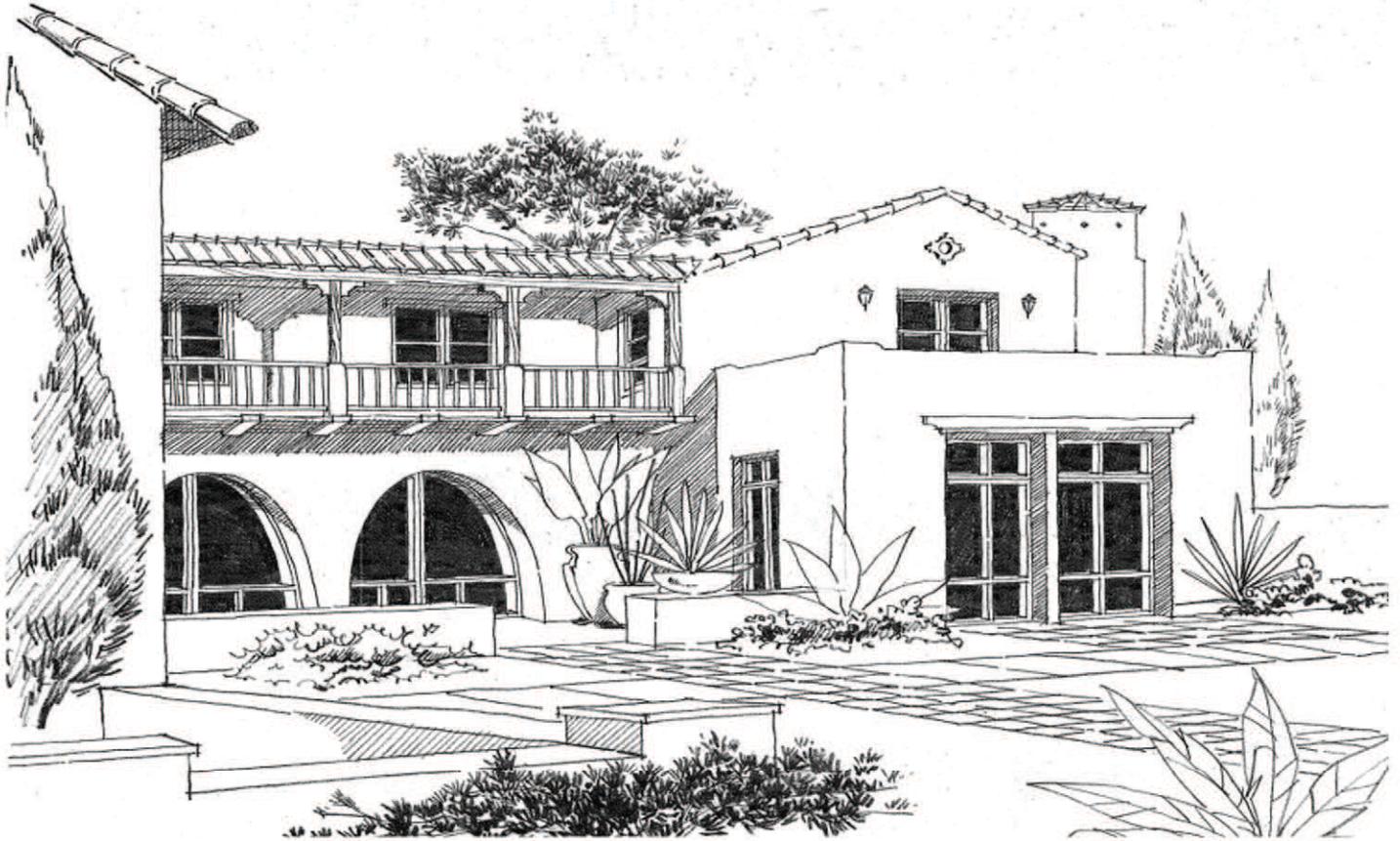


Source: Kirk McKinley, Architect



**Illustrative Spanish Colonial Style Detail**

**Figure  
V-7**

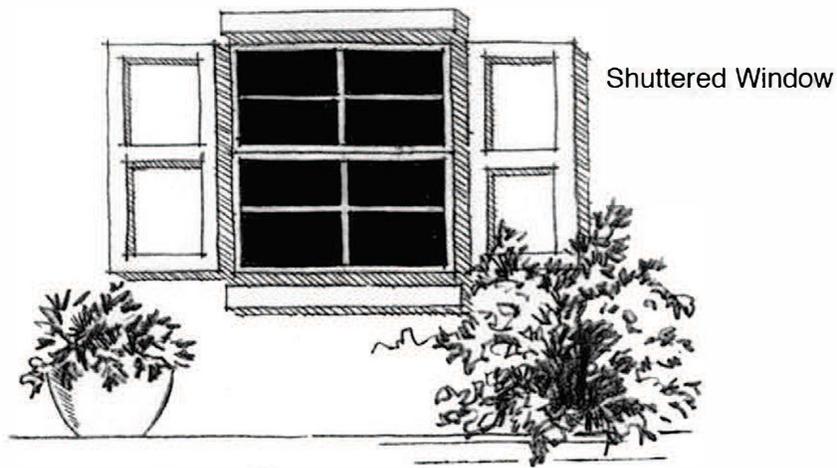


Source: Kirk McKinley, Architect



## Illustrative Monterey Ranch Architectural Style

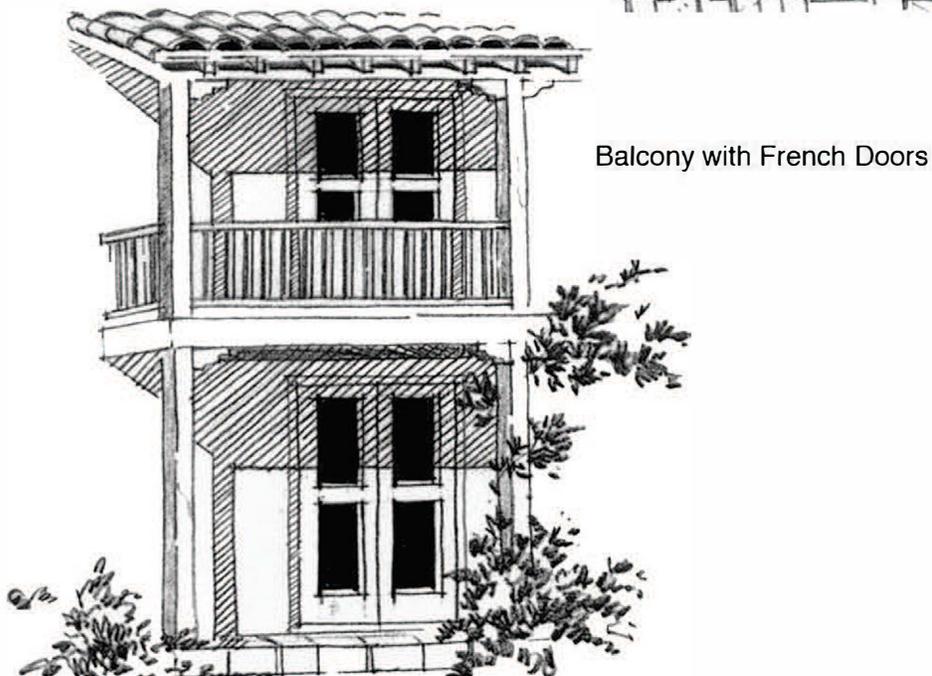
Figure  
V-8



Shuttered Window



Entry



Balcony with French Doors

Source: Kirk McKinley, Architect



Illustrative Monterey Ranch Style Detail

Figure  
V-9

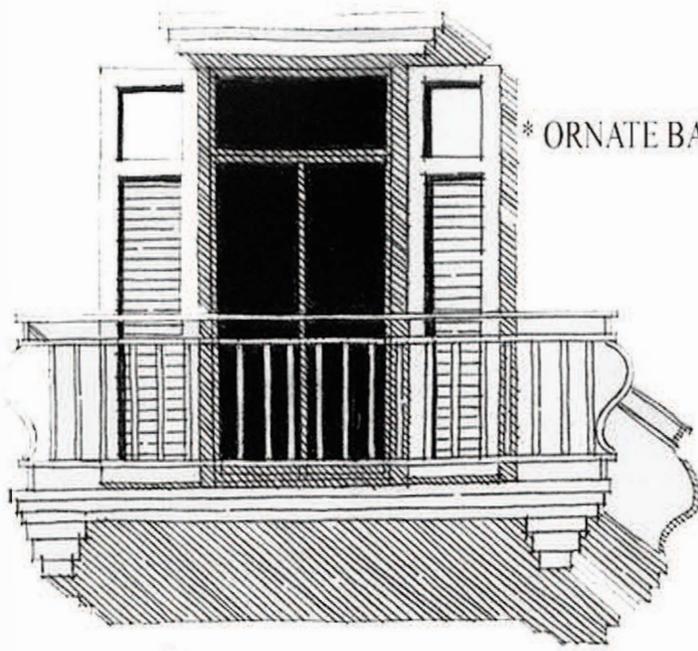


Source: Kirk McKinley, Architect



**Illustrative Italian Tuscan Architectural Style**

**Figure  
V-10**



\* ORNATE BALCONY \*



\* BOXED EAVES/AWNING \*



\* ORNAMENTAL LIGHTING \*

\* BALUSTRADE PORCH \*



Source: Kirk McKinley, Architect



## Illustrative Italian Tuscan Style

Figure V-11

# CANDIDATE PLANT MATERIAL- STREETSAPES, PARKS, ENTRIES, COMMON AREAS

## BOTANICAL NAME

VERTICAL EVERGREEN ACCENT PALM  
ARCONTOPHOENIX CUNNINGHAMIANA  
PHOENIX CANARIENSIS CHAMAEROPS  
HUMILIS WASHINGTONIA ROBUSTA  
PHOENIX DACTYLIFERA

## EVERGREEN SCREEN TREE

MELALEUCA QUINQUENERVIA  
PINUS CANARIENSIS  
HYMENOSPORUM FLAVUM  
TRISTANIA CONFERTA  
PINUS TORREYANA  
PINUS HALEPENSIS  
CEDRUS DEODORA

## STREET TREES AND STREET ACCENT TREES

TIPUANA TIPU  
METROSIDEROS EXCELSUS  
POPULUS NIGRA ITALICA  
ULMUS PARVIFOLIA  
SCHINUS MOLLE  
SCHNIUS TEREBINTHIFOLIUS  
LIQUIDAMBER STYRACIFLUA 'PALO ALTO'  
OLEA EUROPAEA  
MAGNOLIA GRANDIFLORA  
ARBUTUS 'MARINA'  
ALNUS RHOMBILIFOLIA  
PLATANUS RACEMOSA  
PLATANUS ACERFOLIA  
QUERCUS ILEX  
QUERCUS AGRIFOLIA  
QUERCUS ENGELMANIA  
PYRUS 'BRADFORDI'  
TRISTANIA CONFERTA  
SALIX SPP.  
ACACIA STENOPHYLLA  
CERCIDIUM HYBRID 'DESERT MUSEUM'  
POPULUS SPP.  
MANZANITA SPP.  
TABEBUIA IMPETIGINOSA  
GEJERA PARVIFOLIA  
LYONOTHAMNUS FLORIBUNDUS SSP  
ASPLENIIFOLIUS  
KOELREUTERIA BIPINNATA  
PISTACHIA CHINENSIS  
LAGERSTROEMIA INDICA  
CITRUS SPP.  
FRUIT SPP.  
CERCIS CANADENSIS 'FOREST PANSY'

## EVERGREEN SCREENING SHRUB

MELALEUCA NESOPHYLLA  
PITTIOSPORUM TOBIRA 'VARIEGATA'  
XYLOSMA CONGESTUM 'COMPACTA'  
LIGUSTRUM JAPONICUM 'TEXANUM'  
FIEJOA SELLOWIANA  
EUGENIA UNIFLORA  
RHAMNUS ILICIFOLIA  
CARISSA MACROCARPA  
GREWIA OCCIDENTALIS  
FICUS NITIDA 'GREEN GEM'

## EVERGREEN VERTICAL ACCENT SHRUB

LEPTOSPERMUM LAEVIGATUM  
MONARDELLA SUBGLABRA  
ARCTOSTAPHYLOS SPP.  
CYATHEA COOPERI  
DRACENA MARGINATA  
ALOE BAINESII  
HETEROMELES ARBUTIFOLIA  
ARBUTUS SPP.  
LEUCOPHYLLUM SPP.  
LEUCODENDRON SPP.  
ELAEOCARPUS DECIPIENS

## EVERGREEN FLOWERING/ACCENT SHRUBS OR SUCCULENTS

AGAVE DESMETTIANA 'VARIEGATA'  
AGAVE ATTENUATA  
AGAVE SPP.  
ALOE ARBORESCENS  
ALOE SPP.  
AGAPANTHUS AFRICANUS  
ARMERIA MARITIMA  
ABELIA GRANDIFLORA  
AEONIUM ARBORIUM  
ANIGOZANTHOS SPP.  
BRAHEA SPP.  
BRAHEA SPP.  
BRUGMANSIA SANGUINEA  
BUXUS MICROPHYLLA JAPONICA  
CALLISTEMON 'LITTLE JOHN'  
CAREX SPP.  
COTANEASTER PARNEYII  
CEANOTHUS 'JOYCE COULTER'  
CHAMELAIUCUM UNCINATUM  
CISTUS PURPUREUS  
COLEONEMA PULCHRUM  
CRASSULA FALCATA  
DIANELLA SPP.  
DIPLACUS SPP.  
DODENEA VISCOSA  
ECHIUM FASTUOSUM  
ESCALLONIA FRADESII  
EUONYMUS SPP.  
ERIOGONUM SPP.  
EUPHORBIA SPP.  
FOUQUIERIA SPLENDENS  
GAILLARDIA X GRANDIFLORA  
GAURA LINDHEIMERI  
GREVILLEA SPP.  
GREWIA OCCIDENTALIS  
HETEROMELES ARBUTIFOLIA  
HESPERALOE PARVIFLORA  
HEMEROCALLIS HYBRIDS  
JUNIPERUS SQUAMATA 'BLUE STAR'  
KALANCHIE BLOSSFELDIANA

LANTANA SPP.  
LAVANDULA SPP.  
LAVATERA MARITIMA  
LEPTOSPERMUM SPP.  
LEUCOPHYLLUM FRUTESCENS  
MELALEUCA NESOPHYLLA  
MISCANTHUS SINENSIS  
MUHLENBERGIA SPP.  
MYRTUS COMMUNIS 'COMPACTA'  
MISCANTHUS SPP.  
NANDINA DOMESTICA  
OPUNTIA ROBUSTA  
POLYGALA X DALMAISIANA  
PHORMIUM SPP.  
PROTEA CYNAROIDES  
PHOTINIA FRASERI  
PRUNUS LYONII  
RHAPHIOLEPIS 'MAJESTIC BEAUTY'  
RHAMNUS CALIFORNICA  
RUSSELLIA EQUISETIFORMIS  
ROMNEYA COULTERI  
RHODODENDRON SPP.  
ROSMARINUS SPP.  
ROSA SPP.  
RHUS INTEGRIFOLIA  
RUSSELLIA EQUISETIFORMIS  
SANTOLINA VIRENS  
SALVIA GREGII  
SALVIA LEUCOPHYLLA  
WESTRINGIA FRUTICOSA  
YUCCA SPP.  
RIBES SPP.  
IVA HAYESIANA  
DIETES VEGETA  
ECHINOCACTUS GRUSONII  
PENNISSETUM SETACEUM

## EVERGREEN FLOWERING GROUND COVER

BACCHARIS 'PIGEON POINT'  
FESTUCA OVINA 'GLAUCUA'  
X GRAPTOVERIA  
CRASSULA FALCATA  
ROSMARINUS OFFICINALIS  
BOUGAINVILLEA SPP  
SENECIO MANDRALISCAE  
ECHEVERIA HYBRIDS  
ARMERIA MARITIMA  
ARTEMISIA 'POWIS CASTLE'  
BERGENIA CRASSIFOLIA  
SCAEOVOLA 'MAUVE CLUSTERS'  
AEONIUM 'PSEUDOTABULAEFORME'  
CEANOTHUS GRISEUS HORIZONTALIS  
GERANIUM SPP.  
LONICERA JAPONICA  
LANTANA SPP.  
MYOPORUM PARVIFOLIUM  
MYOPORUM PACIFICUM

THYMUS PRAECOX ARCTICUS  
'REITER'S'  
TRACHELOSPERMUM JASMINOIDES  
PELARGONIUM SPP.  
HEUCHERA SANGUINEA  
OSTEOSPERMUM SPP.  
GAZANIA SPP.  
LIRIOPE MUSCARI 'LILAC BEAUTY'  
CAREX SPP.

## EVERGREEN FLOWERING VINE

GREWIA OCCIDENTALIS  
CAMPSIS RADICANS  
CLYTOSTOMA CALLISTEGIOIDES  
BOUGAINVILLEA SPP.  
PARTHENOCISSUS TRICUSPIDATA  
MACFADYENA UNGUIS-CATI  
CALLIANDRA INAEQUILATERA  
DISTICTIS SPP.  
PYROSTEGIA VENUSTA  
ROSA SPP.  
TRACHELOSPERMUM JASMINIODES  
WISTERIA SINENSIS

Source: McCullough Landscape  
Architecture, Inc.



## CANDIDATE PLANT MATERIAL- STREETSAPES, PARKS, ENTRIES, COMMON AREAS

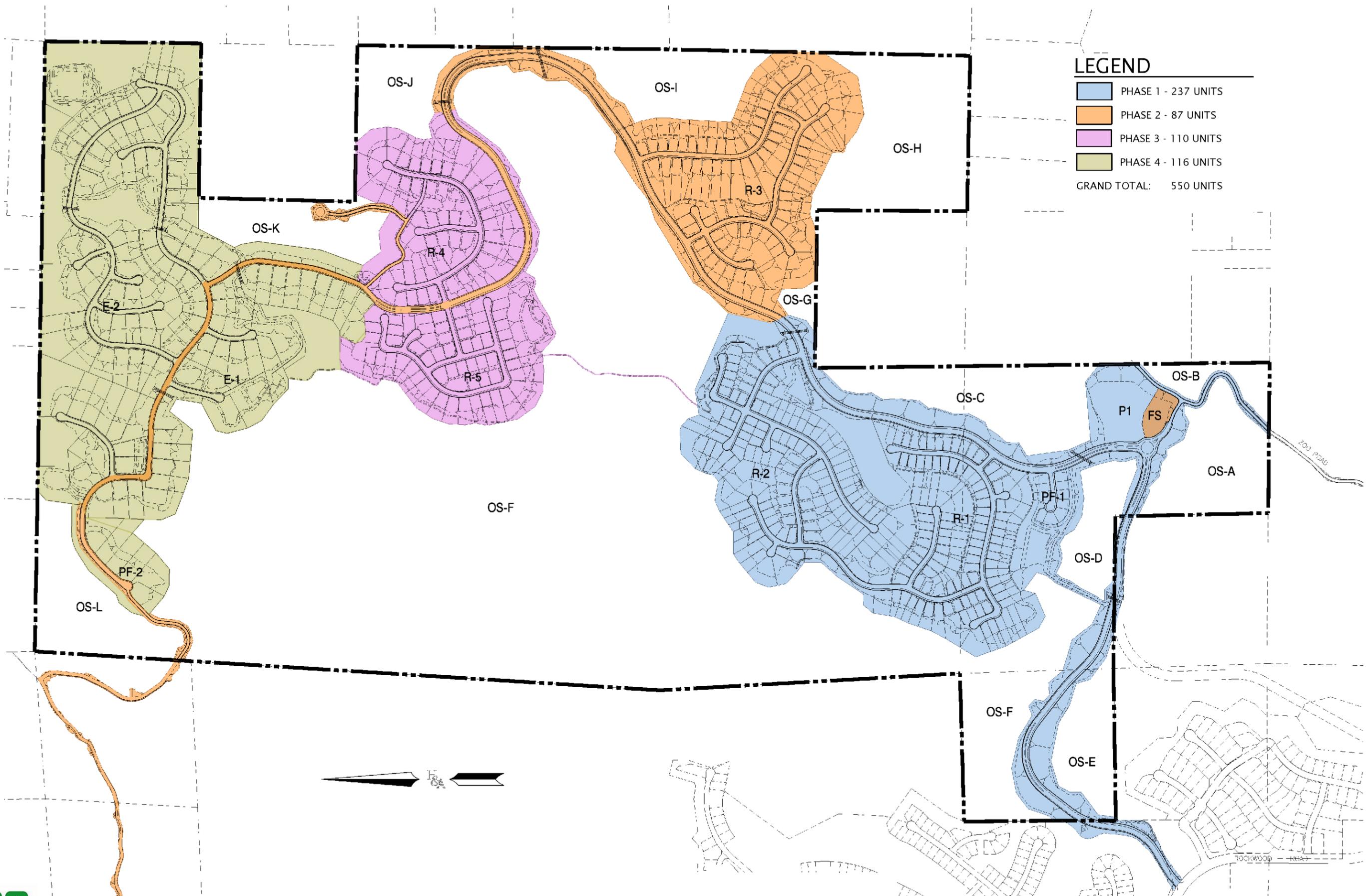
BOTANICAL NAME	EVERGREEN FLOWERING/ACCENT SHRUBS OR SUCCULENTS		
<u>VERTICAL EVERGREEN ACCENT PALM</u> ARCONTOPHOENIX CUNNINGHAMIANA PHOENIX CANARIENSIS CHAMAEROPS HUMILIS WASHINGTONIA ROBUSTA PHOENIX DACTYLIFERA	AGAVE DESMETTIANA 'VARIEGATA' AGAVE ATTENUATA AGAVE SPP. ALOE ARBORESCENS ALOE SPP. AGAPANTHUS AFRICANUS ARMERIA MARITIMA ABELIA GRANDIFLORA AEONIUM ARBORIUM ANIGOZANTHOS SPP. BRAHEA SPP. BRAHEA SPP. BRUGMANSIA SANGUINEA BUXUS MICROPHYLLA JAPONICA CALLISTEMON 'LITTLE JOHN' CAREX SPP. COTANEASTER PARNEYII CEANOTHUS 'JOYCE COULTER' CHAMELAUCIUM UNCINATUM CISTUS PURPUREUS COLEONEMA PULCHRUM CRASSULA FALCATA DIANELLA SPP. DIPLACUS SPP. DODENEA VISCOSA ECHIUM FASTUOSUM ESCALLONIA FRADESII EUONYMUS SPP. ERIOGONUM SPP. EUPHORBIA SPP. FOUQUIERIA SPLENDENS GAILLARDIA X GRANDIFLORA GAURA LINDHEIMERI GREVILLEA SPP. GREWIA OCCIDENTALIS HETEROMELES ARBUTIFOLIA HESPERALOE PARVIFLORA HEMEROCALLIS HYBRIDS JUNIPERUS SQUAMATA 'BLUE STAR' KALANCHIE BLOSSFELDIANA	LANTANA SPP. LAVANDULA SPP. LAVATERA MARITIMA LEPTOSPERMUM SPP. LEUCOPHYLLUM FRUTESCENS MELALEUCA NESOPHYLLA MISCANTHUS SINENSIS MUHLENBERGIA SPP. MYRTUS COMMUNIS 'COMPACTA' MISCANTHUS SPP. NANDINA DOMESTICA OPUNTIA ROBUSTA POLYGALA X DALMAISIANA PHORMIUM SPP. PROTEA CYNAROIDES PHOTINIA FRASERI PRUNUS LYONII RHAPHIOLEPIS 'MAJESTIC BEAUTY' RHAMNUS CALIFORNICA RUSSELLIA EQUISETIFORMIS ROMNEYA COULTERI RHODODENDRON SPP. ROSMARINUS SPP. ROSA SPP. RHUS INTEGRIFOLIA RUSSELLIA EQUISETIFORMIS SANTOLINA VIRENS SALVIA GREGII SALVIA LEUCOPHYLLA WESTRINGIA FRUTICOSA YUCCA SPP. RIBES SPP. IVA HAYESIANA DIETES VEGETA ECHINOCACTUS GRUSONII PENNISETUM SETACEUM	
<u>EVERGREEN SCREEN TREE</u> MELALEUCA QUINQUENERVIA PINUS CANARIENSIS HYMENOSPORUM FLAVUM TRISTANIA CONFERTA PINUS TORREYANA PINUS HALEPENSIS CEDRUS DEODORA			
<u>STREET TREES AND STREET ACCENT TREES</u> TIPIANA TIPU METROSIDEROS EXCELSUS POPULUS NIGRA ITALICA ULMUS PARVIFOLIA SCHINUS MOLLE SCHNIUS TEREBINTHIFOLIUS LIQUIDAMBER STYRACIFLUA 'PALO ALTO' OLEA EUROPAEA MAGNOLIA GRANDIFLORA ARBUTUS 'MARINA' ALNUS RHOMBILIFOLIA PLATANUS RACEMOSA PLATANUS ACERFOLIA QUERCUS ILEX QUERCUS AGRIFOLIA QUERCUS ENGELMANIA PYRUS 'BRADFORDI' TRISTANIA CONFERTA SALIX SPP. ACACIA STENOPHYLLA CERCIDIUM HYBRID 'DESERT MUSEUM' POPULUS SPP. MANZANITA SPP. TABEBUIA IMPETIGINOSA GEIJERA PARVIFOLIA LYONOTHAMNUS FLORIBUNDUS SSP ASPLENIFOLIUS KOELREUTERIA BIPINNATA PISTACHIA CHINENSIS LAGERSTROEMIA INDICA CITRUS SPP. FRUIT SPP. CERCIS CANADENSIS 'FOREST PANSY'			
<u>EVERGREEN SCREENING SHRUB</u> MELALEUCA NESOPHILA PITTOSPORUM TOBIRA 'VARIEGATA' XYLOSMA CONGESTUM 'COMPACTA' LIGUSTRUM JAPONICUM 'TEXANUM' FIEJOA SELLOWIANA EUGENIA UNIFLORA RHAMNUS ILICIFOLIA CARISSA MACROCARPA GREWIA OCCIDENTALIS FICUS NITIDA 'GREEN GEM'	<u>EVERGREEN FLOWERING GROUND COVER</u> BACCHARIS 'PIGEON POINT' FESTUCA OVINA 'GLAUCA' X GRAPTOVERIA CRASSULA FALCATA ROSMARINUS OFFICINALIS BOUGAINVILLEA SPP SENECIO MANDRALISCAE ECHEVERIA HYBRIDS ARMERIA MARITIMA ARTEMISIA 'POWIS CASTLE' BERGENIA CRASSIFOLIA SCAEVOLA 'MAUVE CLUSTERS' AEONIUM 'PSEUDOTABULAEFORME' CEANOTHUS GRISEUS HORIZONTALIS GERANIUM SPP. LONICERA JAPONICA LANTANA SPP. MYOPORUM PARVIFOLIUM MYOPORUM PACIFICUM	<u>EVERGREEN FLOWERING VINE</u> GREWIA OCCIDENTALIS CAMPSIS RADICANS CLYTOSTOMA CALLISTEGIOIDES BOUGAINVILLEA SPP. PARTHENOCISSUS TRICUSPIDATA MACFADYENA UNGUIS-CATI CALLIANDRA INAEQUILATERA DISTICTIS SPP. PYROSTEGIA VENUSTA ROSA SPP. TRACHELOSPERMUM JASMINIODES WISTERIA SINENSIS	
<u>EVERGREEN VERTICAL ACCENT SHRUB</u> LEPTOSPERMUM LAEVIGATUM MONARDELLA SUBGLABRA ARCTOSTAPHYLOS SPP. CYATHEA COOPERI DRACENA MARGINATA ALOE BAINESII HETEROMELES ARBUTIFOLIA ARBUTUS SPP. LEUCOPHYLLUM SPP. LEUCODENDRON SPP. ELAEOCARPUS DECIPIENS			

## CANDIDATE PLANT MATERIAL- INTERIOR SLOPES (NOT NATIVE ADJACENT) TRANSITIONAL SLOPES AND/OR FUEL MODIFICATION (IRRIGATED)

COAST LIVE OAK WOODLAND MIX		
SHRUBS AND GROUNDCOVERS	TREES	PERENNIALS
ARCTOSTAPHYLLUS SPP. BERBERIS REPENS BACCHARIS PILULARIS CEANOTHUS SPP. CARPENTARIA CALIFORNICA COMAROSTAPHYLLIS DIVERSIFOLIA ERIOGONUM SPP. GALVEZIA JUNCEA GALVEZIA SPECIOSA GARRYA ELLIPTICA KECKIELLA CORDIFOLIA RIBES SPECIOSUM RIBES VIBURNIFOLIUM ROSA CALIFORNIACA HETEROMELES ARBUTIFOLIA IVA HAYESIANA PHILADELPHUS LEWISII PRUNUS ILICIFOLIA RHAMNUS CALIFORNICA RHUS OVATA SALVIA SPP. TRICHOSTEMA LANATUM VERBENA LILACINA	PLATNUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ENGELMANII CERCIS OCCIDENTALLIS ARBUTUS UNEDO MANZINITA SPP TRISTANIA CONFERTA	LUPINUS EXCUBITUS MIMULUS AURANTIACUS PENSTEMON EATONII PENSTEMON HETEROPHYLLUS ROMNEYA COULTERI SALVIA SONOMENSIS SALVIA SPATHACEA SISYRINCHIUM BELLUM
GENERAL SLOPE LANDSCAPES		
SHRUBS AND GROUNDCOVERS	TREES	PERENNIALS/HYROSEED MIX
ABELIA GRANDIFLORA ALOE SPP AGAVE SPP ARCTOSTAPHYLLUS SPP. ACACIA SPP. BOUGAINVILLEA SPP. BACCHARIS PILULARIS CEANOTHUS SPP. CARPENTARIA CALIFORNICA COMAROSTAPHYLLIS DIVERSIFOLIA CISTUS PURPUREUS CISTUS SPP. COPROSMA REPENS COTONEASTER MICROPHYLLUS COTONEASTER LACTEUS DENDROMECON ARFORDII DODONAEA VISCOSA 'PURPUREA' ERIOGONUM SPP. ECHIUM FASTUOSUM ELAEGNUS PUNGENS GREVILLEA NOELLI GREWIA OCCIDENTALIS GARRYA ELLIPTICA HETEROMELES ARBUTIFOLIA IVA HAYESIANA LANTANA SPP. LAVENDULA SPP. MELALEUCA NESOPHILA NERIUM OLEANDER PHOTINIA FRASERI PRUNUS CAROLINIANA PRUNUS ILICIFOLIA RHAMNUS CALIFORNICA ROSA SPP RHUS OVATA RHUS LENTII ROSA CALIFORNICA ROSMARINUS SPP. SALVIA SPP. YUCCA SPP.	PLATNUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ENGELMANII CERCIS OCCIDENTALLIS ARBUTUS UNEDO MANZINITA SPP TRISTANIA CONFERTA POPULUS NIGRA ITALICA SCHINUS MOLLE LYONOTHAMNUS FLORIBUNDUS SSP ASPLENIIFOLIUS CALLISTEMON VIMINALIS	ARTEMESIA CALIFORNICA BROMUS MOLLIS ENOELIA CALIFORNICA ERIOGONUM FASCICULATUM ESCHSCHOLZIA CALIFORNICA LOTUS SCOPARIUS LUPINUS BICOLOR LUPINUS SUCCULENTUS MIMULUS PUNICEUS MIMULUS AURANTIACUS PENSTEMON EATONII PENSTEMON HETEROPHYLLUS PLANTAGO INSULARIS SALVIA APIANA SALVIA MELLIFERA SALVIA SONOMENSIS SALVIA SPATHACEA SISYRINCHIUM BELLUM
	<u>EVERGREEN SCREENING SHRUB</u> MELALEUCA NESOPHILA PITTOSPORUM TOBIRA 'VARIEGATA' XYLOSMA CONGESTUM 'COMPACTA' LIGUSTRUM JAPONICUM 'TEXANUM' FIEJOA SELLOWIANA EUGENIA UNIFLORA RHAMNUS ILICIFOLIA CARISSA MACROCARPA GREWIA OCCIDENTALIS FICUS NITIDA 'GREEN GEM'	
	<u>EVERGREEN FLOWERING VINE</u> GREWIA OCCIDENTALIS CAMPSIS RADICANS CLYTOSTOMA CALLISTEGIOIDES BOUGAINVILLEA SPP. PARTHENOCISSUS TRICUSPIDATA MACFADYENA UNGUIS-CATI CALLIANDRA INAEQUILATERA DISTICTIS SPP. PYROSTEGIA VENUSTA ROSA SPP. TRACHELOSPERMUM JASMINIODES WISTERIA SINENSIS	

Source:  
McCullough Landscape  
Architecture, Inc.





**LEGEND**

Blue	PHASE 1 - 237 UNITS
Orange	PHASE 2 - 87 UNITS
Purple	PHASE 3 - 110 UNITS
Green	PHASE 4 - 116 UNITS
GRAND TOTAL: 550 UNITS	

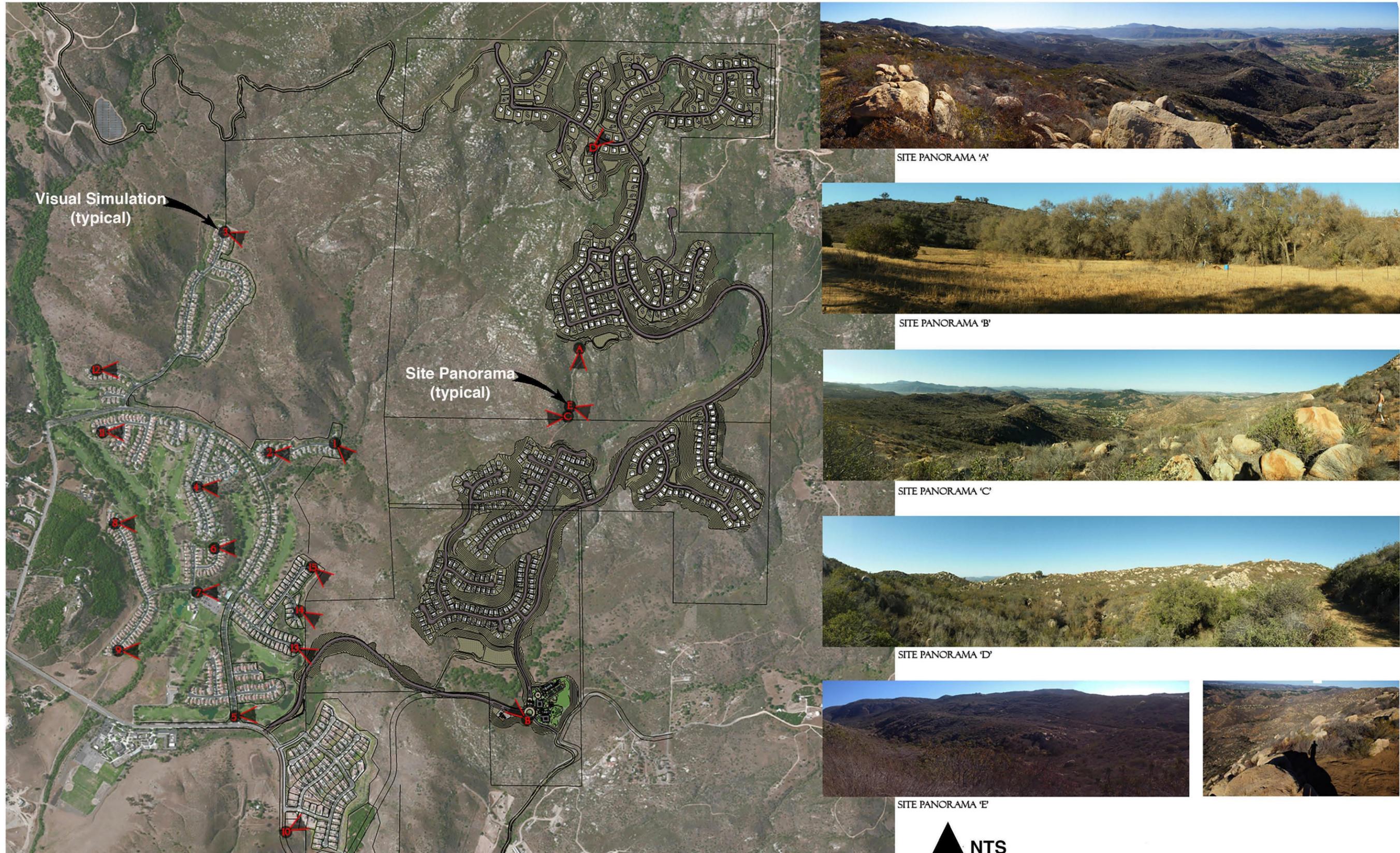


**Conceptual Phasing of Public Improvements**

**Figure VI-1**

## General Plan Land Use Designations

Land Use Designation	Required Standards: <i>Density and Design</i> <i>Minimum Lot Size</i> <i>Maximum Building Height</i> <i>(Also refer to policies)</i>	General Description of Uses	Recommended Urban Form Characteristics
<b>Large Lot Single Family Residential</b>			
<b>Rural</b>			
This designation applies to areas that are not intended to receive substantial urban services, distant from the developed valley floor; or steep (generally over 25% in slope) or contain sensitive natural resources. Development clustering is permitted pursuant to General Plan Residential Clustering Policies			
<b>Rural I</b> 	<p>Maximum densities allowed on the following slope categories: 0-25% - 1 du/4 ac; 25-35% - 1 du/8 ac; and 35%+ - 1 du/20 ac.</p> <p>Min lot size: 4 ac Building Height: 1-2 stories Zoning: Residential Agriculture (R-A)</p>	A rural living environment in areas of agricultural production, rugged terrain, and/or environmentally constrained lands that are the most remote from urban development. This designation is typified by large lot single-family homes.	<ul style="list-style-type: none"> <li>▪ Large residential lots with low building coverage</li> <li>▪ Maintains the natural and open space character of the parcel</li> <li>▪ Agricultural properties</li> <li>▪ Informal streets with rustic character</li> </ul>
<b>Rural II</b> 	<p>Maximum densities allowed on the following slope categories: 0-25% - 1 du/2 ac; 25-35% - 1 du/4 ac; and 35%+ - 1 du/20 ac;</p> <p>Min lot size: 2 ac Building Height: 1-2 stories Zoning: Residential Agriculture (R-A)</p>	A rural living environment in areas of agricultural production or rugged terrain that is remote from urban development. This designation is typified by large lot single-family homes.	
<b>Estate</b>			
This designation accommodates detached single-family homes on large lots. This designation applies to areas that are on the edge of urban development or in areas that are already characterized by an estate development pattern. Development clustering is permitted pursuant to General Plan Residential Clustering Policies			
<b>Estate I</b> 	<p>Maximum densities allowed on the following slope categories: 0-15% - 1 du/1 ac; 15-25% - 1 du/2 ac; 25-35% - 1 du/4 ac; and 35%+ - 1 du/20 ac.</p> <p>Min lot size: 40,000 sf Building Height: 1-2 stories Zoning: Residential Estate (R-E)</p>	Large-lot, spaced single family development in areas bordering land designated as Rural.	<ul style="list-style-type: none"> <li>▪ Large residential lots with low building coverage</li> <li>▪ Units set back from the street with extensive on-site landscaping</li> <li>▪ Could include agricultural properties</li> <li>▪ Informal streets with rustic character</li> </ul>
<b>Estate II</b> 	<p>Maximum densities allowed on the following slope categories: 0-25% - 2 du/1 ac; 25-35% - 1 du/1 ac; and 35%+ - 1 du/20 ac.</p> <p>Min lot size: 20,000 sf Building Height: 1-2 stories Zoning: Residential Estate (R-E)</p>	Spaced single family development on relatively large lots and properties that transition between more intensive suburban development and Estate I areas.	



Source: McCullough Landscape Architects, Inc.



Visual Simulation Key

Figure VII-2

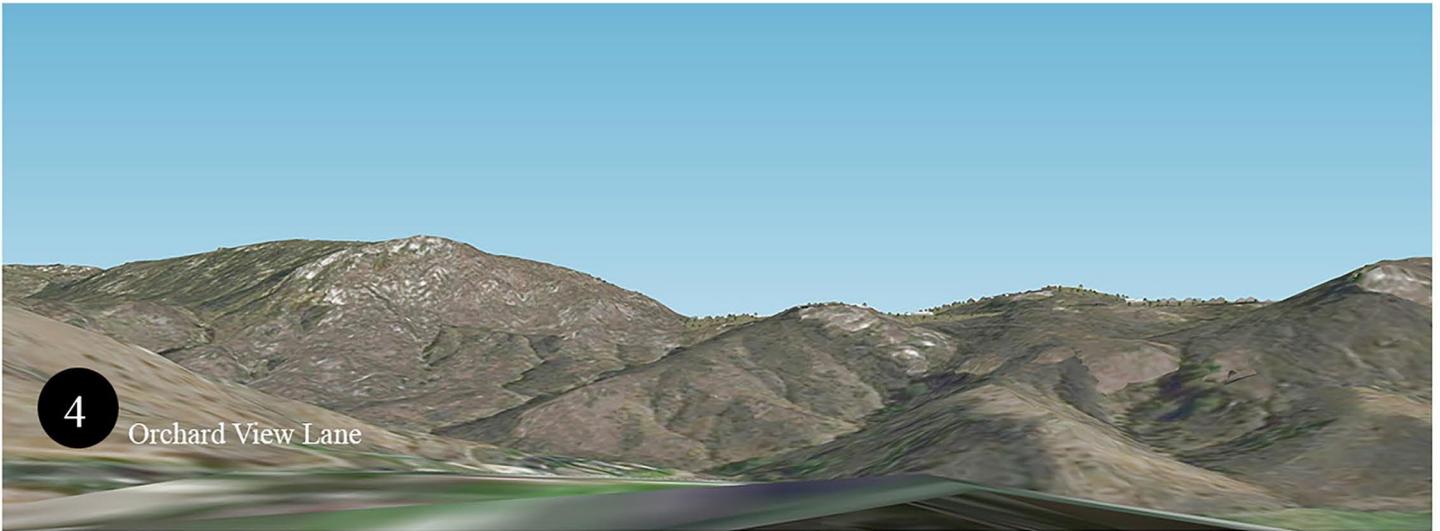


Source: McCullough Landscape Architects, Inc.



## Visual Simulations 1-3

## Figure VII-3

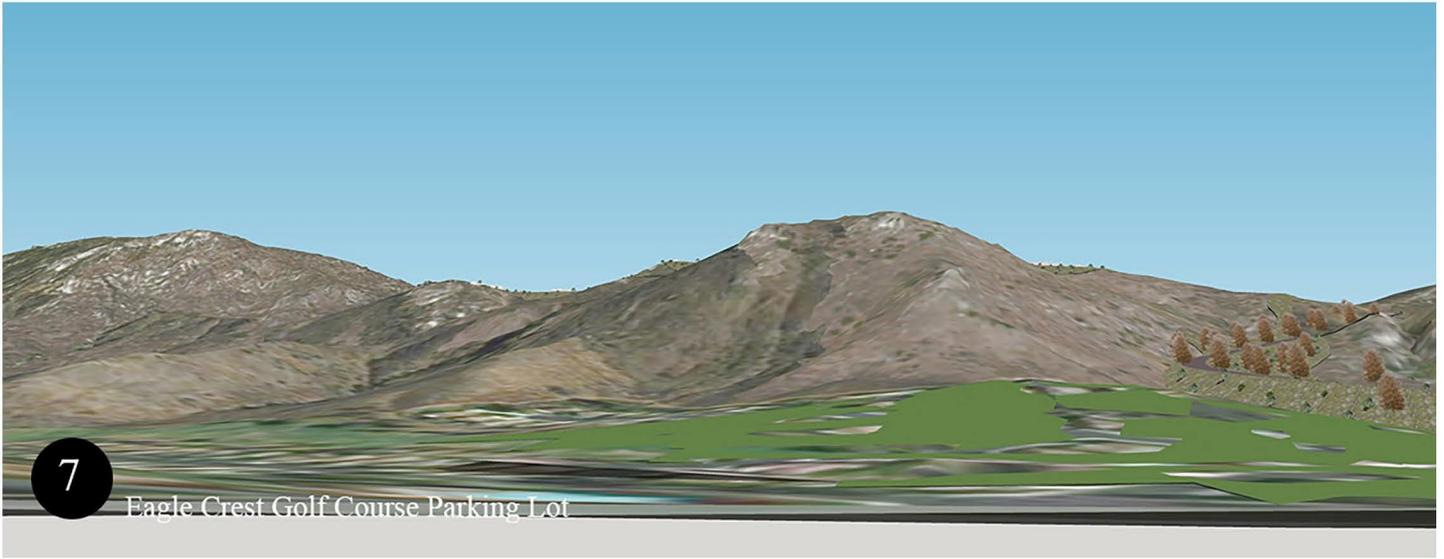


Source: McCullough Landscape Architects, Inc.



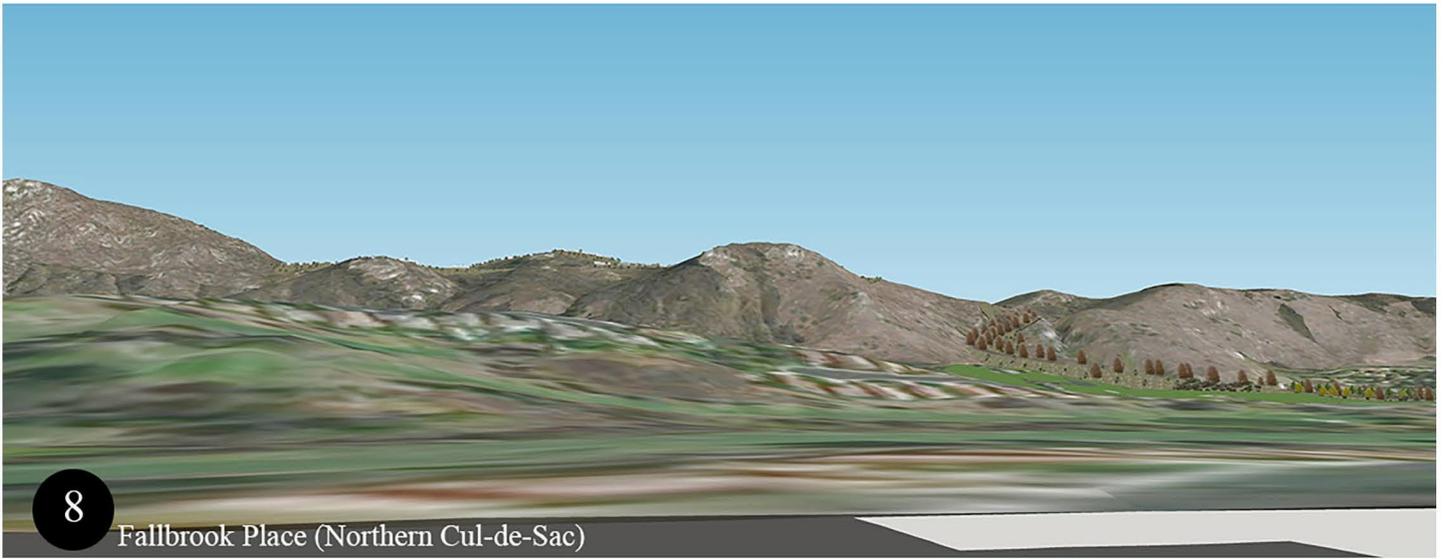
## Visual Simulations 4-6

## Figure VII-4



7

Eagle Crest Golf Course Parking Lot



8

Fallbrook Place (Northern Cul-de-Sac)



9

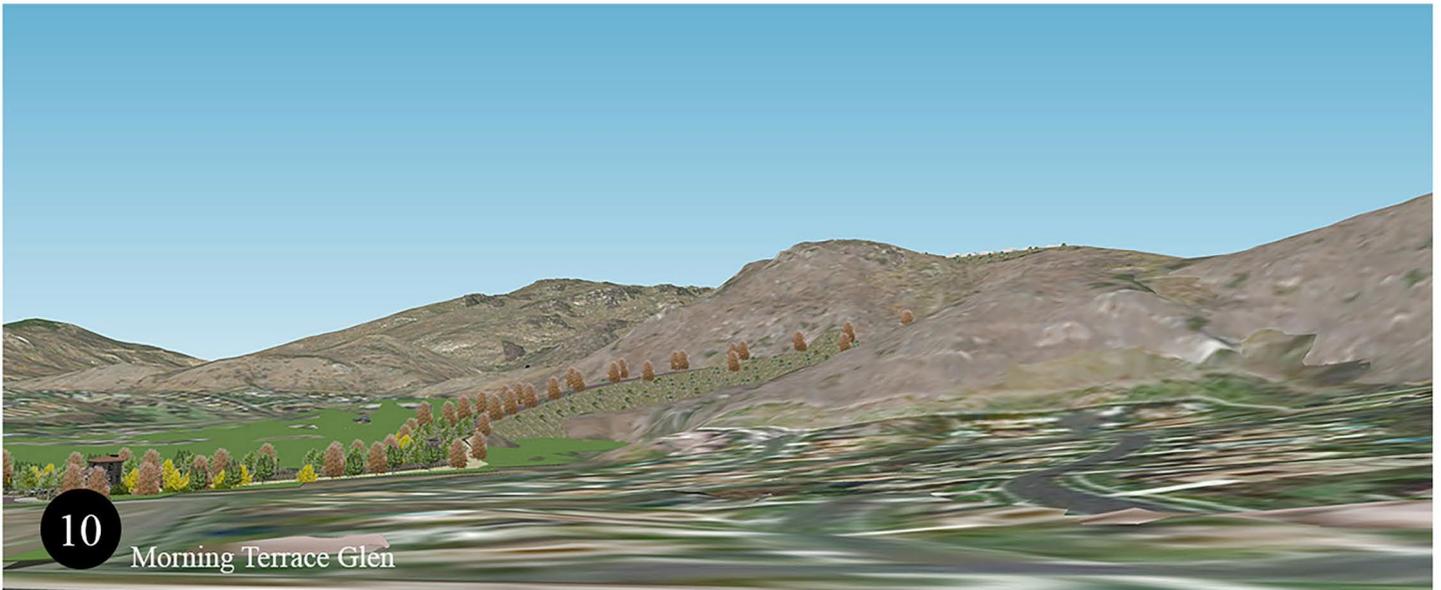
Fallbrook Place (Southern Cul-de-Sac)

Source: McCullough Landscape Architects, Inc.

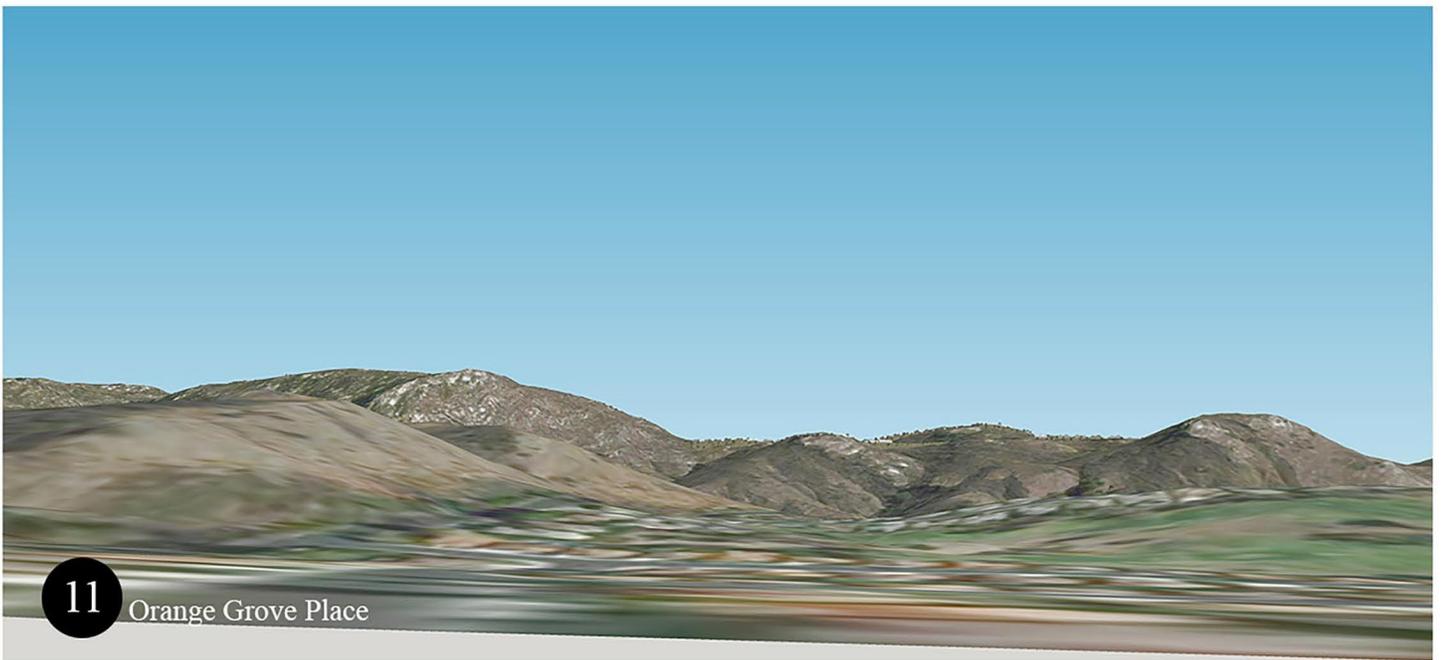


## Visual Simulations 7-9

## Figure VII-5



10 Morning Terrace Glen



11 Orange Grove Place



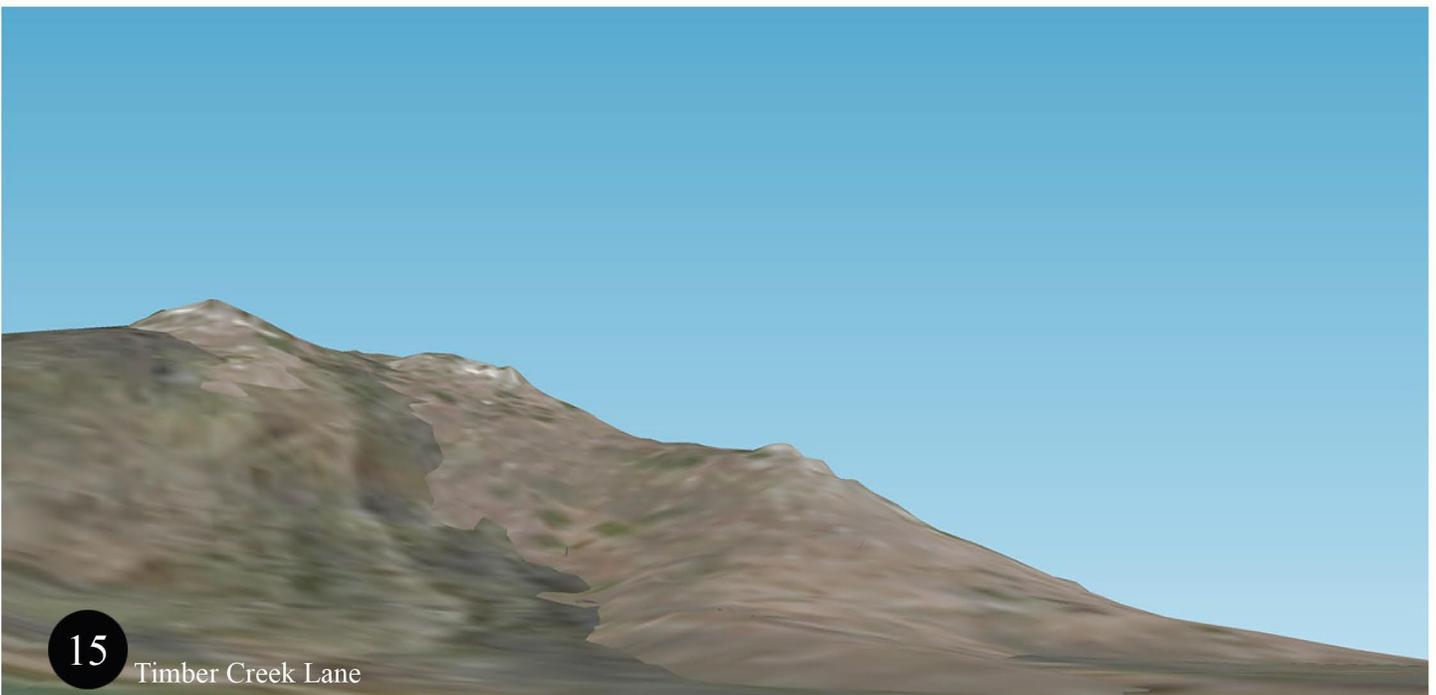
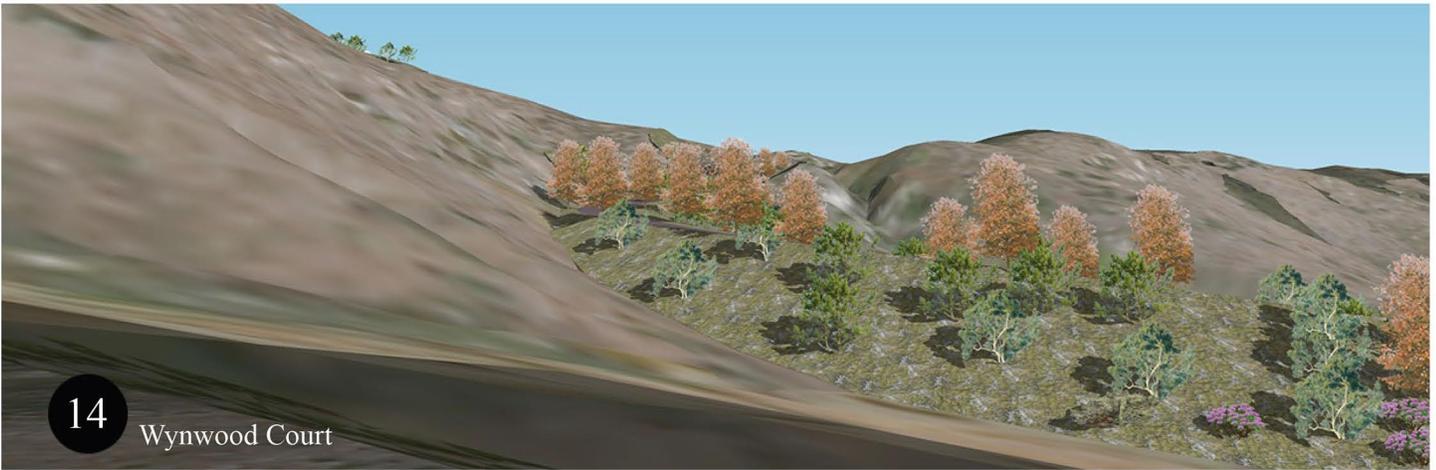
12 Mesa Oak Place

Source: McCullough Landscape Architects, Inc.



## Visual Simulations 10-12

## Figure VII-6



Source: McCullough Landscape Architects, Inc.



Visual Simulations 13-15

Figure VII-7

#### **SPA 4 Guiding Principles:**

The SPA envisions an upscale, large lot single-family residential community, organized around a comprehensively planned open space system. The development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units determined to have the same impact. The aesthetic and rural character of the area will be maintained in accordance with strict site planning, architectural, and landscaping standards. The luxury resort, if proposed, shall fully mitigate all fiscal, environmental, and public facility impacts to the satisfaction of the city.

Development as described above shall not be permitted in this area unless a Specific Plan is adopted by the City Council, pursuant to requirements of the State Government Code. A property owner within the SPA may elect to develop his/her property prior to adoption of a Specific Plan through a development application to the County. The development permitted should be of a low density so as not to preclude the desired land use pattern described above.

The Specific Plan shall address the following issues:

##### **A. Land Use:**

1. The maximum theoretical yield of any Specific Plan within the SPA shall be determined by applying the slope density formula of the Rural II designation. Increased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s). This potential increased yield shall not result in a total of more than 800 dwelling units for the entire SPA.
2. No development shall be permitted on slopes greater than 35 percent. Lands in this area shall be preserved as open space.
3. All residential development shall be detached, single-family units. The minimum lot size shall be 1 acre, unless smaller lots are approved only in conjunction with a development agreement.
4. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

##### **B. Traffic Circulation:**

The Specific Plan shall comprehensively analyze the traffic and emergency access demands placed on Circulation Plan roadways, recognizing the impacts to adjacent developments. A circulation system shall be implemented that will provide safe access for residents within the SPA and maintain a level of service standard of “C” on roadways beyond the SPA to the satisfaction of the city. The improvement of Rockwood Road shall be closely coordinated with development.

##### **C. Public Facilities:**

The Specific Plan shall include a comprehensive analysis of public service and utility requirements and establish appropriate financing mechanisms and phasing programs to meet such requirements to the satisfaction of the city.

##### **E. Design Considerations:**

1. The Specific Plan shall contain a system of open spaces, including recreation areas, trails, and permanent open space areas and appropriate mechanisms to develop and maintain the open space system.
2. The Specific Plan shall contain development standards and guidelines to minimize grading requirements and to prohibit development on steep slopes and skyline ridges.
3. The Specific Plan shall include landscaping guidelines that maximize the use of native vegetation.
4. Development and open space areas shall be coordinated with the San Dieguito River Valley Regional Open Space Park and appropriate regional open space planning efforts.

##### **E. Development of Areas within the Specific Planning Area, but Without an Adopted Specific Plan:**

The “maximum theoretical density” of any development within the Valley View Specific Planning Area but without an adopted specific plan shall be determined by applying the slope density formulas of the Rural I category for areas over 25 percent slope, and Rural II for areas under 25 percent slope. Said development shall satisfy all public facility impacts and may require additional technical studies to determine specific mitigation measures.

Source: City of Escondido

