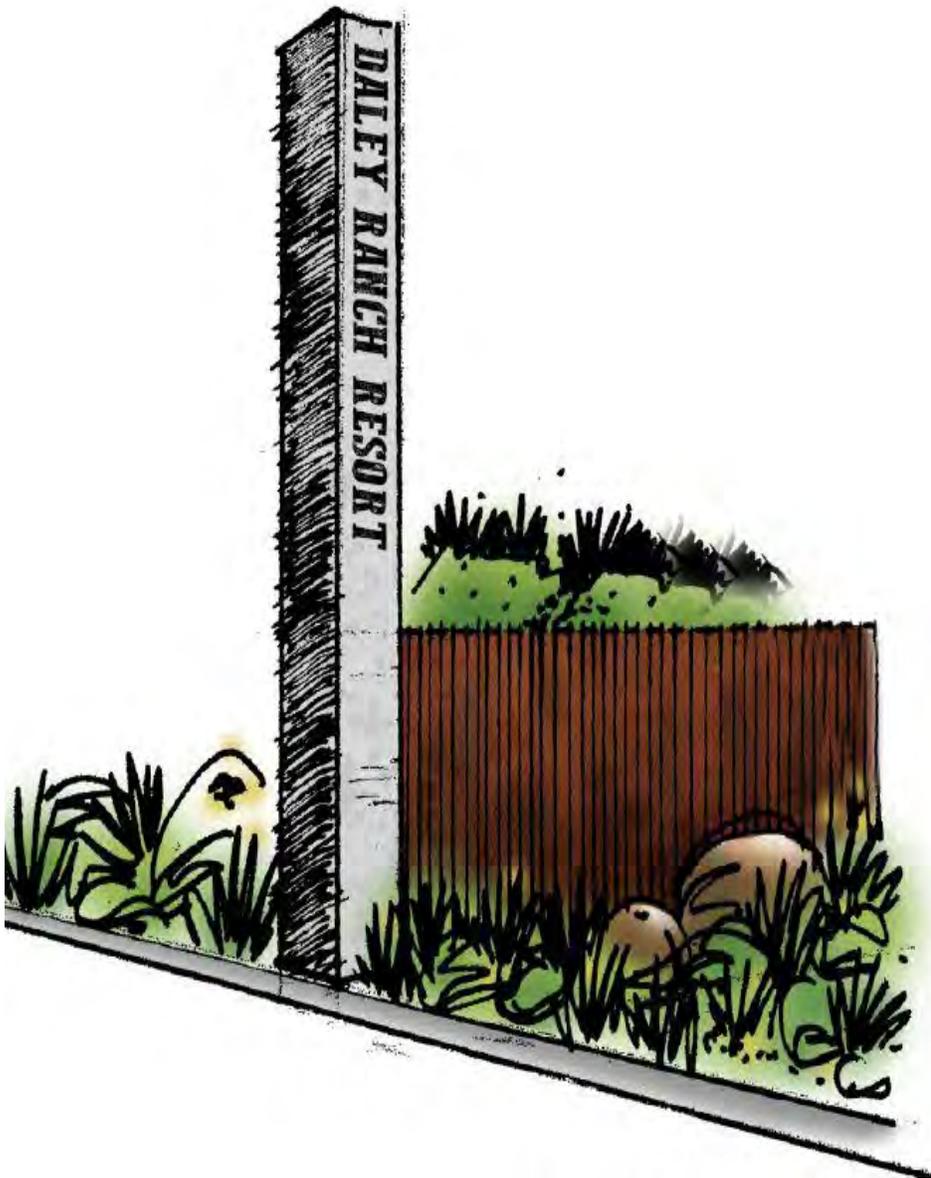


DALEY RANCH RESORT SPECIFIC PLAN

FEBRUARY 2018



SUBMITTED TO:
CITY OF ESCONDIDO
201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025





**DALEY RANCH RESORT
SPECIFIC PLAN**

Acknowledgements –

Escondido City Council

Sam Abed – Mayor
John Masson – Deputy Mayor
Olga Diaz, Councilmember
Ed Gallo, Councilmember
Mike Morasco, Councilmember

Escondido Planning Commission

Chairman Jeffrey Weber
Vice Chairman Don Romo
Commissioner Michael Cohen
Commissioner Joe Garcia
Commissioner James McNair
Commissioner James Spann
Commissioner Stan Weiler

Escondido City Staff

Bill Martin, Community Development Director
Mike Strong, Assistant Planning Director
City Engineer, Julie Procopio
Assistant City Engineer, Homi Namdari

Property Owner

Sager Ranch Partners

Consultant Team

J. Whalen Associates, Inc. – Project Management
Howes, Weiler and Associates – Planning and Engineering
Landmark Consulting – Planning Engineering Surveying
McCullough Landscape Architecture – Landscape Architect
Starck Architecture and Planning – Architecture
Spindrift Archaeological Consulting, LLC - Cultural Resources
Construction Testing & Engineering, Inc. - Geotechnical
Linscott, Law & Greenspan - Traffic Engineering
FireWise 2000 - Fire Protection
Dexter Wilson Engineering, Inc. - Water Study
Vinje & Middleton Engineering, Inc. - Phase I Environmental Site Assessment
Tierra Data Inc. – Biological Resources





**DALEY RANCH RESORT
SPECIFIC PLAN**

Daley Ranch Resort Specific Plan Table of Contents

Acknowledgements –	III
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Purpose of the Specific Plan.....	2
1.2 Physical Setting	5
1.3 Specific Plan Objectives	5
1.4 Authority and Requirements	7
1.4.1 Authority for Specific Plan	7
1.4.2 Requirements for Specific Plans	8
1.5 California Environmental Quality Act (CEQA) Compliance	12
1.6 Description of Planning Process.....	13
2.0 PROJECT LOCATION AND DESCRIPTION.....	14
2.1 Local Context.....	14
2.2 Historical Background	14
2.3 Geology/Topography	17
2.4 General Plan and Zoning.....	18
2.5 Annexation.....	23
3.0 DEVELOPMENT PLAN	29
3.1 Project Goals	29
3.2 Land Use Concept	30
3.2.1 Planning Area 1	35
3.2.2 Planning Area 2	35
3.2.3 Planning Area 3	41
3.2.4 Planning Area 4	45
3.2.5 Planning Area 5	45
3.2.6 Open Space	45
3.3 Transfer of Development Rights	53



3.4	Infrastructure Plan	57
3.4.1	Circulation	57
3.4.2	Water	58
3.4.3	Sewer	58
3.4.4	Drainage	58
3.4.5	Fire Protection.....	65
3.4.6	Police Service	65
3.4.7	Schools	65
3.4.8	Solid Waste Disposal	65
3.4.9	Energy	66
4.0	DEVELOPMENT REGULATIONS.....	67
4.1	Land Use Regulations.....	67
4.1.1	Residential Development.....	67
4.1.2	Commercial Development	69
4.1.3	Open Space	70
4.2	Architectural Design Standards.....	71
4.2.1	Design Concepts.....	71
4.2.2	Building Mass, Scale and Form	77
4.2.3	Building Materials and Colors	91
4.2.4	Roofs	92
4.2.5	Garage Configuration.....	92
4.2.6	Windows and Doors.....	95
4.2.7	Additional Regulations - Hotel	95
4.3	Landscape Design Concept and Standards	99
4.3.1	Landscape Sustainability and General Considerations	100
4.3.2	Water-Efficient Landscaping	101
4.3.3	Landscape Design Plant Palette	102
4.3.4	Streetscapes.....	111
4.3.5	Recreation, Trails and Open Spaces.....	112
4.3.6	Community Spaces.....	115
4.3.7	Entry Monumentation	116



4.3.8	Community Wall and Fence Guidelines	123
4.3.9	Conceptual Lighting Guidelines.....	127
4.3.10	Fuel Modification Zones.....	128
4.4	Conservation and Sustainability.....	131
4.4.1	Sustainability Approach	131
4.4.2	Energy Conservation	131
4.4.3	Water Conservation	133
4.4.4	Waste Reduction and Recycling.....	133
4.5	Signage	134
4.5.1	General Guidelines.....	134
4.5.2	Specific Guidelines	134
4.6	Lighting.....	135
5.0	CIRCULATION PLAN.....	137
5.1	Vehicular Circulation.....	137
5.1.1	Daley Ranch Resort Access	137
5.1.2	Planning Area Access	141
5.1.3	Residential Neighborhood Access.....	141
5.1.4	Planning Area 5 – Resort Access	159
5.1.5	Recreational Access	159
5.1.6	Emergency Access Road.....	159
5.1.7	Traffic Calming	169
5.1.8	Parking Regulations.....	175
5.2	Bicycle Circulation.....	175
5.3	Pedestrian Circulation.....	176
6.0	IMPLEMENTATION MEASURES	177
6.1	Development Process	177
6.1.1	Entitlement Processing	177
6.1.2	Development Agreements	179
6.1.3	Specific Plan Amendments.....	179
6.2	Administration and Enforcement	181
6.2.1	Home Owners Association	181



6.2.2	Maintenance Responsibilities	181
6.2.3	Interpretation.....	182
6.2.4	Severability.....	182
6.3	Financing	182
7.0	DEFINITIONS.....	184
APPENDIX A – GENERAL PLAN CONSISTENCY ANALYSIS.....		187

LIST OF FIGURES

Figure 1 - Vicinity Map	3
Figure 2 - Local Context.....	15
Figure 3 - General Plan.....	19
Figure 4 – Existing Zoning Designations.....	21
Figure 5 - Sphere of Influence	25
Figure 6 - Daley Ranch Resort Site Layout	31
Figure 7 - Daley Ranch Resort Planning Areas	33
Figure 8 - Planning Area 1 (PA-1)	37
Figure 9 - Planning Area 2 (PA-2)	39
Figure 10 - Planning Area 3 (PA-3)	43
Figure 11 - Planning Area 4 (PA-4)	47
Figure 12 - Planning Area 5 (PA-5)	49
Figure 13 – Open Space	51
Figure 14 - Community Spaces.....	55
Figure 15 - Water Facilities/System Improvements	59
Figure 16 - Sanitary Sewer System.....	61
Figure 17 - Storm Drain System	63
Figure 18a – 18b - Rural Contemporary Architecture.....	73
Figure 19a – 19b - Porches and Entryways	79
Figure 20 – Pedestrian-Scaled Elements.....	85
Figure 21 - Corner Lot Configuration	89
Figure 22 – Streetscape with Varied Garage Locations	93
Figure 23 - Screening of Mechanical Equipment	97
Figure 24 – Plant Palette.....	103
Figure 25 – Revegetation Plan	105
Figure 26 – Street Tree Placement Diagram	109
Figure 27 – Trails and Pedestrian Circulation	113
Figure 28 - Entry and Monument Locations	119



Figure 29 - Entry and Monument Design Concepts	121
Figure 30 - Fence and Wall Design Concepts	125
Figure 31 - Fuel Modification Zones	129
Figure 32 – Vehicular Circulation System	139
Figure 33- Street Cross Section (Street 'A').....	143
Figure 34- Street Cross Section (Street 'E' with parking)	145
Figure 35- Street Cross Section (Street 'E')	147
Figure 36- Street Cross Section (Street 'B')	149
Figure 37- Street Cross Section (Planning Area 1)	153
Figure 38- Street Cross Section (Planning Area 2)	155
Figure 39- Street Cross Section (Planning Area 3)	157
Figure 40- Street Cross Section (Planning Area 4)	161
Figure 41- Street Cross Section (Planning Area 5)	163
Figure 42- Street Cross Section (Recreational Parking Lot)	165
Figure 43- Street Cross Section (Emergency Access Road).....	167
Figure 44- Traffic Circle Locations.....	171
Figure 45- Traffic Circle Detail.....	173

LIST OF TABLES

Table 1 – Land Use Summary	30
Table 2 – Single Family Detached Product Details.....	35
Table 3 – Courtyard Product Details	41
Table 4 – Setbacks.....	83
Table 5 - Building Height	87
Table 6 - Parking Standards	175



THIS PAGE IS INTENTIONALLY BLANK



EXECUTIVE SUMMARY

The Daley Ranch Resort Specific Plan (DRRSP) is a proposed residential and resort development located in the unincorporated County of San Diego, northeast of current Escondido city limits.

The vacant, undeveloped project site is located west of Valley Center Road, east and north of the Daley Ranch Preserve, and south of Red Iron Bark Drive. The 207.6-acre project site abuts existing City of Escondido limits along the western and southern edges of the site, and is located almost entirely within the City's Sphere of Influence. In conjunction with approval of the Specific Plan, an amendment to the Escondido General Plan will designate the site as part of 1,783-acre Interland Specific Planning Area #14, which totals 1,783 acres, thereby incorporating the Specific Plan into the General Plan.

The project consists of residential and resort uses. A total of 203 residences have been proposed across the site with four different product types within four Planning Areas covering 26.84 acres. Large custom home sites located in the northwestern section of the site will serve as a transition area from the larger home sites to the north, while a mix of small-lot, detached single-family homes, clustered, detached, courtyard-style single-family homes, and a small multi-family area will be located towards the center portion of the site. The resort area will occupy the southwestern portion of the site and will accommodate up to 225 rooms over approximately 13.5 acres.

In addition, 142.4 acres of open space associated with the Daley Ranch Resort, and approximately 1,700 acres of open space associated with the Interland SPA #14 density transfer will also be rezoned and placed into permanent Open Space to be enjoyed by the future residents and guests.



1.0 INTRODUCTION

The Daley Ranch Resort Specific Plan (DRRSP) provides a comprehensive set of guidelines, regulations and implementation plans for the future development of the project site known as “Daley Ranch Resort”. Daley Ranch Resort is a low-density residential community and destination resort located within approximately 207.6 acres in the unincorporated area of San Diego County (County) within the Sphere of Influence of the City of Escondido (City). The DRRSP is part of an even larger City of Escondido Specific Plan Area called Interland SPA #14 which totals 1,783 acres. The DRRSP establishes a land use plan compatible with the existing land form, surrounded by open space while conforming to the intent and framework of the General Plan of the City of Escondido. The Daley Ranch Resort provides residential housing and resort in a rural setting in harmony with its open space surroundings. The community is designed with a system of interconnected trails that access neighboring Daley Ranch. At 97% open space, the Project has been designed to preserve the integrity of existing topographic features, biological and cultural resources, and retain views from surrounding areas.

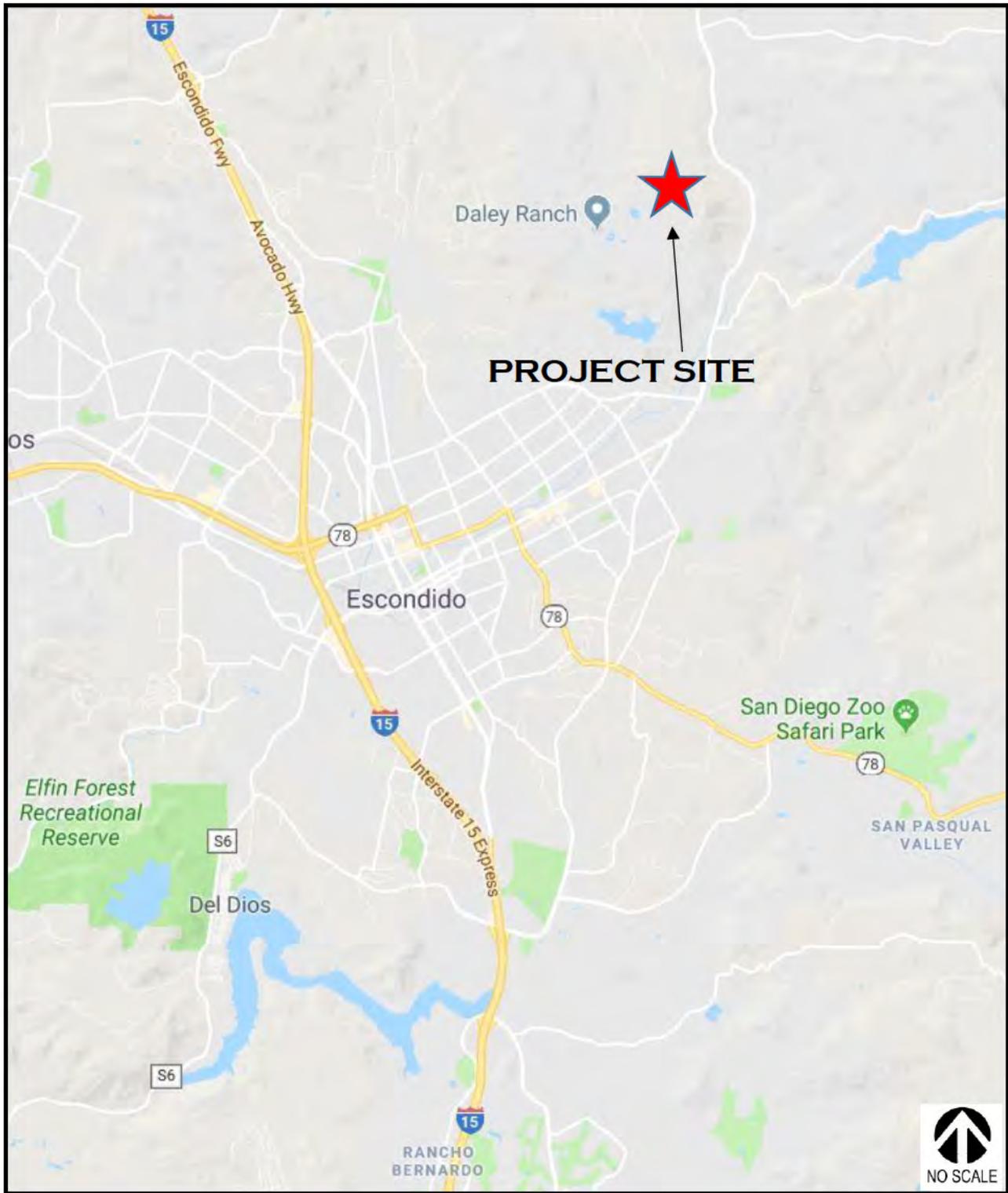
The DRRSP defines the allowable type and intensity of land uses, provides design standards and development criteria, and discusses facility improvements throughout the project site as well as offsite at Valley Center Road.

Access to the site will be provided via Valley Center Road. The proposed project site abuts existing City of Escondido limits on the western and southern boundaries of the site. Regionally, the City of Escondido is accessed by State Route 78, which runs east/west, and Interstate 15, which runs north/south. The project site is located easterly of Interstate 15, and is accessed locally via Valley Parkway and Valley Center Road as shown Figure 1.

1.1 Purpose of the Specific Plan

The DRRSP has been prepared to guide the future development of Daley Ranch Resort, consistent with the goals, policies, and objectives of the City of Escondido General Plan. The purpose and intent of the DRRSP is to provide development standards and regulations for the development of a low-density, master planned residential community and resort to implement the City of Escondido General Plan. The goals, policies, and objectives presented in DRRSP reflect the intent of the development plan to provide a mix of high-quality residential, resort, recreation, and open spaces uses compatible with the surrounding community while preserving the natural character of the site. The DRRSP has been prepared to present a clear understanding of the Project’s intent,





DALEY RANCH RESORT
SPECIFIC PLAN

Figure 1 - Vicinity Map

THIS PAGE IS INTENTIONALLY BLANK



its governing regulations, design parameters, and consistency with existing regulations. A complete discussion of the relationship between the DRRSP and the City of Escondido General Plan is found in Appendix A.

1.2 Physical Setting

The project site is located on a currently undeveloped, vacant site located northeast of the City of Escondido, west of Valley Center Road, east and north of Daley Ranch, and south of Red Iron Bark Drive in the unincorporated area of the County of San Diego, and within the Sphere of Influence of the City of Escondido. The subject site consists of four parcels totaling 207.6 acres (APNs 187-080-05, 07, 08, and 190-080-13). The property currently supports a mix of fallow macadamia nut tree orchards and chaparral/scrub habitats.

The project will be developed with the following acreages: (1) approximately 27.8 acres for usable residential pad area; (2) approximately 142.4 acres as natural open space; (3) approximately 2.4 acres of landscaped parks/detention basins (within residential areas); and (4) approximately 13.9 acres for landscaped and irrigated slopes (within residential areas). The remainder of the site acreage will be developed with streets, sidewalks, and associated uses.

The Daley Ranch conservation area is located to the west and south of the subject site. Additional open space and scattered large-lot custom home sites are located to the north and also east, across Valley Center Road.

The rolling hills that characterize the project site range in elevation from approximately 1,120 feet above mean sea level (MSL) to 1,720 feet MSL across the property. Close to Valley Center Road, elevations range from approximately 1,120 to 1,250 feet, while adjacent to Daley Ranch, elevations range from 1,430 to 1,600 feet MSL. The elevation along the northern property line ranges from 1,540 to 1,720 feet MSL. The eastern portion of the site has the lowest elevations, while the highest portion of the site is toward the middle of the site.

1.3 Specific Plan Objectives

The DRRSP provides land use and design criteria for the infrastructure construction and buildout of the Daley Ranch Resort community. The DRRSP includes all components required by the State of California, as well as other components which are necessary for annexation and compliance



with the Escondido General Plan. Sustainable and environmentally-friendly building principles will guide neighborhood site planning, home design, building materials and plant selections. The following objectives were established to guide development of the project site, and were created by analyzing available planning and land use information, the Escondido General Plan, and discussions with City Staff.

This DRRSP will:

1. Provide a comprehensive land use plan that designates the distribution, location, and extent of all land uses, primary local access and public facilities within Daley Ranch Resort;
2. Foster a unique sense of place that establishes Daley Ranch Resort's identity in the City of Escondido and the region;
3. Promote comprehensive planning and quality development that will be consistent with the goals and objectives of the General Plan;
4. Preserve the natural features of area by concentrating development on the flatter portions of the site and restricting the steeper slopes to open space preservation;
5. Facilitate the conveyance of 936.1 acres of land owned by the City of Escondido into permanent North County Multiple Species Conservation Program (MSCP) Open Space;
6. Facilitate the conveyance of 382.21 acres of open space owned by the County of San Diego, thereby leveraging the sale of development rights to the Daley Ranch Resort to acquire more open space.
7. Ensure the preservation of sensitive and locally-important species and habitats by identifying biological constraints and providing development guidelines that protect them as well as other natural and scenic resources;
8. Provide Design Guidelines and Development Regulations and Procedures to integrate all future development projects with each other, while ensuring consistency and cohesiveness;
9. Provide for a range of residential housing opportunities and types;



10. Promote regional tourism and foster education opportunities;
11. Assure timely phasing for all facilities including circulation improvements, drainage facilities, water, and sewage disposal facilities;
12. Promote sustainability and conservation by establishing Daley Ranch Resort as a green and healthy community; and
13. Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions.

1.4 Authority and Requirements

The DRRSP provides a tool for the development of all components of the proposed Daley Ranch Resort project on the land covered in the DRRSP. In accordance with the City of Escondido's General Plan, a Specific Plan is appropriate in unique situations where comprehensive planning is needed in order to achieve a desired vision. The Daley Ranch Resort site contains a number of unique physical traits, like steep slopes, geological conditions and undeveloped open space, as well as a number of planning and policy issues, like the need for an annexation and the desire to develop a rural resort, which will require appropriate development standards to help ensure project compatibility with surrounding open space uses.

1.4.1 Authority for Specific Plan

Approval of the DRRSP establishes the zoning for the entire property known as Daley Ranch Resort, setting forth permitted uses and regulatory criteria and guidelines. Approval of the DRRSP does not vest any rights for future approvals, discretionary acts or other entitlements necessary for future development within the DRRSP. That vesting will occur with final development approvals.

No person shall use or develop any property covered by the DRRSP in a manner that is contrary to the provisions contained herein as established by the City Council. The Specific Plan has been prepared in accordance with the provisions of California Government Code Sec 65451. The DRRSP includes regulatory texts and maps necessary to provide for the development, maintenance, and use of the DRRSP property. All development shall be subject to all terms and conditions of the DRRSP.



1.4.2 Requirements for Specific Plans

The DRRSP must demonstrate compliance with minimum requirements set forth by Government Code Section 65451.

1.4.2.1 Government Code Requirements

The DRRSP has been prepared in accordance with the California Government Code statutory requirements for specific plans. It includes the following items mandated by Government Code Section 65451:

1. Text and diagrams which specify all of the following in detail:
 - a. The distribution, location, and extent of the uses of land within the area covered by the plan (Sections 3 and 4).
 - b. The proposed 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 proposed to be located within the area covered by the plan and needed to support the land uses described in the plan (Section 3.4).
 - c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable (Section 4).
 - d. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (a), (b) and (c) (Section 6).
2. The DRRSP shall include a statement of the relationship of the DRRSP to the General Plan (Section 1.4.2.2).

In conjunction with approval of the DRRSP, an amendment to the Escondido General Plan will designate the site as part of Interland Specific Planning Area #14, thereby incorporating the Specific Plan into



the General Plan. The Specific Plan is consistent with all General Plan goals, objectives and policies that are applicable to the site. A listing of the applicable goals, objectives and policies and their relationship to the Specific Plan is provided in Appendix A of this document.

1.4.2.2 General Plan Suitability Criteria

The City of Escondido General Plan makes provisions for the use of Specific Plans as a land planning and zoning device for those locations having unique physical characteristics. Compliance with the following “property suitability criteria” identified in Section 11.5 of the City of Escondido General Plan Land Use and Community Form document, must be demonstrated:

1. The site should be of sufficiently large area so as to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area.
2. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, would effectively preclude development pursuant to existing land use designations and zoning ordinances.
3. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities left in their natural condition.
4. The site should be of sufficient area and nature that lends itself to long-term development phasing (e.g. in excess of five years) which can effectively be monitored and controlled by a Specific Plan.
5. The site should be developable by applicants having sufficient financial resources to perform the requisite studies and to satisfy the Mandatory Specific Plan requirements.

Additionally, the Escondido General Plan proposes that Specific Plans provide community benefits and demonstrate how the Specific Plan furthers community interests consistent with General Plan land use policies.



1.4.2.3 City of Escondido Mandatory Specific Plan Requirements

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed plan for compliance with the Mandatory Specific Plan Requirements as outlined in Policy 11.6 of the Land Use and Community Form Element of the General Plan, as follows:

1. 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).
2. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured.
3. 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.
4. All open space areas shall be identified and appropriate measures providing for their preservation shall be included.
5. 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.
6. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed.
7. Appropriate arrangements to ensure that public facilities and services to serve the project residents are available shall be described.



8. The Specific Plan demonstrates the implementation of the goal and objectives of the General Plan and furthers the interests of the community.

1.4.2.4 Daley Ranch Resort Development Conditions

The Escondido General Plan states that in addition to meeting the specific plan requirements of the State Government Code, Daley Ranch Resort (formerly known as Sager Ranch) shall be developed under the following conditions:

1. Residential/Rural-Equestrian Resort Facility:
 - a. The design of all development shall be subject to consistently applied architectural review to avoid adverse impacts.
 - b. Trail connections from Daley Ranch Resort into Daley Ranch shall be coordinated with the City's Master Plan of Trails and located to the satisfaction of the City to avoid and minimize creating new trails within Daley Ranch.
2. Conservation:
 - a. Adequate measures shall be implemented to ensure against contamination of Dixon Lake and the Dixon Lake drainage areas and to protect the same from the impacts of runoff and waste water, consistent with water-quality permits.
 - b. Adequate measures shall be developed to minimize grading requirements and avoid development on steep slopes and ridge lines.
3. Public Services:
 - a. Appropriate levels of public services and utilities shall be provided that are a factor in determining the ultimate density for the project:



- i. Vehicular routes to and from the Specific Planning Area onto the adjacent road network;
- ii. Sewage facilities and infrastructure;
- iii. Water facilities and infrastructure for potable and irrigation uses;
- iv. Storm water, management, drainage facilities, and infrastructure;
- v. Public schools;
- vi. Fire and police protection;
- vii. Parks and recreation areas; and
- viii. Any other public facilities and services reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide service to residents within the Specific Planning Area.

1.5 California Environmental Quality Act (CEQA) Compliance

The Specific Plan is a Project as defined by the California Environmental Quality Act (CEQA), and is subject to environmental review and documentation as specified by CEQA. CEQA requires that lead agencies (local or state government agencies) disclose and consider the environmental consequences of projects for which they have discretionary authority prior to taking action on approval. CEQA also requires that lead agencies avoid significant environmental impacts wherever feasible, and mitigate impacts to less-than-significant levels wherever feasible. The City of Escondido has directed that an Environmental Impact Report be prepared, which is intended to serve as the project-level environmental review for all future development and use of the site.

Although environmental issues are discussed in certain sections of the DRRSP, the project Environmental Impact Report and its supporting technical studies should be consulted for a more



thorough evaluation of environmental impacts related to the Daley Ranch Resort project and Specific Plan.

1.6 Description of Planning Process

The DRRSP sets standards for development; however, it does not provide a guarantee of approval for future discretionary projects within its boundaries. Specific development plans, as well as all public works and capital improvements, shall be evaluated in accordance with the provisions of the DRRSP as well as with the Escondido Municipal Code, Zoning Code, and policies in force at the time said plans are before the Planning Commission and/or the City Council for approval.

The regulations of the DRRSP are in addition to those set forth in the planning and zoning sections of the Escondido Municipal Code, and any other relevant ordinance, and do not convey any rights as otherwise granted under the provisions and procedures contained in the Escondido Municipal Code or other ordinances, except as specifically provided for here.

Wherever the DRRSP contains provisions that establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space, and landscape requirements), that are different from, more restrictive or more permissive than would be allowed or required pursuant to the provisions contained in the Escondido Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of the Escondido Municipal Code and those relevant ordinances.



2.0 PROJECT LOCATION AND DESCRIPTION

The 207.6-acre DRRSP project site is located in the northeastern portion of unincorporated Escondido, in northern San Diego County, approximately 17 miles east of the Pacific Ocean and 17 miles south of the San Diego/Riverside County border. Regionally, the City of Escondido is primarily accessed by Interstate 15 and State Route 78, both of which run through the City. The general location of the project site is shown in Figure 1.

2.1 Local Context

Figure 2 provides the local context for the DRRSP. Key components of the Local Context include regional and local thoroughfares (Interstate 15, State Route 78, Valley Parkway, and Valley Center Road), the community of Valley Center, Daley Ranch, Lake Wohlford, the local elementary, middle and high schools, and the City of Escondido civic facilities.

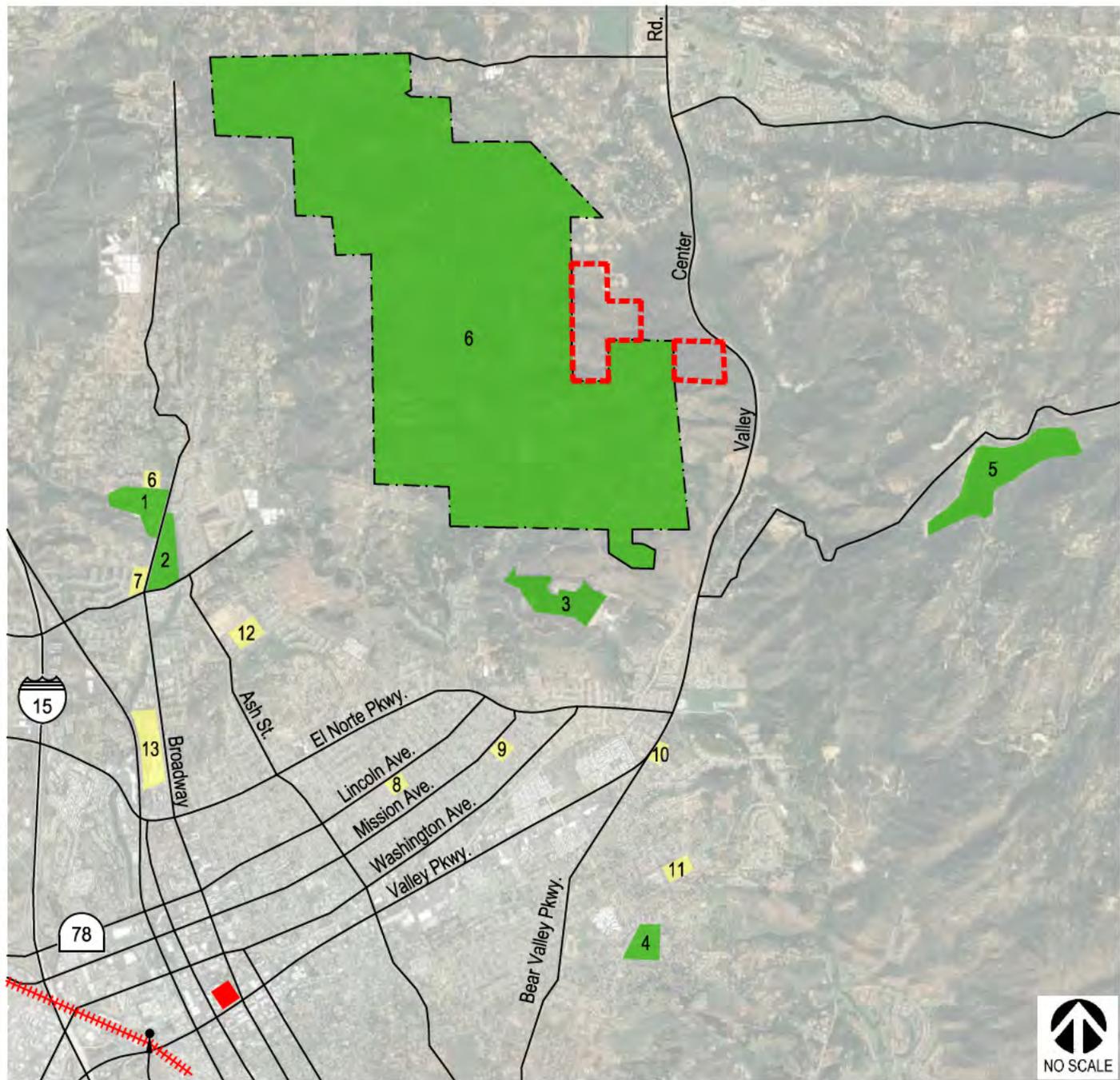
2.2 Historical Background

The subject site was purchased by the current ownership in 1979, and was planted with macadamia nut trees in an effort to establish the property as working farm. Production was stopped in the mid-1980s and most of the crop was removed at that time, however, many of the macadamia nut trees still remain.

It was around this same time that the adjacent property known as Daley Ranch was sold to a land development company and was proposed for residential development. To facilitate development, the Daley Ranch Specific Planning Area was established. The subject site was included in Daley Ranch Specific Planning Area as the last phase of residential development, and the Sager Ranch Specific Plan was approved in 1985. The Sager Ranch Specific Plan allowed for a 225-room resort and 100 residential units on the subject site.

After controversy surrounding the proposed development of Daley Ranch, the City of Escondido purchased the Daley Ranch property, approved the Daley Ranch Master Plan, and established the site as an ecological preserve. The Daley Ranch and Sager Ranch Specific Plans were rescinded on February 19, 1997. In May of 1997, the Daley Ranch Specific Planning Area was renamed the Sager Ranch (Daley Ranch) SPA #2, reduced in size so that it only covered APNs 187-080-05, 07, and 08, and was approved.





ESCONDIDO
TRANSIT CENTER

LEGEND

RECREATIONAL AREAS	SCHOOLS	DALEY RANCH RESORT	SPRINTER LINE	CIVIC FACILITIES
1. JESMOND DENE PARK	7. REIDY CREEK ELEMENTARY SCHOOL			
2. REIDY CREEK GOLF COURSE	8. NORTH BROADWAY ELEMENTARY SCHOOL			
3. DIXON LAKE	9. ROSE ELEMENTARY SCHOOL			
4. MOUNTAIN VIEW PARK	10. GLEN VIEW ELEMENTARY SCHOOL			
5. LAKE WOHLFORD	11. ORANGE GLEN ELEMENTARY SCHOOL			
6. DALEY RANCH	12. HIDDEN VALLEY MIDDLE SCHOOL			
	13. RINCON MIDDLE SCHOOL			
	14. ESCONDIDO HIGH SCHOOL			



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 2 - Local Context

THIS PAGE IS INTENTIONALLY BLANK



Since the adoption of the Sager Ranch (Daley Ranch) SPA #2, 57.6 acres (APN 190-080-13) have been added to the project site's boundaries. When approved, the DRRSP, will guide future development of all 207.6 acres, providing development and design standards for 203 residential units, the Daley Ranch Resort, other proposed features, and community benefits and amenities (e.g., trails, recreation area, landscaping, emergency fire access, and open space). In addition, related entitlement applications will create a new Specific Planning Area (Interland SPA #14) that encompasses 1,782.8 total acres. Sager Ranch (Daley Ranch) SPA #2 will be incorporated into Interland SPA #14.

2.3 Geology/Topography

The site is undeveloped land and is generally characterized as the top of a mostly flat (<20% slope) north-trending mesa, and includes three smaller westerly-trending mesas and the two intervening canyons which lead to the valley floor to the adjacent Daley Ranch. The steepest slopes are on the western side of the property, on the sides of the ridges. Less than 30% of the site has slopes over 30% in steepness.

Site elevations range from approximately 1,120 to 1,720 feet MSL across the property. Close to Valley Center Road, elevations range from approximately 1,120 to 1,250 feet, while adjacent to Daley Ranch, elevations range from 1,430 to 1,600 feet MSL. The elevation along the northern property line ranges from 1,540 to 1,720 feet MSL. The eastern portion of the site has the lowest elevations, while the highest portion of the site is towards the middle of the site.

The geotechnical report¹ indicated that the existing undocumented fill, Colluvium, and Alluvium are considered compressible in their present conditions. The report recommends that the materials should be over-excavated and an engineered fill placed in the resulting volume in areas where they may affect development. In addition, potentially unstable isolated boulders should be removed by grading, reduced in place, or restrained to mitigate potential toppling, and subdrain devices and over excavation to control water drainage and flow will be necessary.

The existing semi-rural character of the surrounding area is a very influential factor on the Specific Plan setting. In examining the development potential of the project site, this trait, as well as other significant opportunities and constraints, including geology, public facility availability, access and view sheds, were fully considered in the design of the project.

¹ Preliminary Geotechnical Investigation for Proposed Daley Ranch Resort South of Red Ironbark Drive, Construction Testing & Engineering, Inc., June 30, 2015.



Grading and earthwork will be required to modify the existing topography for residential and resort development. The proposed project will require approximately 310,000 cubic yards of cut and fill, resulting in a balanced site.

Conceptual grading, including the proposed slopes and retaining wall locations for the project, is illustrated on the project's Preliminary Grading Plan. Final grading will be governed by the final grading plan. Grading within the Specific Plan area will conform to the Escondido Municipal Code, Article 55, Grading and Erosion Control. The Municipal Code contains rules and regulations to control excavation, grading, and earthwork. Final grading plans will be prepared in accordance with Article 55.

2.4 General Plan and Zoning

As shown in Figure 3, the current City of Escondido General Plan designation for approximately 150 acres of the project site is Sager Ranch (Daley Ranch) Specific Plan Area (SPA) #2. The remaining acreage land use designation is Residential – Rural I. As part of the project approval, the DRRSP will incorporate this and other nearby properties into the Specific Planning Area boundary. In conjunction with approval of the DRRSP, an amendment to the Escondido General Plan will create a new Specific Planning Area, Interland SPA #14, to incorporate the project site and nearby properties.

The Specific Plan will designate land use categories for all property located in the project site. The land use categories discussed in the DRRSP were designed in accordance with the Land Use and Community Form Element of the City of Escondido's General Plan, and include three residential land use types (Suburban, Urban II and Urban III), as well as a Tourist Commercial land use category to accommodate the proposed hotel.

As shown in Figure 4, all property included in the DRRSP is pre-zoned Specific Plan (S-P). Upon approval of the DRRSP, the zoning designation for the site will be changed on the Escondido Zoning Map to Specific Plan (S-P), thereby incorporating the DRRSP as the regulatory document governing development of the site. The DRRSP has been prepared in accordance with Chapter 33 (Zoning) of the Escondido Municipal Code, Article 18 (Specific Plan Zone).



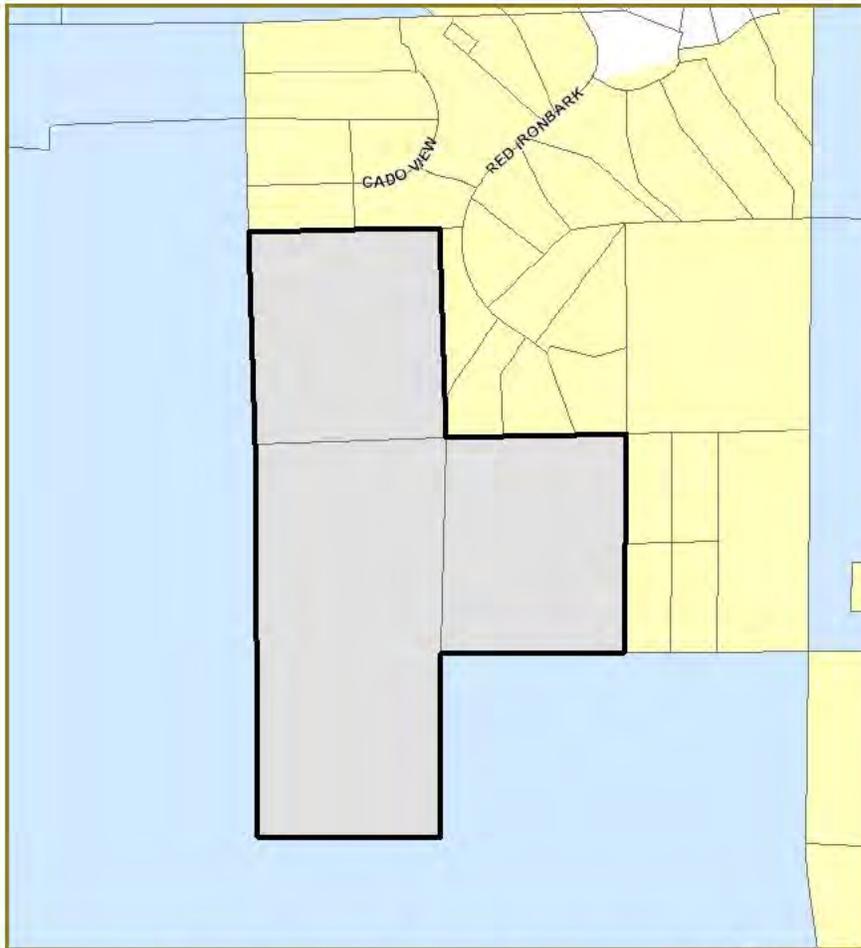


Figure II-10

2. Sager Ranch (Daley Ranch) SPA #2

Location: In the northeastern portion of the planning area, primarily accessed from Valley Center Road.

Size: Approximately 150 gross acres (Figure II-10).

Current Status: The Specific Plan Area is undeveloped.

Adopted Plan Details: None



Figure 3 - General Plan (SPA #2)

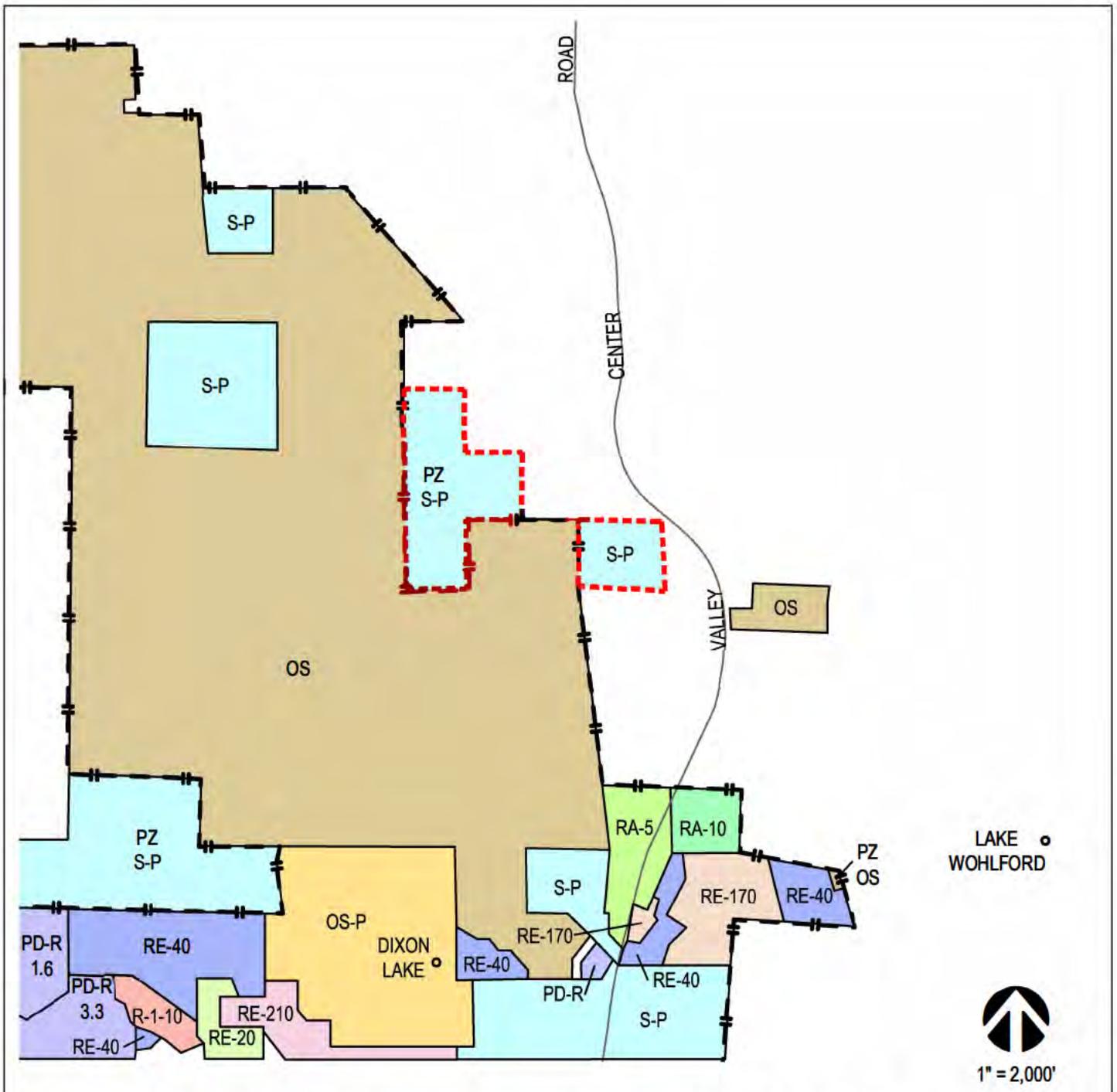
Source: City of Escondido



DALEY RANCH RESORT
SPECIFIC PLAN

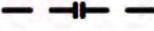
THIS PAGE IS INTENTIONALLY BLANK





ZONING DESIGNATIONS

ZONING DESIGNATIONS

	OS	OPEN SPACE		PD-R	PLANNED DEVELOPMENT - RESIDENTIAL
	OS-P	OPEN SPACE - PARK		R-1-10	SINGLE-FAMILY RESIDENTIAL (10,000 SF)
	RA-5	RESIDENTIAL AGRICULTURAL (5 ACRES)		RE-20	RESIDENTIAL ESTATES (20,000 SF)
	RA-10	RESIDENTIAL AGRICULTURAL (10 ACRES)		RE-40	RESIDENTIAL ESTATES (40,000 SF)
	S-P	SPECIFIC PLAN		RE-170	RESIDENTIAL ESTATES (170,000 SF)
		SAN DIEGO COUNTY		RE-210	RESIDENTIAL ESTATES (210,000 SF)
		SPECIFIC PLAN AREA			CITY OF ESCONDIDO



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 4 – Existing Zoning Designations

THIS PAGE IS INTENTIONALLY BLANK



2.5 Annexation

The development project site is located in the unincorporated area of the County of San Diego. The site is within the San Diego County Local Agency Formation Commission (LAFCO) designated Sphere of Influence (SOI) for the City as depicted on Figure 5. A request for annexation is being proposed. Specific Planning Area boundaries include land outside of the project site because it creates a comprehensive open space plan enabled by the transfer of development rights from those other properties to the DRRSP. The properties from which development rights will be acquired will be conveyed to permanent open space and rezoned as such, with no residential development permitted in those areas. The transfer of development rights with the City of Escondido will be accomplished through a development agreement between the property owner and the City of Escondido. The transfer of development rights with other third parties, including the County of San Diego, will be accomplished through individual contracts.

Annexed properties must demonstrate compliance with the General Plan goals and policies on annexation. The following is a discussion of compliance with these goals and policies:

GOAL 16: Annexation of properties for the provision of municipal services whose development shall complement and be compatible with adjoining areas without placing an undue financial burden on the city.

The proposed annexation boundary was selected after an extensive survey of property owners in the northeast quadrant of Escondido's General Plan territory and after consultations with the City of Escondido, County of San Diego, and LAFCO.

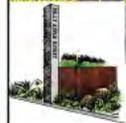
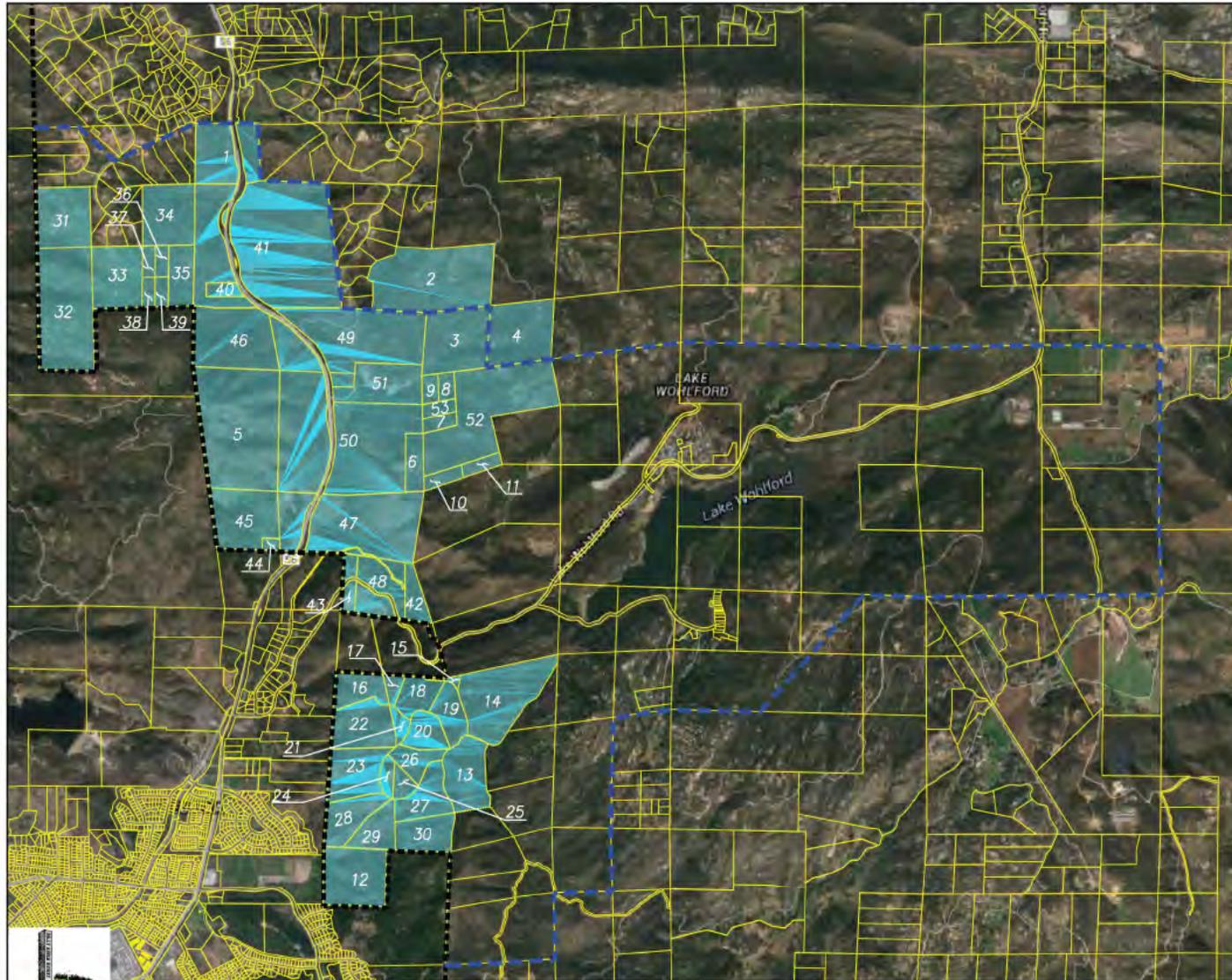
The proposed annexation does not include all property owners who responded affirmatively to the survey because the extension and maintenance of infrastructure to those more easterly property owners would place an undue financial burden on the City. The proposed annexation boundary borders the easterly boundary of the City of Escondido, and will not cause a financial burden on the city, as the future developer will assure the provision of public facilities required to serve the DRRSP. The annexation, moreover, primarily consists of land to be maintained in open space after transfer of development rights off the parcels to the Daley Ranch Resort.



THIS PAGE IS INTENTIONALLY BLANK



DALEY RANCH RESORT ANNEXATION



DALEY RANCH RESORT
SPECIFIC PLAN

LEGEND

- PARCELS
- SPHERE OF INFLUENCE LINE
- CITY OF ESCONDIDO BOUNDARY
- POTENTIAL ANNEXATION PROPERTIES

No.	APN	D/U's
1	190-010-12	4.59
2*	190-010-44	11.85
3	190-021-01	6.94
4*	190-021-02	5.84
5	190-080-01	7.35
6	190-080-12	1.66
7	190-090-08	0.39
8	190-090-10	0.82
9	190-090-11	0.85
10	190-090-12	1.16
11	190-090-13	0.36
12	240-110-03	4.22
13	240-340-06	5.83
14	240-350-06	13.33
15	240-350-07	0.11
16	240-360-01	1.24
17	240-360-02	0.51
18	240-360-03	2.37
19	240-360-04	9.05
20	240-360-05	3.58
21	240-360-06	1.03
22	240-360-07	2.48
23	240-370-01	2.14
24	240-370-02	0.48
25	240-370-03	0.92
26	240-370-04	2.57
27	240-370-05	4.30
28	240-380-01	1.62
29	240-380-02	2.06
30	240-380-03	3.87
TOTAL		103.52

No.	APN	D/U's
31	187-080-05	N/A
32	187-080-07	N/A
33	187-080-08	N/A
34	187-080-20	N/A
35	187-080-29	N/A
36	187-080-30	N/A
37	187-080-31	N/A
38	187-080-32	N/A
39	187-080-33	N/A
40	190-010-10	N/A
41	190-010-11	N/A
42	190-080-03	N/A
43	190-080-05	N/A
44	190-080-08	N/A
45	190-080-11	N/A
46	190-080-13	N/A
47	190-080-20	N/A
48	190-080-22	N/A
49	190-080-24	N/A
50	190-080-25	N/A
51	190-080-26	N/A
52	190-090-01	N/A
53	190-090-06	N/A

* CITY PARCELS

Figure 5 - Sphere of Influence

THIS PAGE IS INTENTIONALLY BLANK



Annexation Policy 16.1—Allow property owners to annex to the city, and actively annex unincorporated lands owned by the city.

The proposed annexation boundaries include properties owned by the City of Escondido, currently in the County of San Diego, properties owned by the County of San Diego, and some private property owners who affirmatively responded to the annexation survey initiated by the project proponent. Because of infrastructure costs, some of the more easterly property owners are not proposed for annexation at this time.

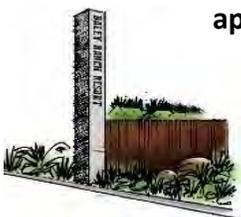
Annexation Policy 16.2—Promote the annexation of unincorporated lands where it is determined in the city’s interest to promote orderly development, implement goals and objectives, and/or to expedite facilities and services.

The proposed annexation includes a combination of unincorporated City of Escondido lands, County lands, and private properties. The Specific Plan and the development agreements for transfer of development rights within Interland SPA #14 will promote comprehensive planning for the area. The annexation will thus maintain open space, facilitate clustering of development, provide enhanced public access to Daley Ranch (for walking, hiking, biking and equestrian use), and generate revenue for the City.

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 allowing more flexible public improvement requirements in the Rural and Estate I single-family residential areas.

Because the annexation will lead to over 96% of the annexed properties having their current General Plan land use and zoning designations removed, and designated as open space, minimal facilities, services, and infrastructure will be needed to serve these areas. The development area is near existing or planned city facilities, services, and infrastructure.

Annexation Policy 16.4—Allow annexations if it can be demonstrated that appropriate improvements as determined by the city will be financed by the



property owner(s), and that such expansion of the city will not have unacceptable adverse fiscal or environmental impacts to existing city services or residents. Exceptions to this policy may be considered subject to Policy 16.2.

The proposed annexation will not have unacceptable adverse fiscal or environmental impacts to existing city services or residents. The City will benefit fiscally by revenue generated from the transfer of development rights, and transient occupancy taxes, while the environment will benefit because once the development rights are transferred, the undeveloped properties will be preserved in open space. The overall density of the area will not be increased, just clustered in the area best suited for improvement. The project proponent intends to privately finance appropriate improvements as determined by the City.

The density transferred to within the project site will come from land owned by both the City of Escondido and the County of San Diego. The annexation will therefore generate revenue for the City and County through the sale of the development rights transferred from their parcels. This revenue is used for a variety of purposes, including, deposition into the General Fund and acquisition of additional open space.



3.0 DEVELOPMENT PLAN

The Daley Ranch Resort project is designed to become an asset to the City of Escondido that blends with the existing community. The development will transform an unused area of land into an attractive residential and hotel development. The project will cluster development in order to preserve open space and steep slopes onsite.

3.1 Project Goals

Situated on a mesa with significant views of rocky hills and agricultural valleys, the lights of the City of Escondido to the south, and the Daley Ranch to the west, the Daley Ranch Plan is blessed with natural features which are a unique opportunity in a semi-rural setting. Existing development agreements, annexation regulations and adjacent land use patterns guide the planning and design of the Daley Ranch Resort. In addition to the Specific Plan Objectives listed in Section 1.3., the following set of project goals for the currently proposed Daley Ranch Resort development project will implement the vision:

1. Provide residential housing opportunities for a variety of family types and individuals of varying incomes.
2. Create a street network that is safe and easy to use for pedestrians, bicyclists and automobiles.
3. Provide pedestrian linkages to new and existing hiking trails and recreational areas, including Daley Ranch.
4. Provide an ample supply of community open spaces that encourage community interaction of all ages and support an active lifestyle.
5. Provide adequate infrastructure and community services that promote a healthy and safe living environment.
6. Maintain an unobtrusive visual profile as viewed from adjacent, and particularly adjacent public, areas.
7. Emphasize on-site habitat preservation as a landscape feature and to encourage the ecological and aesthetic enhancement of the community.



8. Incorporate sustainable design concepts into the community while balancing environmental, economic and social equity concerns.

3.2 Land Use Concept

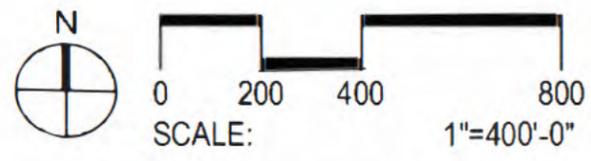
The proposed Daley Ranch Resort project consists of residential and resort uses, as identified in Table 1. A total of 203 residences have been proposed across the 207.6-acre site, in four different product types. This results in an overall Specific Plan density of 1.02 dwelling units per acre. Large, semi-custom home sites will be located in the northwestern section of the site, while a mix of small lot, detached single-family homes and clustered, detached, courtyard-style single-family homes will be located toward the central portion of the site, and a small, multi-family area is proposed adjacent to the courtyard-style homes. In addition, the resort use will occupy the southwestern portion of the site. Figure 6 depicts the proposed site layout, while Figure 7 shows the Planning Area boundaries.

Table 1 – Land Use Summary

USE	ACRES	UNITS	AVERAGE LOT SIZE	MINIMUM LOT SIZE	MAXIMUM LOT SIZE
RESIDENTIAL					
Planning Area 1	9.29	19	0.49	0.46	0.75
Planning Area 2	10.40	82	0.13	0.09	0.24
Planning Area 3	6.03	88	2.01	1.58	2.80
Planning Area 4	2.05	14	2.05	2.05	2.05
TOURIST COMMERCIAL					
Planning Area 5	13.49	225 Rooms	NA	NA	NA
OTHER USES					
Open Space	142.44	NA	NA	NA	NA
HOA Lots	7.70	NA	NA	NA	NA
Sewer Lift Station	0.05	NA	NA	NA	NA
Roads	16.16	NA	NA	NA	NA

In order to create a cohesive community, each Planning Area of the DRRSP will incorporate the same rural-contemporary architectural and landscape design to underscore the unity of design throughout the Specific Plan area. These shared characteristics establish a design theme that resonates throughout the community and reflects a sense of place for residents as well as visitors to the area. The individual character of each Planning Area will be established through different land uses, the use of varied lot sizes, and varied architectural details.





PROJECT SUMMARY

TOTAL SITE AREA:	207.66 AC
TOTAL OPEN SPACE:	142.44 AC
TOTAL SINGLE-FAMILY UNITS:	189
TOTAL MULTI-FAMILY UNITS:	14
DENSITY:	.98 DU/AC
TOTAL RESORT AREA UNITS:	225

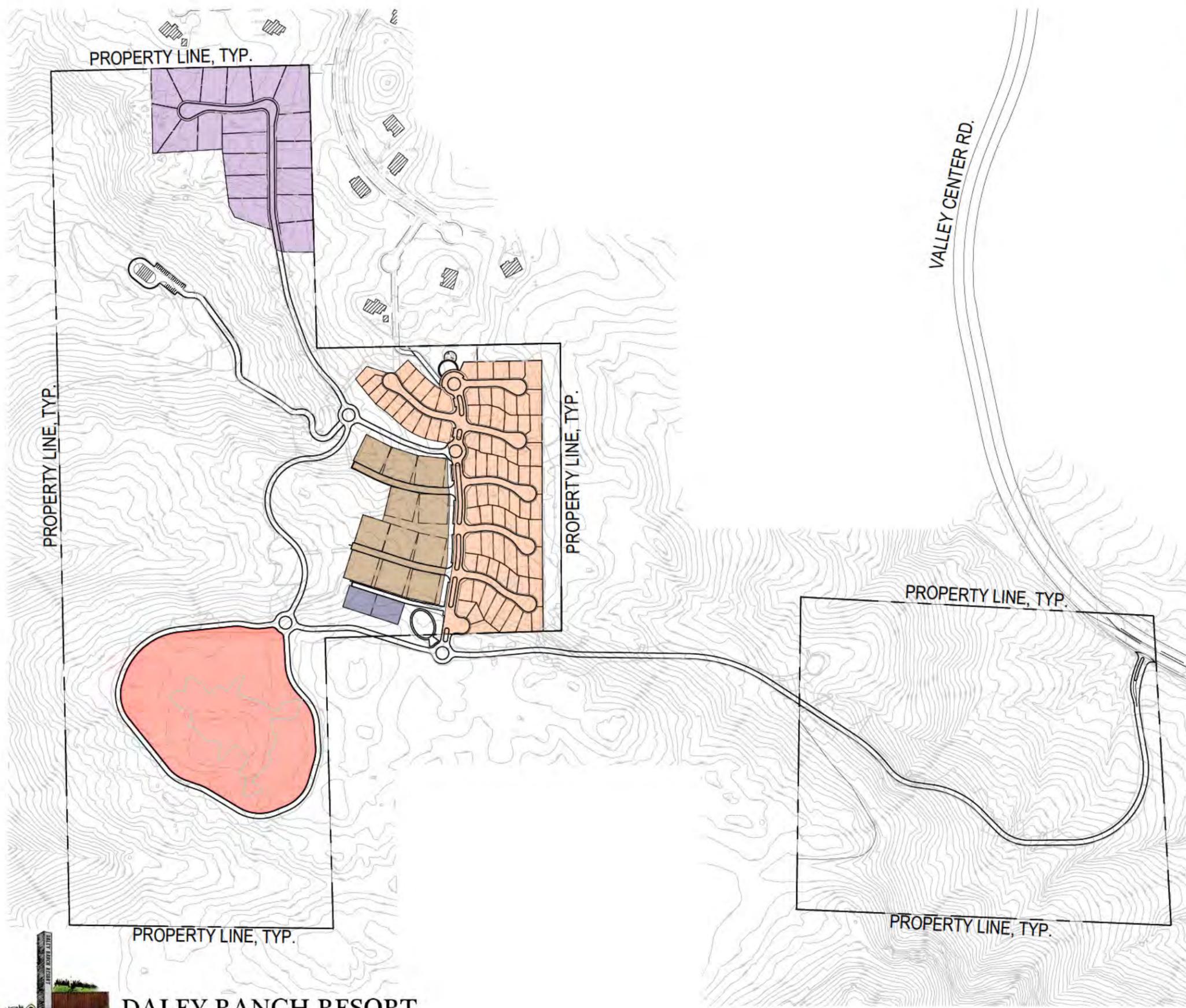


PROPERTY LINE, TYP.
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 6 - Daley Ranch Resort Site Layout

THIS PAGE IS INTENTIONALLY BLANK





PROPOSED PLANNING AREA LEGEND

SYMBOL	DESCRIPTION
	PLANNING AREA 1
	PLANNING AREA 2
	PLANNING AREA 3
	PLANNING AREA 4
	PLANNING AREA 5

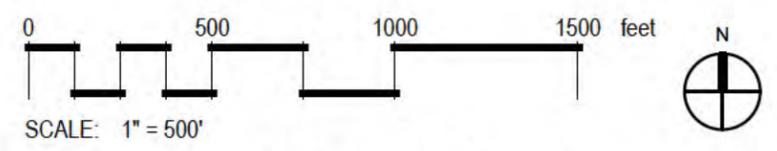
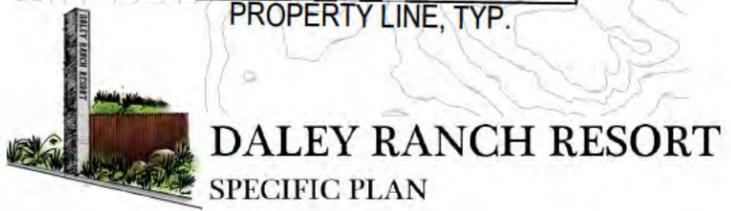


Figure 7 - Daley Ranch Resort Planning Areas

THIS PAGE IS INTENTIONALLY BLANK



3.2.1 Planning Area 1

Planning Area 1 (PA-1, Suburban) is located in the northernmost portion of the Project, adjacent to homes located in the Valley View subdivision. This area is 9.29 acres in size and consists of 19 single-family estate lots on a private street with a cul-de-sac. Lots range from 0.46 to 0.75 acres in size, with an average of 0.49 acre in size. This results in a density of 2.05 units per acre for Planning Area 1. Access to these lots will be via a north-south private street internal to the project site.

PA-1, shown in Figure 8, is intended to provide future homebuyers with the opportunity for a larger semi-custom or custom home that meets the architectural development standards set forth in Section 4 of this document. The single-family detached product details are identified in Table 2. Architectural standards ensure that future homes meet the rural-contemporary architectural theme seen throughout the rest of the Project.

Table 2 – Single Family Detached Product Details

Plan	Square Footage	Bedrooms	Bathrooms	Garage	Floors
1	1,876 sf	2 - 4	2 ½ - 3 ½	2-car	3
2	2,290 sf	2 - 5	3 - 4	2-car	3
3	2,494 sf	2 - 4	3 - 4	2-car	3
4	2,378 sf	4 - 5	3	2-car	2
5	2,349 sf	4	4	2-car	2

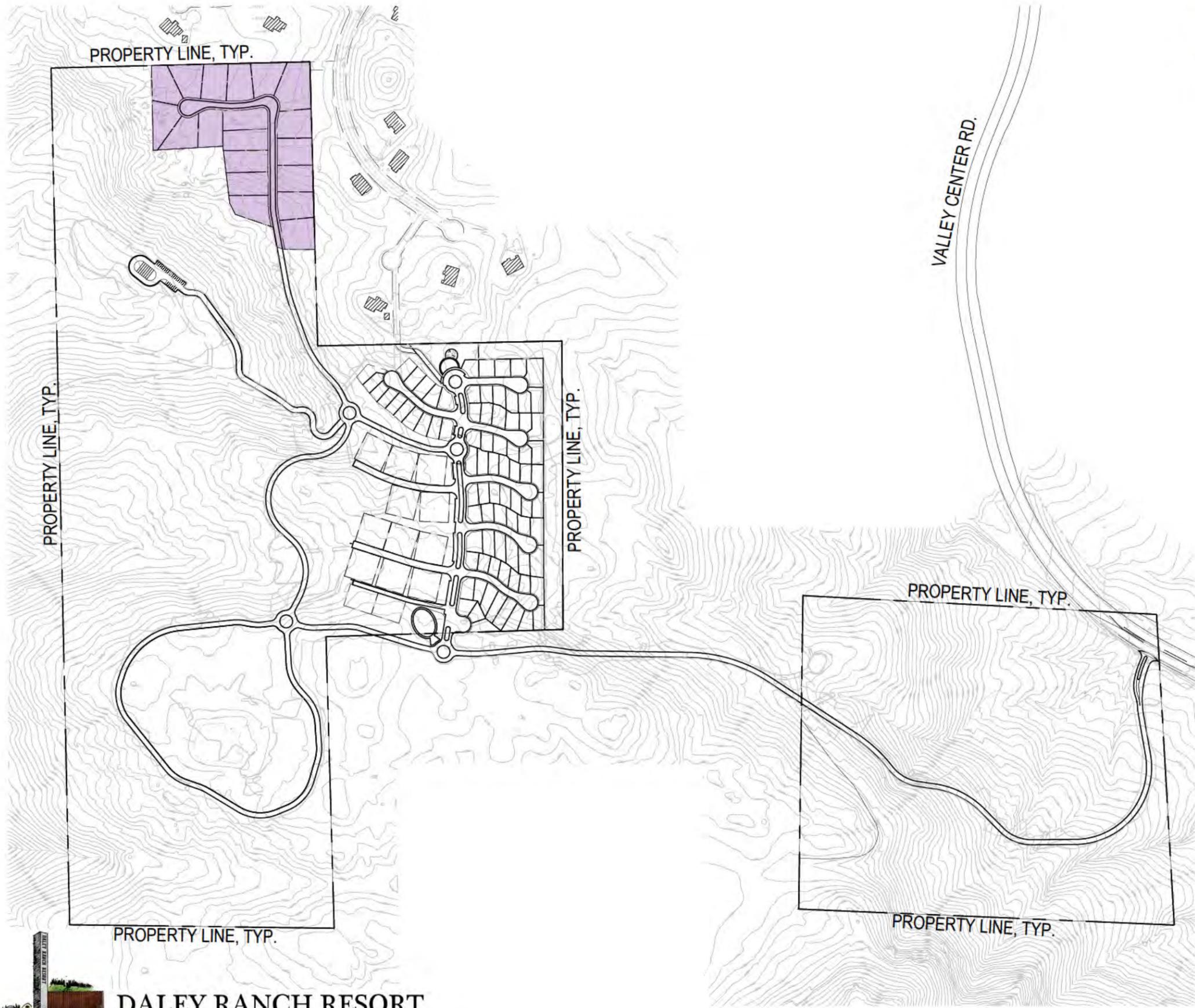
3.2.2 Planning Area 2

PA-2 (Urban II) is located in the central part of the site, and is the easternmost developed area. As shown in Figure 9, this is one of the first neighborhoods reached when entering the site from Valley Center Road. This Planning Area is 10.40 acres in size, and consists of 82 single-family homes sited on private cul-de-sac streets that tier off of a north/south street. Lots will range in size from 4,000 to 10,484 square feet (0.09 to 0.24 acre), with the average lot size reaching 5,536 square feet (0.13 acre). This results in an overall density of 7.88 units per acre. Homes will feature 2-4 bedrooms, 2-3 bathrooms, and will range in size from 1,700-2,500 square feet. Some homes will be two stories and some will be three stories, and most will feature roof decks. The homes will have a maximum height of 38 feet and will be sited to minimize a “domino” appearance.



THIS PAGE IS INTENTIONALLY BLANK





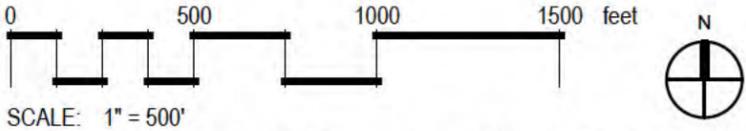
PROPOSED PLANNING AREA LEGEND

SYMBOL DESCRIPTION

 PLANNING AREA 1



DALEY RANCH RESORT
SPECIFIC PLAN

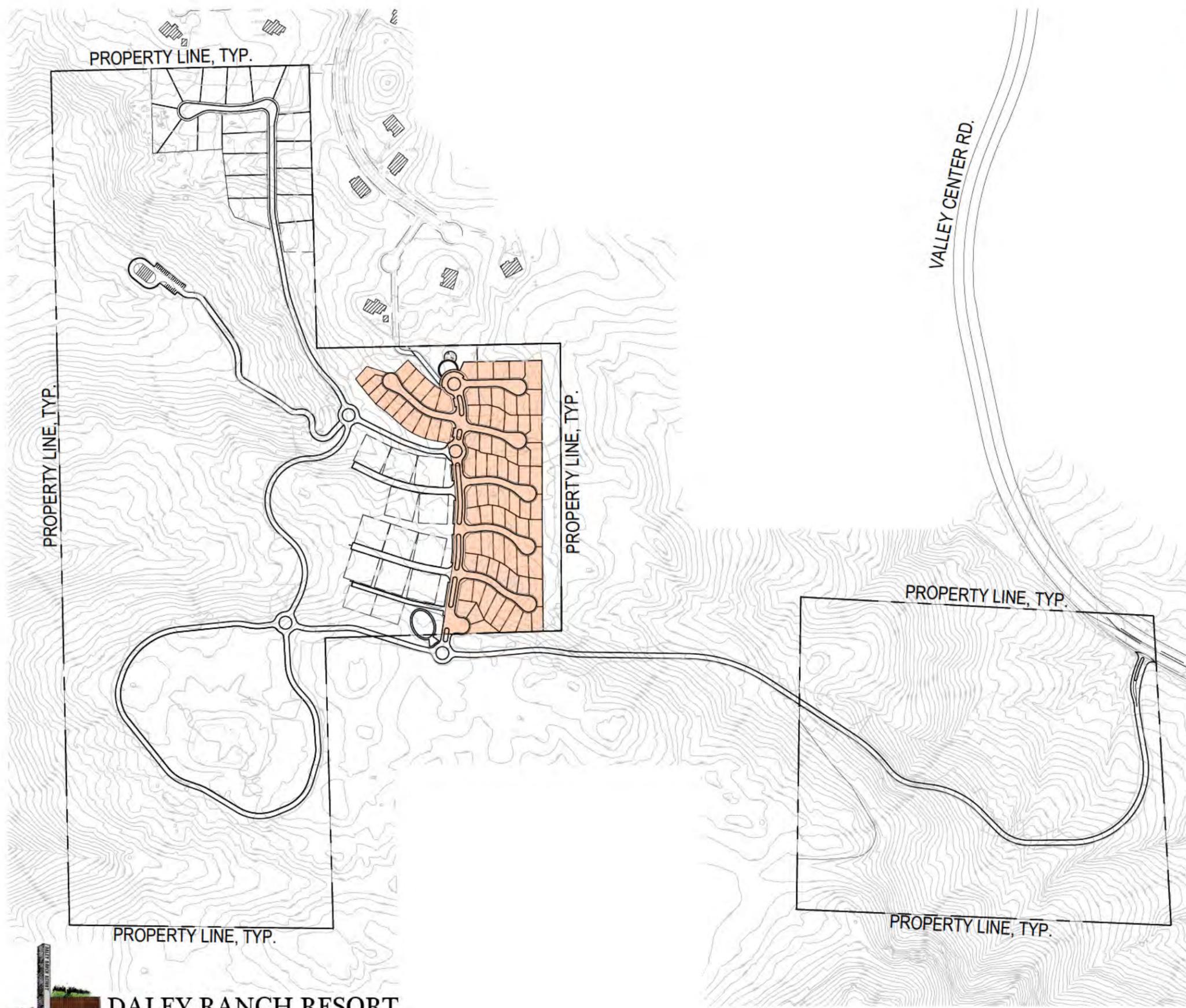


SCALE: 1" = 500'

Figure 8 - Planning Area 1 (PA-1)

THIS PAGE IS INTENTIONALLY BLANK





PROPOSED PLANNING AREA LEGEND

SYMBOL DESCRIPTION

 PLANNING AREA 2

 **DALEY RANCH RESORT**
SPECIFIC PLAN

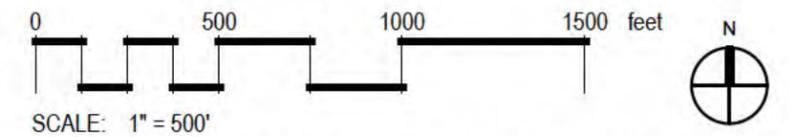


Figure 9 - Planning Area 2 (PA-2)

THIS PAGE IS INTENTIONALLY BLANK



PA-2 is located adjacent to PA-3, but will be separated by the internal street network. Ample pedestrian crossings will allow future residents to easily walk between the two Planning Areas and other portions of the site.

3.2.3 Planning Area 3

PA-3 (Urban II) is located in the central portion of the site, west of PA-2. As shown in Figure 10, this Planning Area is roughly 6.03 acres in size, and consists of 88 detached single-family homes. Homes will be individually owned, but will be located on common lots that are owned and maintained by a Homeowners' Association (HOA). A total of three lots will be established, ranging in size from 1.63 to 2.80 acres. This is a density of 14.59 units per acre. Homes will feature 3-4 bedrooms, 2 ½ - 3 ½ bathrooms, and will range in size from 1,700- 2,500 square feet. All homes will be 2-3 stories, with roof decks and with a maximum height of 35 feet. The courtyard product details are identified in Table 3. The homes will be sited to minimize a “domino” appearance. The site plan is composed of eight-unit courtyard clusters.

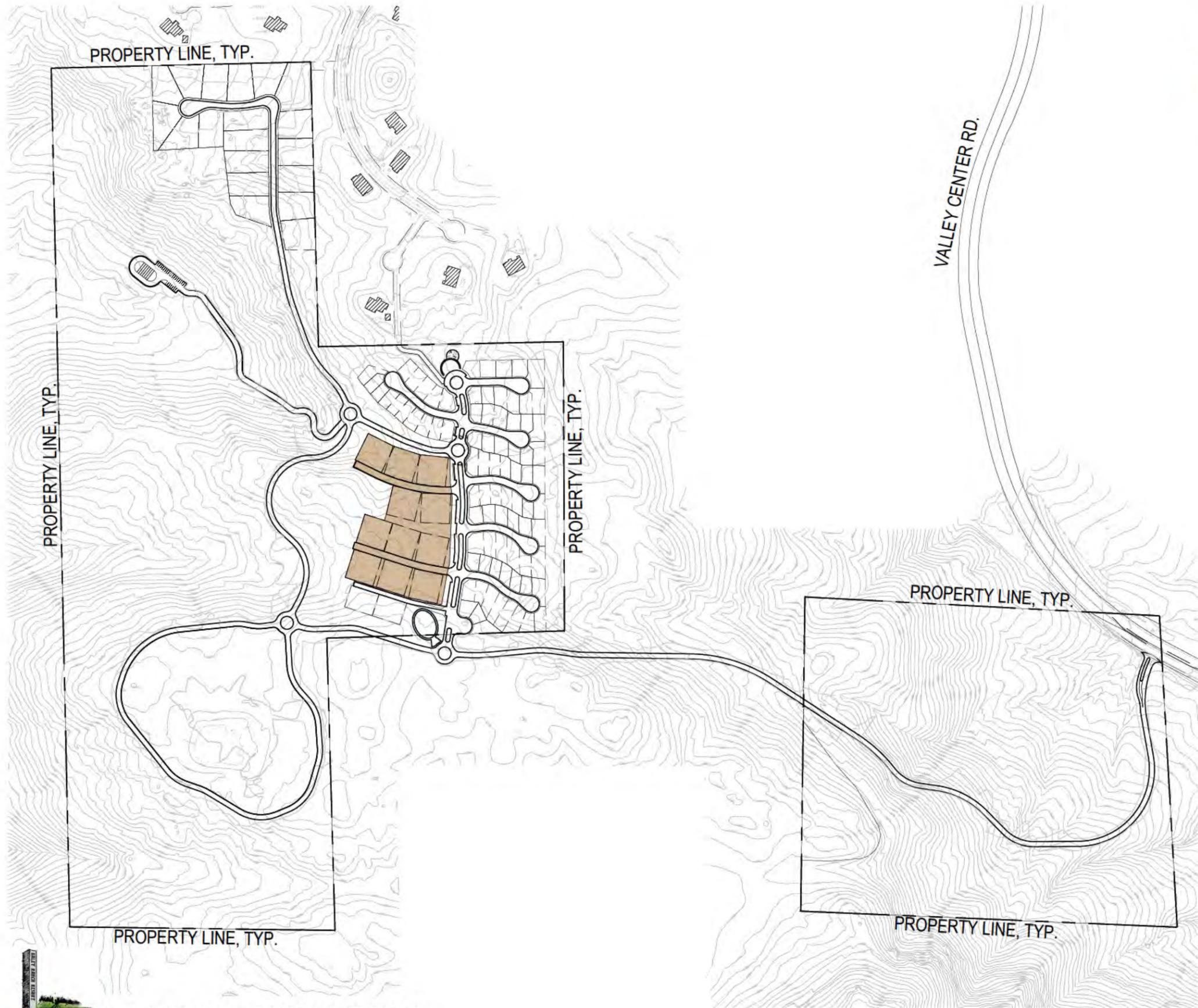
Table 3 – Courtyard Product Details

Plan	Square Footage	Bedrooms	Bathrooms	Garage	Floors
1	1,752 sf	2 - 3	3 ½	2-car	3
2	1,935 sf	3 - 4	2 ½	2-car	3
3	1,980 sf	3 - 4	2 ½ - 3 ½	2-car	3
4	2,268 sf	3 - 4	3 ½	2-car	3



THIS PAGE IS INTENTIONALLY BLANK





PROPOSED PLANNING AREA LEGEND

SYMBOL DESCRIPTION

 PLANNING AREA 3

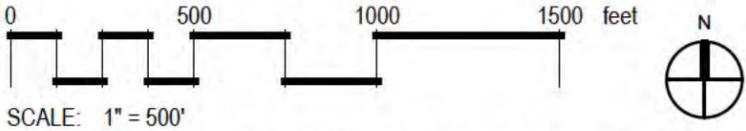


Figure 10 - Planning Area 3 (PA-3)

THIS PAGE IS INTENTIONALLY BLANK



3.2.4 Planning Area 4

PA-4 (Urban III) is located in the central portion of the site, just south of, and adjacent to PA-3. As shown in Figure 11, this is one of the first neighborhoods reached when entering the site from Valley Center Road. This Planning Area is approximately 2.05 acres in size, and consists of 14 attached, multi-family residential units. This is a density of 6.83 units per acre.

3.2.5 Planning Area 5

PA-5 (Tourist Commercial) is located in the southern portion of the Project, east of Daley Ranch. This Planning Area, as shown in Figure 12, is 13.49 acres in size and is located in the southwest corner of the subject site. The resort site is proposed to allow up to 225 rooms, and is intended to cater to outdoor enthusiasts and tourists, as well as serving spa users, business groups, and other visitor types. Residents of Planning Areas 1, 2, 3 and 4 will be allowed to utilize the facilities at the resort.

Resort architecture is intended to complement the rural-contemporary design elements seen in the residential component of the DRRSP.

3.2.6 Open Space

The open space system in Daley Ranch Resort is meant to enhance the community by providing a diverse, multi-use system that meets the needs of the project's residents and visitors. It also provides an important addition to the future North County MSCP Preserve, connecting Daley Ranch to San Diego County open space. A variety of active and passive open spaces will be located throughout the Specific Plan area, as shown on Figure 13.

3.2.6.1 Natural Open Space

The DRRSP protects 142.4 acres, or approximately 68% of the project site as natural and unimproved open space. Furthermore, the Daley Ranch Resort Project is situated within a 1,782.8-acre Interland SPA #14. The percentage of open space that will be preserved throughout the entire Specific Planning Area is 96.4%.



THIS PAGE IS INTENTIONALLY BLANK



PROPOSED PLANNING AREA LEGEND

SYMBOL DESCRIPTION

 PLANNING AREA 4

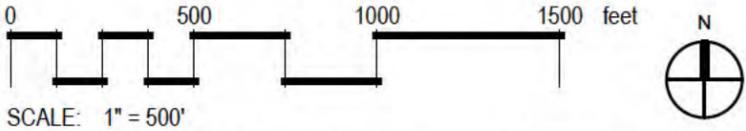
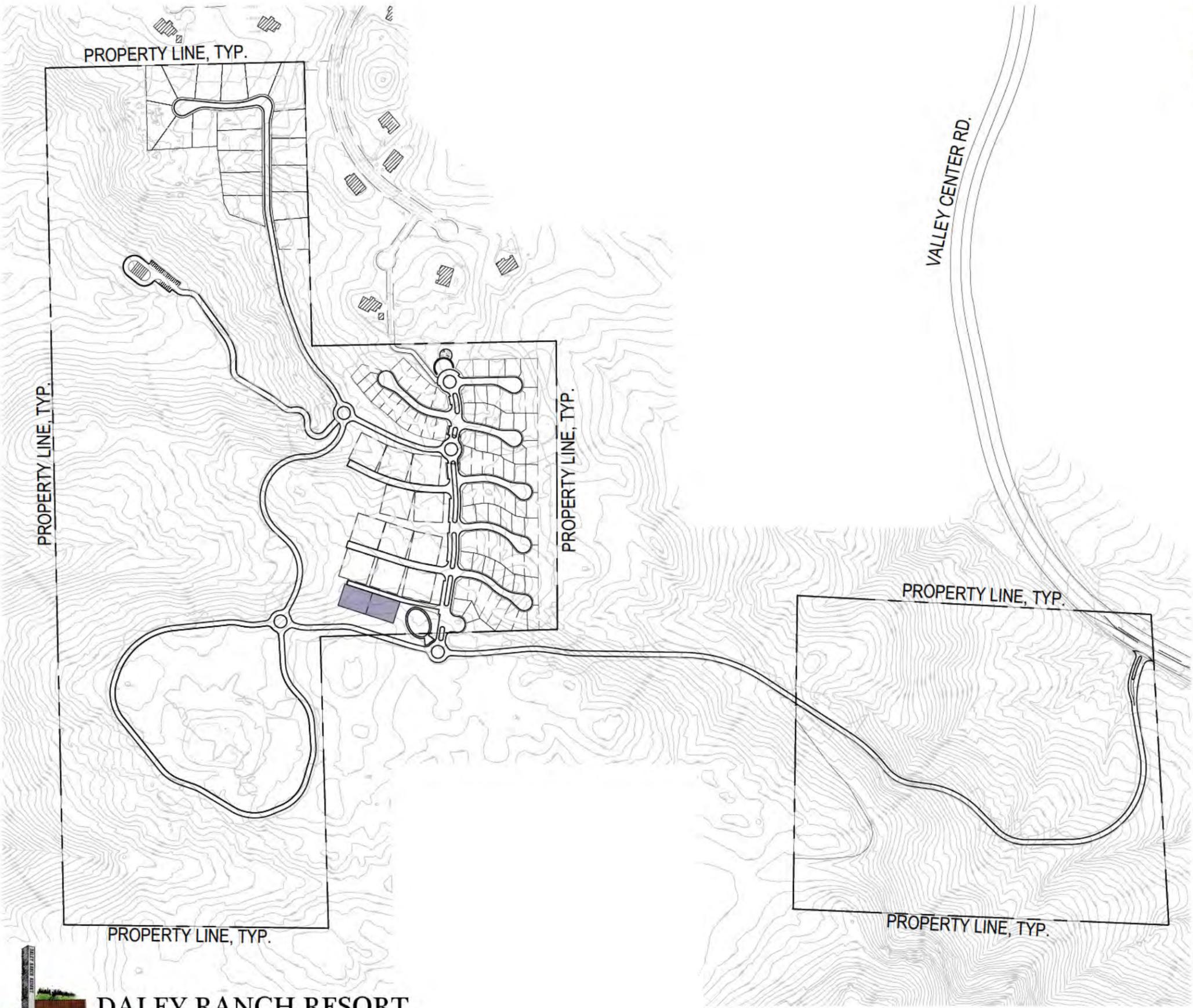
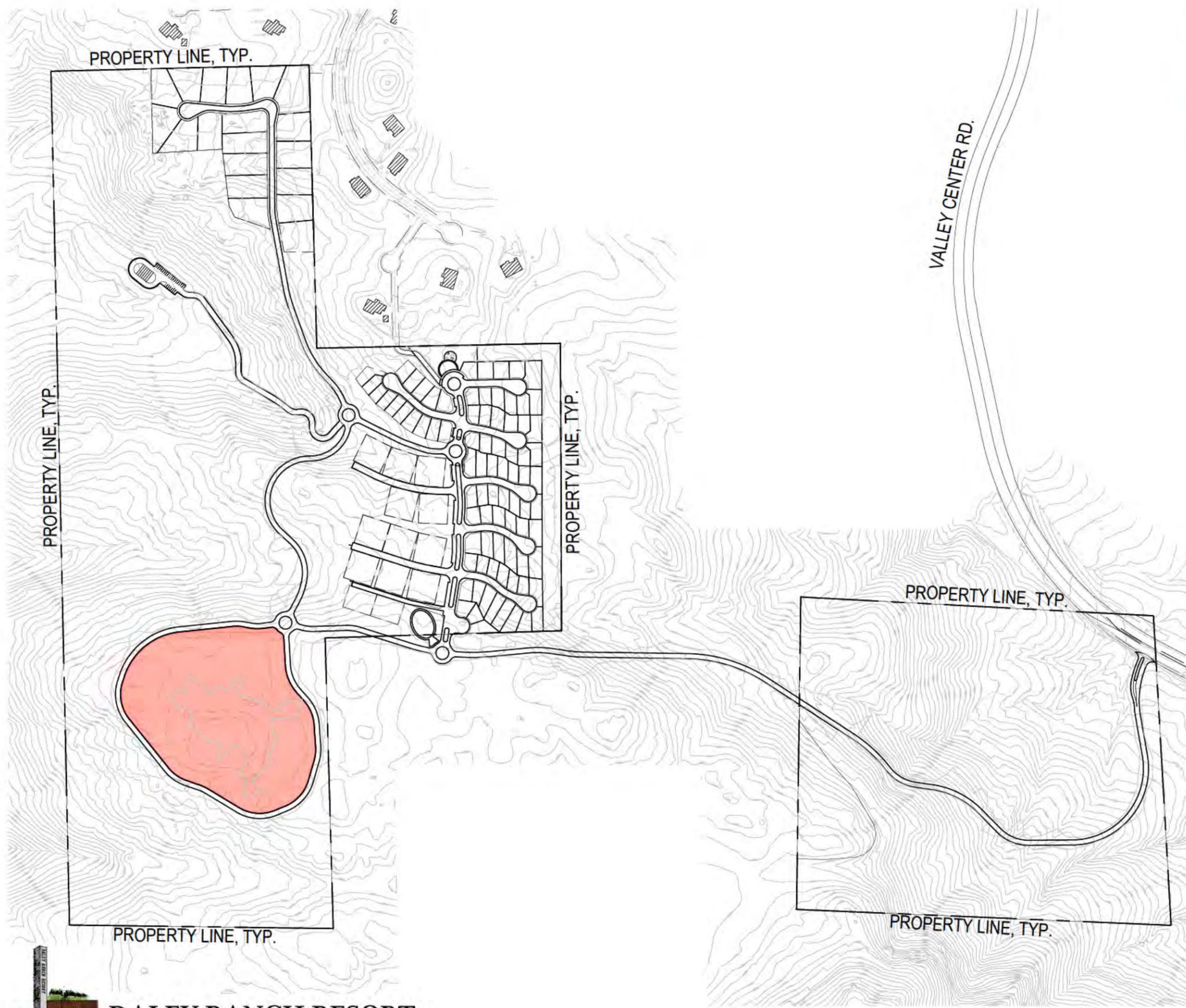


Figure 11 - Planning Area 4 (PA-4)

THIS PAGE IS INTENTIONALLY BLANK





PROPOSED PLANNING AREA LEGEND

SYMBOL	DESCRIPTION
	PLANNING AREA 5



DALEY RANCH RESORT
SPECIFIC PLAN

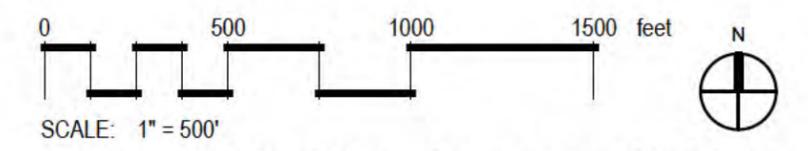


Figure 12 - Planning Area 5 (PA-5)

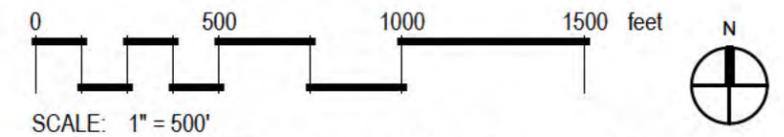
THIS PAGE IS INTENTIONALLY BLANK





OPEN SPACE LEGEND

SYMBOL	DESCRIPTION
	PRESERVED OPEN SPACE
	OPEN SPACE - MANUFACTURED OPEN SPACE
	COMMUNITY PARK OPEN



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 13 – Open Space

THIS PAGE IS INTENTIONALLY BLANK



Open space within the DRRSP has been divided into four open space areas that will consist of native habitat. Individual open space lots range in size from 6.9 to 82.7 acres. In total, 142.4 acres of open space associated with the Daley Ranch Resort, and approximately 1,700 acres of open space associated with the Interland SPA #14 density transfer will also be rezoned and placed into permanent Open Space. County-owned parcels shall accrue to the benefit of the County in its draft North County MSCP preservation requirements. The City-owned parcels will also accrue to the benefit of the North County MSCP, as well as private holdings located in the area.

3.2.6.2 Community Parks Open Space

The proposed Daley Ranch Resort will have two community parks. These spaces are to be developed with recreational and community facilities that will serve the residents of Daley Ranch Resort. In addition, recreational and community facilities that can be accessed by residents will be available at the resort. Additional details on the Community Parks Open Space are provided in Figure 14.

3.2.6.3 Trails

Walking trails will be provided throughout the Project. Trails will extend to the west from Planning Areas 2-4, and throughout Planning Area 5. Trails will connect the site to established trails in the Daley Ranch Preserve. Refer to the Recreation, Trails and Open Space Section (Section 4.3.5.) for a more detailed discussion of the trail network and the design of public trail amenities.

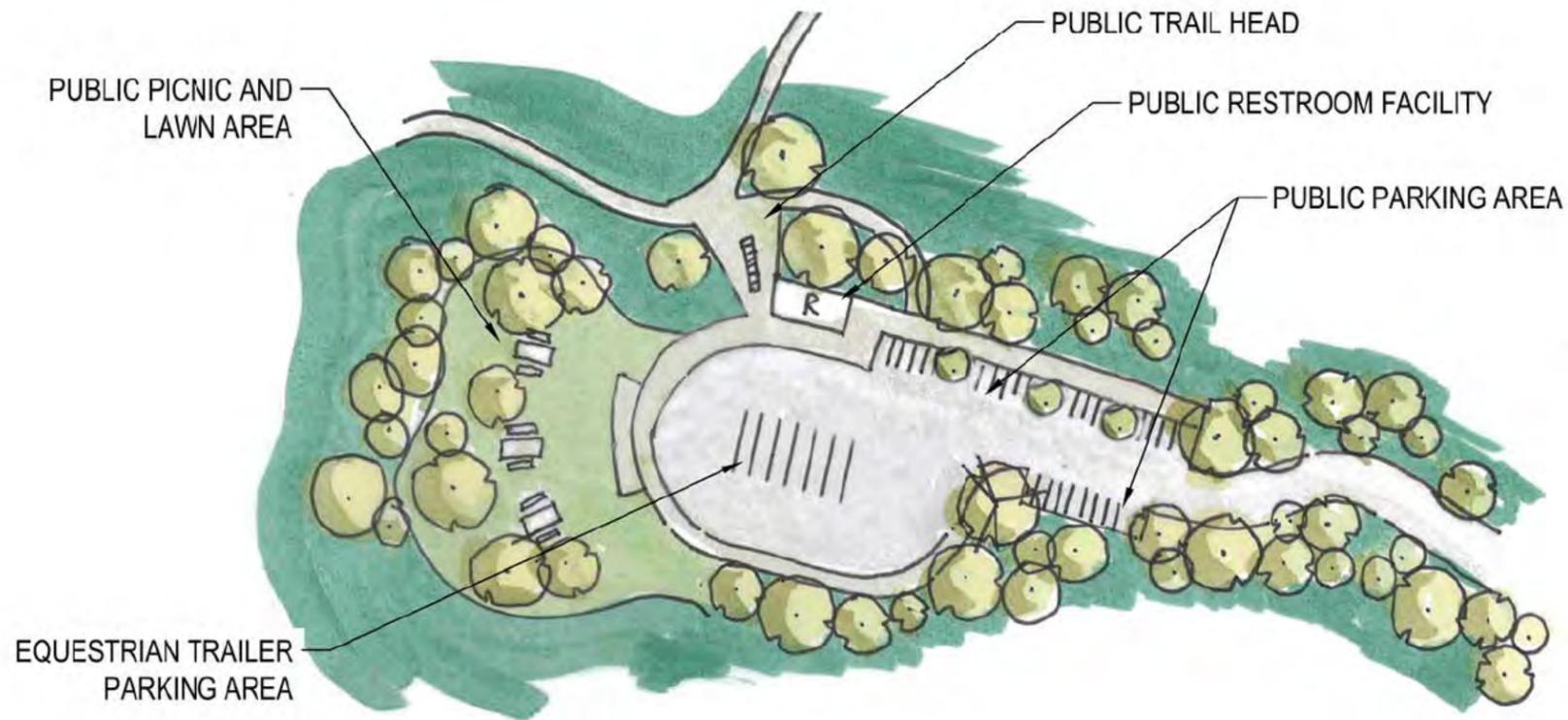
3.3 Transfer of Development Rights

Currently, one hundred dwelling units are allowed in the Sager Ranch (Daley) Ranch SPA #2. As the proposed project includes 203 residential units, 103 more than currently allowed, a transfer of development rights (also referred to as a “density transfer”) is needed. The transfer of development rights will take place as part of the annexation process. With approval of the annexation, development rights from 30 of the 53 parcels included in the annexation will be transferred to the parcels included in the DRRSP and the parcels will be rezoned. This will transfer a total of 103 additional dwelling units to the project site. In addition, a conservation easement will be placed on each of the 30 parcels from which development rights will be transferred, ensuring the preservation of open space.



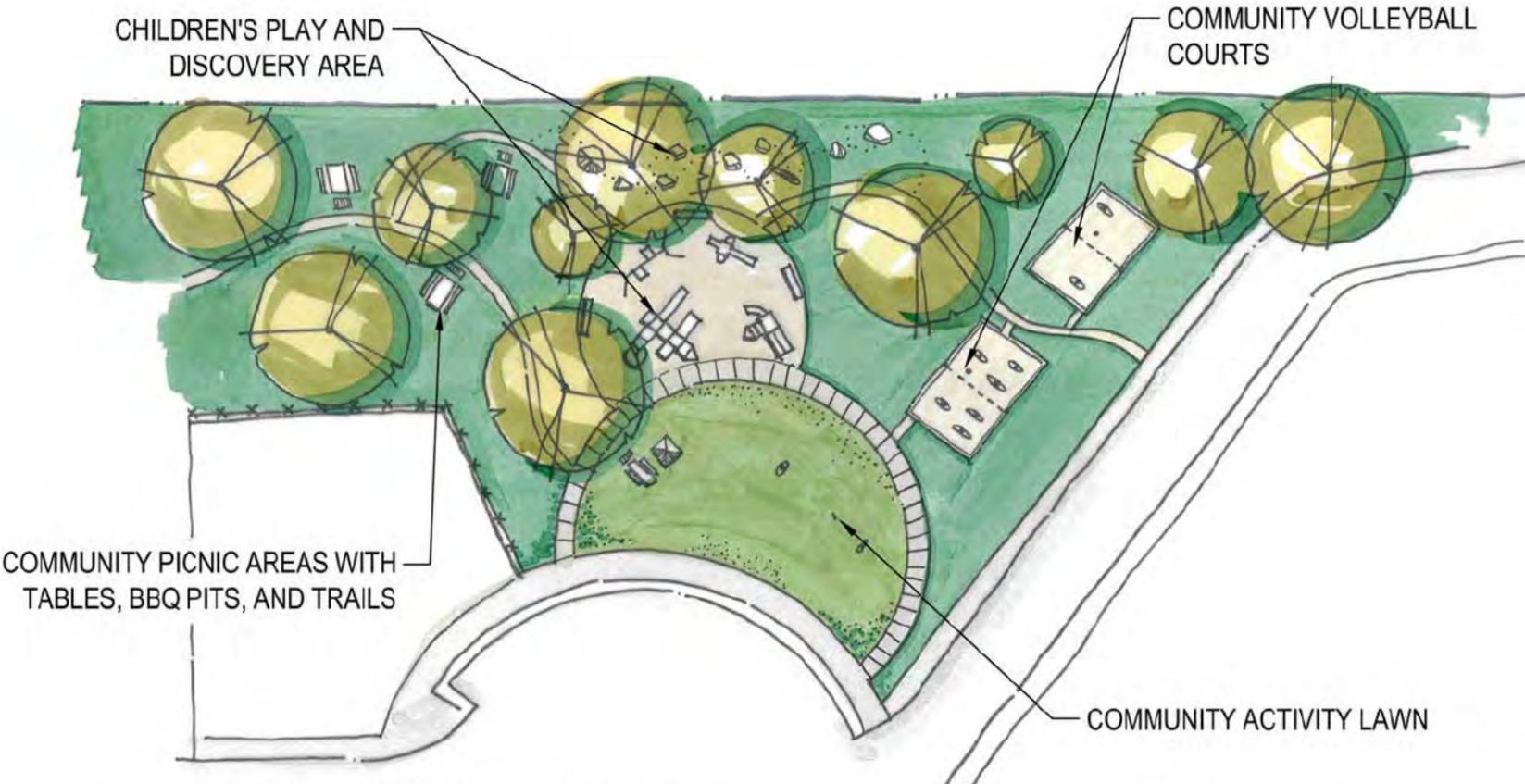
THIS PAGE IS INTENTIONALLY BLANK



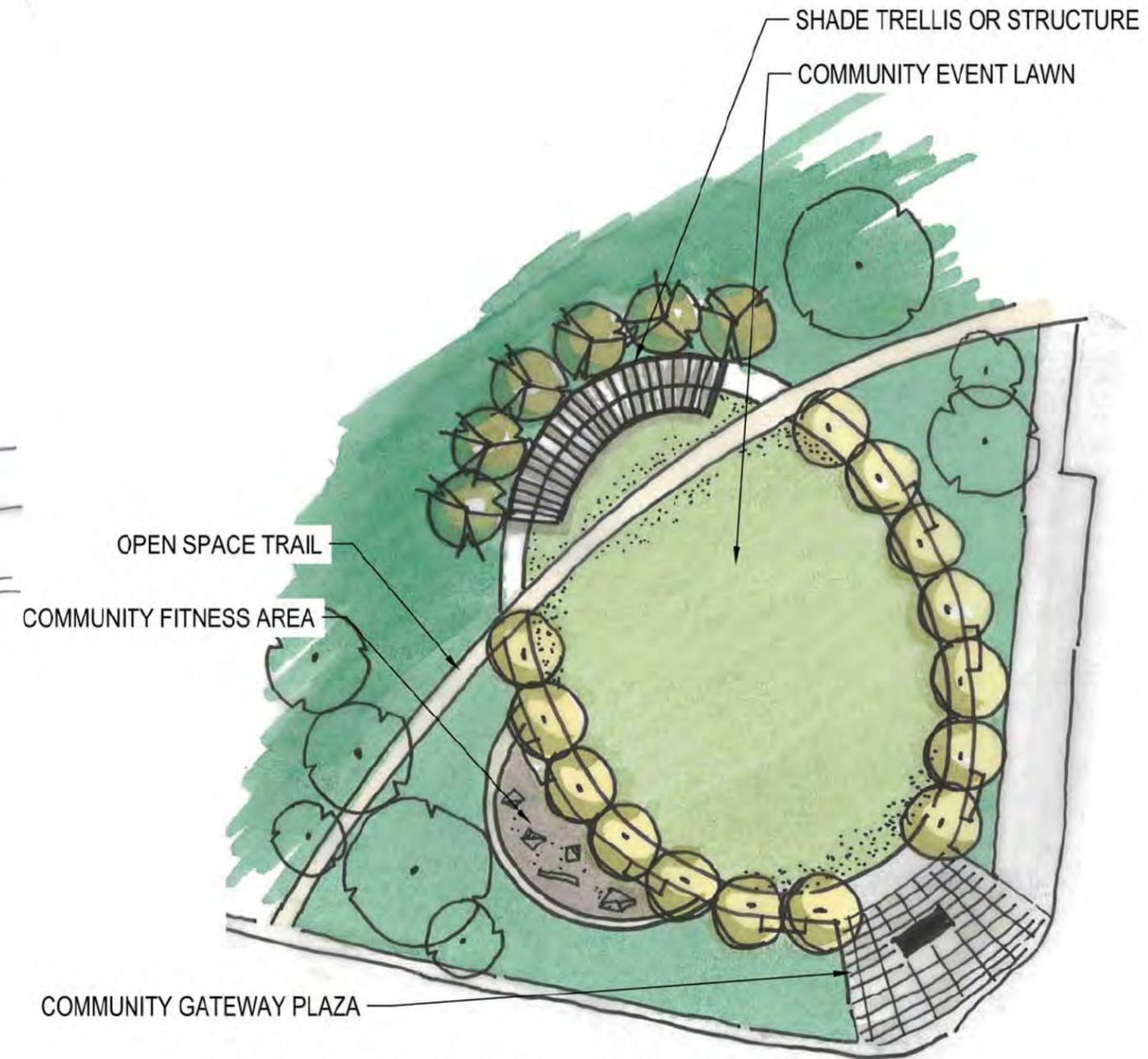


COMMUNITY TRAIL HEAD STAGING AREA

NOTE:
 SHOWN ARE PUBLIC OPEN SPACE / COMMUNITY PARK CONCEPTS FEATURING MIXED ACTIVITIES. REPURPOSED ROCK AND MANUFACTURED MATERIALS ARE INTENDED TO BE USED TO COMPLEMENT MANUFACTURED ELEMENTS SUCH AS PLAY EQUIPMENT.



HOA LOT 'I' CONCEPTUAL LANDSCAPE PLAN



HOA LOT 'F' CONCEPTUAL LANDSCAPE PLAN

Figure 14 - Community Spaces

THIS PAGE IS INTENTIONALLY BLANK



3.4 Infrastructure Plan

The provision of adequate infrastructure and public facilities is essential for the development of a Specific Plan. The Infrastructure Plan for the Daley Ranch Resort outlines a program to ensure that necessary infrastructure and public services are provided consistent with development needs, and are efficient in design, implementation and installed in a timely manner.

3.4.1 Circulation

Access to the project will be provided from a new two-lane private street (36-foot right-of-way) that will connect to Valley Center Road. A median break in Valley Center Road between Lake Wohlford Road and Mirar del Valle will allow for left turn access onto and off of northbound Valley Center Road. Valley Center Road will be modified and re-stripped to allow for acceleration and deceleration lanes that will facilitate safe access to the project. In addition, a new three-way traffic signal will be installed on Valley Center Road, and will control access for inbound and outbound traffic of the property.

This street will connect to an internal private road system with street rights of way varying from 24-44 feet wide with travel lanes, parking and walkways, to 72 feet wide with a median, travel lanes, parking, walkways and planted parkway. Roundabouts will be installed at some intersections. Design guidelines for all circulation improvements are detailed in the Circulation Plan.

In addition to vehicular circulation, pedestrian pathways and wayfinding signage will link the residential neighborhoods to one another and to the resort property. These linkages will provide for safe pedestrian travel along the roadways, and will allow all future residents to easily locate and walk to community amenities located throughout the site, as well as to additional facilities located on the resort property.

A secondary access point at the northern end of PA-2 will be provided for emergency access to and from the project. An access gate only to be used for emergency access will be installed in this location.

With all above listed improvements in place, there will be adequate circulation infrastructure in place to serve the proposed development.



3.4.2 Water

Water service to the Daley Ranch Resort will be provided by the Valley Center Municipal Water District. In order to serve the project, connections to existing facilities will be provided in two places:

1. A connection to an existing 12” main located to the north of the subject site in a utility easement that extends between the project site and Red Iron Bark Drive.
2. A connection will be made to an existing 18” main located approximately 4,200 feet north of the project entrance, on Valley Center Road. This connection will be made via a proposed offsite 12” main.

Since adequate water facilities do not currently exist on the project site, a 12” water main will be installed to provide water throughout the Daley Ranch Resort. The water main will be located in the private roadways.

Due to the elevation difference across the project site, a pressure reducing station will be required. This will ensure adequate, consistent water pressure.

Figure 15 depicts the proposed water system improvements. With all above listed improvements in place, there will be adequate water facilities in place to serve the proposed development.

3.4.3 Sewer

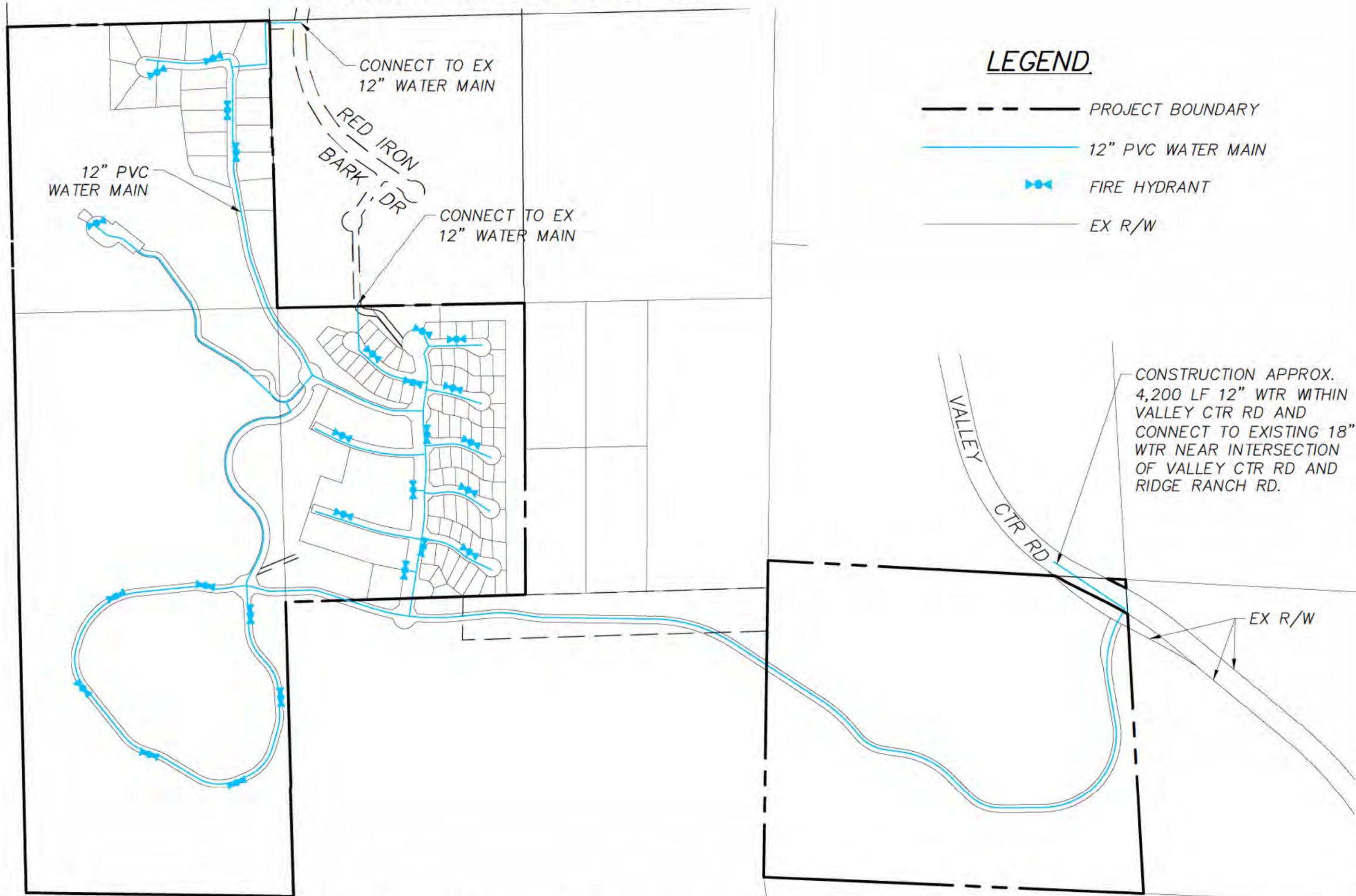
The sanitary sewer system, shown on Figure 16, will include an internal sanitary sewer system with gravity lines, force main lines and one lift station. The internal system will connect to the City of Escondido’s sanitary system via an extension of the existing sewer main at the intersection of Valley Center Road and Lake Wohlford Road, southward to the project entrance, approximately 10,200 feet. The proposed system will adequately serve the proposed development.

3.4.4 Drainage

The majority of the DRRSP is within the Dixon Lake Drainage Basin, however, a small portion of the easterly area drains toward Valley Center Road. As shown on Figure 17, a



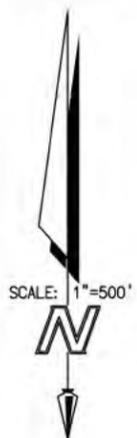
DOMESTIC WATER EXHIBIT DALEY RANCH RESORT



LEGEND

- PROJECT BOUNDARY
- 12" PVC WATER MAIN
- 🦋 FIRE HYDRANT
- EX R/W

CONSTRUCTION APPROX.
4,200 LF 12" WTR WITHIN
VALLEY CTR RD AND
CONNECT TO EXISTING 18"
WTR NEAR INTERSECTION
OF VALLEY CTR RD AND
RIDGE RANCH RD.



SCALE: 1"=500'



DALEY RANCH RESORT
SPECIFIC PLAN

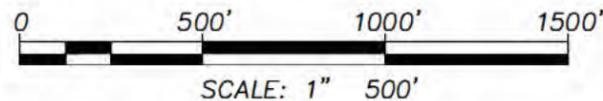


Figure 15 - Water Facilities/System Improvements

THIS PAGE IS INTENTIONALLY BLANK



SANITARY SEWER EXHIBIT DALEY RANCH RESORT

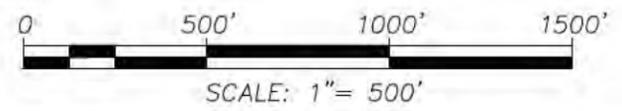
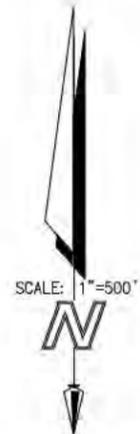
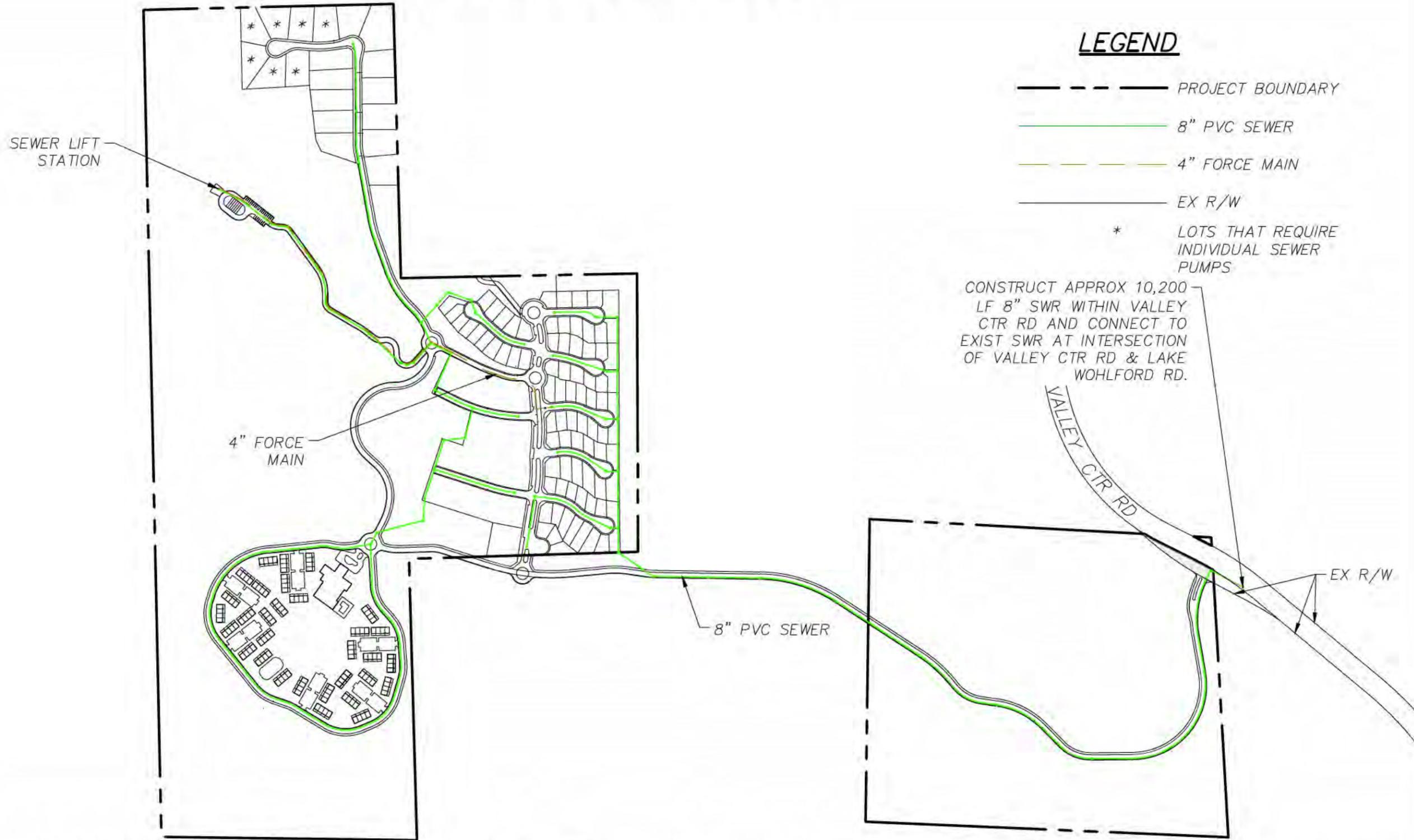
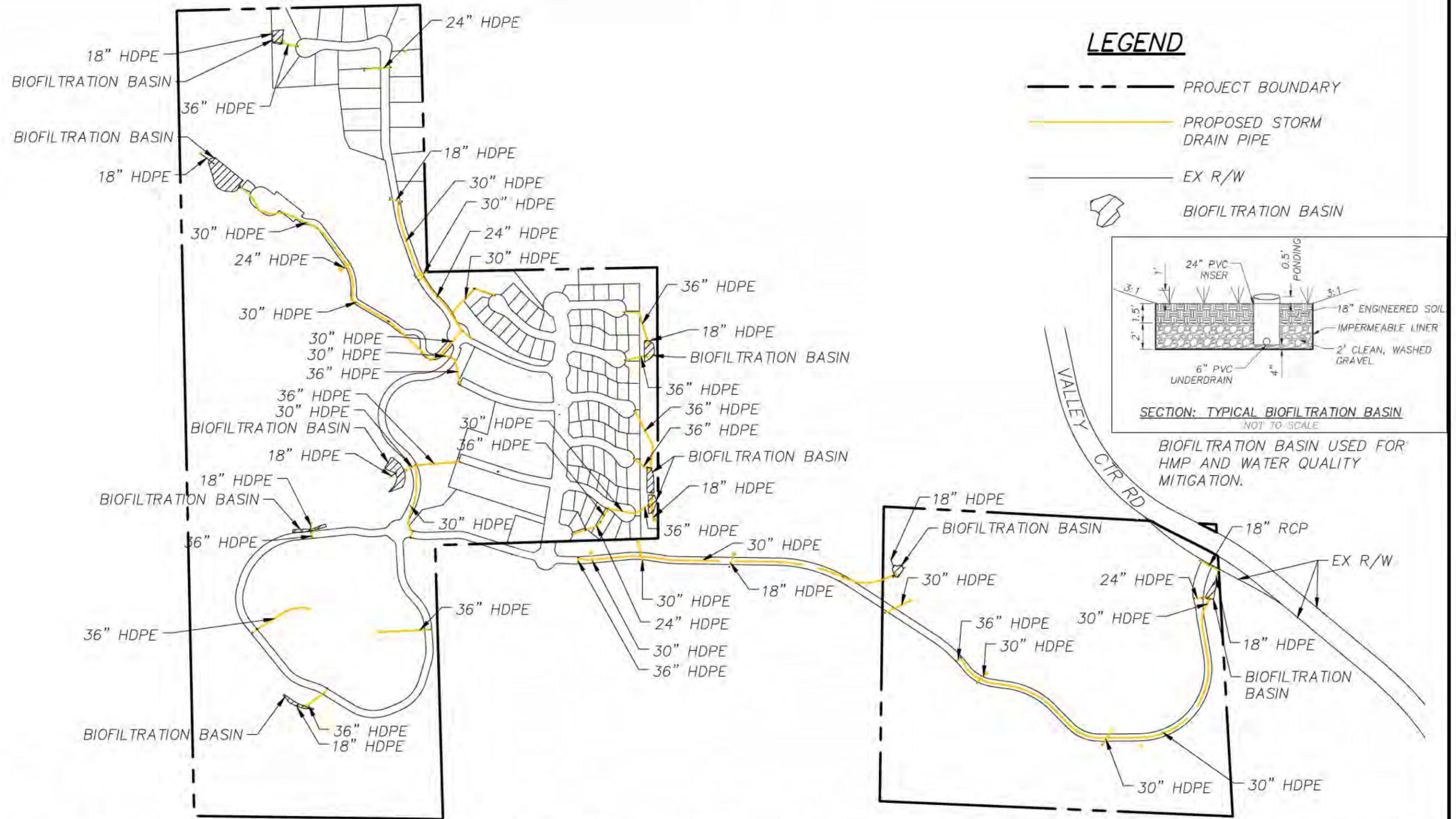


Figure 16 - Sanitary Sewer System

THIS PAGE IS INTENTIONALLY BLANK

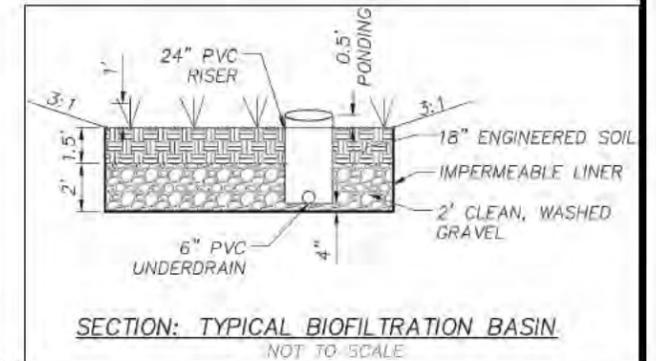


STORM DRAIN SYSTEM



LEGEND

- PROJECT BOUNDARY
- PROPOSED STORM DRAIN PIPE
- EX R/W
- BIOFILTRATION BASIN



BIOFILTRATION BASIN USED FOR HMP AND WATER QUALITY MITIGATION.

DALEY RANCH RESORT
SPECIFIC PLAN

Figure 17 - Storm Drain System

THIS PAGE IS INTENTIONALLY BLANK



multi-faceted storm drain system utilizing above and below ground facilities will be used to treat, detain and convey storm flows where necessary. The storm water system that has been proposed includes water quality and hydro-modification management facilities such as bio-filtration basins to both treat, and reuse the runoff prior to discharging into downstream facilities. All storm water systems will be privately maintained, and will adequately serve the proposed development. If available, offsite alternative compliance stormwater management facilities may be utilized.

3.4.5 Fire Protection

Fire protection services will be provided by the Escondido Fire Department. The nearest Escondido Fire Station is Fire Station #2 located at 421 Midway, approximately three miles southwest of the Daley Ranch Resort site. A County Fire Station is also located off Valley Center Road, approximately three miles to the north. Fire protection services provided by the Escondido Fire Department can adequately serve the DRRSP.

3.4.6 Police Service

Police service will be provided by the Escondido Police Department. The Escondido Police Department Headquarters are located at 1163 North Centre City Parkway, approximately four miles southwest of the Daley Ranch Resort site. Police services provided by the Escondido Police Department are able to adequately serve the DRRSP.

3.4.7 Schools

The subject site is currently located in the Escondido Union and Escondido High School District Boundaries. It is anticipated that children will attend Reidy Creek Elementary School, Rincon Middle School and Escondido High School. There is currently sufficient capacity at each of the above-mentioned schools to adequately serve the DRRSP.

3.4.8 Solid Waste Disposal

Solid waste disposal services will be provided by Escondido Disposal Inc., a private company that contracts with the City of Escondido for solid waste handling and disposal. The company operates waste disposal and recycling programs, and can provide these services to the DRRSP.



3.4.9 Energy

Gas and electric services will be provided by San Diego Gas and Electric, which has facilities in the area. All residential units will be pre-wired for photovoltaic (PV) panels, which will allow future homeowners to easily install solar systems if, desired.



4.0 DEVELOPMENT REGULATIONS

Development regulations and design guidelines were created to provide a basic framework for designing a residential community and a hotel use within the Specific Plan area. To implement the guidelines and ensure that the constructed project will embody the concept of an attractive development with a high-quality living environment and experience for visitors, minimum design standards are required to be incorporated into all aspects of the project. The standards address the site plan, architecture, driveways, landscaping, fences and walls.

4.1 Land Use Regulations

The DRRSP provides a mix of well-balanced land uses to create a high quality, sustainable community. The 207.6-acre community features four residential neighborhoods as well as an eco-friendly resort, organized around open space, parks, recreational amenities, trails and links to existing open space at Daley Ranch. All land uses are linked together with a clearly-defined street network as well as a comprehensive trail and pathway system.

To accommodate the mix of uses, five Planning Areas have been proposed. Planning Area 1 (PA-1) includes 19 graded single-family lots. Planning Area 2 (PA-2) consists of 82 single-family homes sited on private cul-de-sac streets, while Planning Area 3 (PA-3) consists of 88 detached, courtyard homes, located on three lots. Planning Area 4 (PA-4) consists of 14 multi-family units on one lot. Planning Area 5 (PA-5) is proposed to allow up to 225 rooms, and is intended to cater to outdoor enthusiasts, business groups, tourists, and other visitor types. At build out, the DRRSP will provide a maximum of 203 dwelling units, up to 13.5 acres of resort space, 142.4 acres of open space, 1.3 acres of community park space, and 16.2 acres of roadways. Table 1, Land Use Summary, provides a breakdown of the acreage, density, dwelling unit count, and non-residential square footage by each land use type.

4.1.1 Residential Development

Planning Areas 1, 2, and 3, and 4 will offer a variety of housing types organized around open space, parks and recreational amenities. To establish a pedestrian-friendly community, trails and pathways will connect each residential Planning Area with the various amenities and the proposed resort to be located in Planning Area 5.



4.1.1.1 Planning Area 1 (Single Family Residential)

The requirements of the Single Family Residential (R-1-18) zone, as set forth in Chapter 33, Article 6 of the Escondido Municipal Code, shall apply to all lots in Planning Area 1, except as such requirements are modified in this section.

The following uses are permitted:

- Single-Family residences; and
- Any use permitted in the Single Family Residential Zone (R-1-18), as set forth in Article 6 of the Escondido Municipal Code that is not otherwise set forth in this Subsection 4.1.1.1.

4.1.1.2 Planning Area 2 (Light Multiple Residential–Small Lot Development)

The requirements of the Light Multiple Residential (R-2) zone, as set forth in Chapter 33, Article 6, Section 114 (Small Lot Development) of the Escondido Municipal Code, shall apply to all lots in Planning Area 2, except as such requirements are modified in this section.

The following uses are permitted:

- Single-Family residences;
- Senior/age restricted housing (detached units); and
- Any use permitted in the Light Multiple Residential (R-2) zone, as set forth in Chapter 33, Article 6, Section 33-114 (Small Lot Development) of the Escondido Municipal Code that is not otherwise set forth in this Subsection 4.1.1.2.

4.1.1.3 Planning Areas 3 and 4 (Light Multiple Residential)

The requirements of the Light Multiple Residential (R-2) zone, as set forth in Chapter 33, Article 6 of the Escondido Municipal Code, shall apply to all lots in Planning Areas 3 and 4, except as such requirements are modified below:

- Per Chapter 33, Article 6, Section 33-92 of the Escondido Municipal Code, the R-2 zone is further classified in additional sub-zones on the basis of allowable



density. All zoning related exhibits in the DRRSP show Planning Areas 3 and 4 with a zoning classification of R-2-15, and a maximum density of 15 dwelling units per acre is permitted in this Planning Area.

The following uses are permitted:

- Single-family residences;
- Residential condominiums;
- Townhomes;
- Apartments/flats;
- Senior/age restricted housing;
- Other uses similar to the uses listed above, as determined by the City Planner; and
- Any use permitted in the Light Multiple Residential (R-2) zone, as set forth in Article 12, Section 33-229 (Small Lot Development) of the Escondido Municipal Code that is not otherwise set forth in this Subsection 4.1.1.3.

4.1.2 Commercial Development

All commercial development in the DRRSP is anticipated to be a 225-room resort with related secondary uses such as restaurant(s), small retail stores, and fitness facilities. The resort will be large enough to accommodate special events, and will be an integral part of the community.

4.1.2.1 Planning Area 5 (Resort/Hotel)

The requirements of the General Commercial (CG) zone, as set forth in Chapter 33, Articles 16 and 63 of the Escondido Municipal Code, shall apply to Planning Area 5 except as such requirements are modified in this section.

This Planning Area will be primary developed as a hotel/resort (also referred to as “Transient Lodging Facilities” in the Escondido Municipal Code) for the purposes of tourism. The following uses are permitted as ancillary uses:

- Bakery Goods Store;
- Candy Store;
- Child Care Facilities for not more than 20 children;
- Clothing Store;
- Convenience Store;



- Cultural Center;
- Delicatessen;
- Dry Goods Store;
- Yoga, gym/, and fitness facilities;
- Ice Cream/yogurt parlor;
- Jewelry Store;
- Restaurant(s);
- Spa; and
- Other uses complementary to the uses listed above, as determined by the City Planner.

4.1.3 Open Space

The open space system in the DRRSP is meant to enhance the community by providing a diverse, multi-use system that meets the needs of the project’s residents and visitors. The Specific Plan includes 142.4 acres of natural, unimproved open space and 1.3 acres of community open space and provides connectivity to thousands of acres of Daley Ranch preserve land.

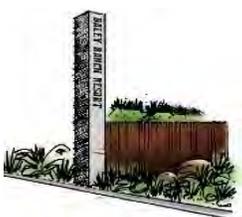
4.1.3.1 Open Space

The requirements of the Open Space (OS) zone, as set forth in Chapter 33, Article 3 of the Escondido Municipal Code, shall apply to all Open Space lots, except as such requirements are modified below:

- Public access to these areas will be limited. Only uses listed in this Section of the DRRSP area allowed in areas designed as Open Space.

The following uses are permitted:

- Common open space and recreation areas;
- Land banks, mitigation site, and conservation preserves;
- Parking facilities as required for public access to open space areas;
- Public recreation uses; and
- Stormwater management and groundwater recharge areas.



4.1.3.2 Community Spaces

The requirements of the Open Space (OS) zone, as set forth in Chapter 33, Article 3 of the Escondido Municipal Code, shall apply to all lots designated as Community Spaces except as such requirements are modified in this section.

The following uses are permitted:

- Common open space and recreation areas;
- Land banks, mitigation site, and conservation preserves;
- Parking facilities as required for public access to open space areas;
- Public recreation uses; and
- Any use permitted in the Open Space (OS) zone, as set forth in Article 3 of the Escondido Municipal Code that is not otherwise set forth in this Subsection 4.1.3.2.

4.2 Architectural Design Standards

The project should provide an architectural style that is aesthetically pleasing and blends with the character of the community.

4.2.1 Design Concepts

Homes shall be designed to incorporate the Rural Contemporary architectural style that will be carried throughout the DRRSP. Imagery shown on Figure 18a and Figure 18b depict the Rural Contemporary style. This style is a modern approach to a land use philosophy that seeks to balance human needs with the preservation of the natural and cultivated landscape. Wood, stone and metal materials are carried throughout the design. The use of reclaimed and restored materials is encouraged.



THIS PAGE IS INTENTIONALLY BLANK



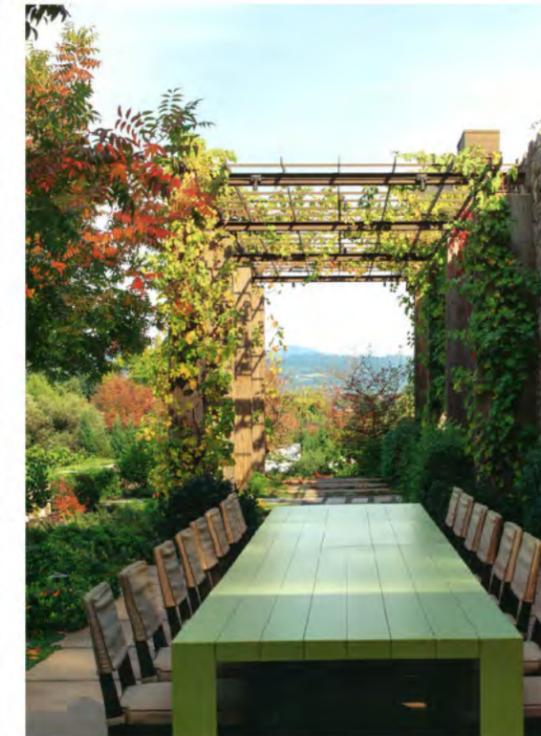


Figure 18a - Rural Contemporary Architecture

THIS PAGE IS INTENTIONALLY BLANK





Figure 18b - Rural Contemporary Architecture

THIS PAGE IS INTENTIONALLY BLANK



4.2.2 Building Mass, Scale and Form

The project shall have a variety of massing shapes and roof lines. The overall massing of each home should not appear as a mixture of unrelated forms. The following techniques shall also be utilized when appropriate:

- It is important that all building elevations have a certain level of articulation. Wherever possible, offsets should be provided on the sides and rears of homes to avoid creating structures with a boxy appearance.
- Siting of individual residences shall minimize the appearance of standing dominoes for a varied and diverse streetscape appearance.
- Porches and entryways are encouraged to visually breakup large buildings in order to keep with the pedestrian scale, as depicted in Figure 19a and Figure 19b.
- Projections and recesses should be used to provide shadow and relief at exterior walls and roof areas.



THIS PAGE IS INTENTIONALLY BLANK



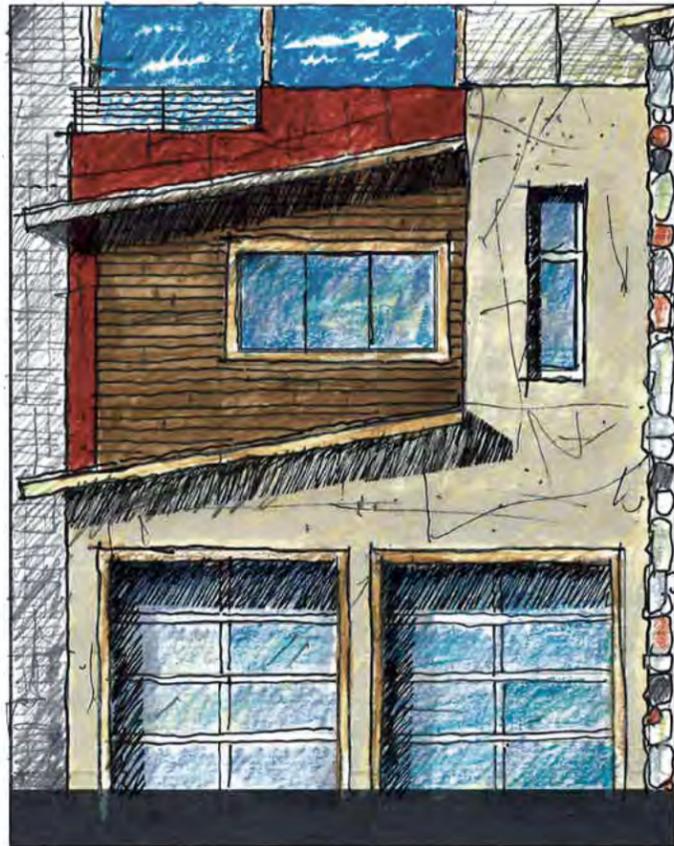
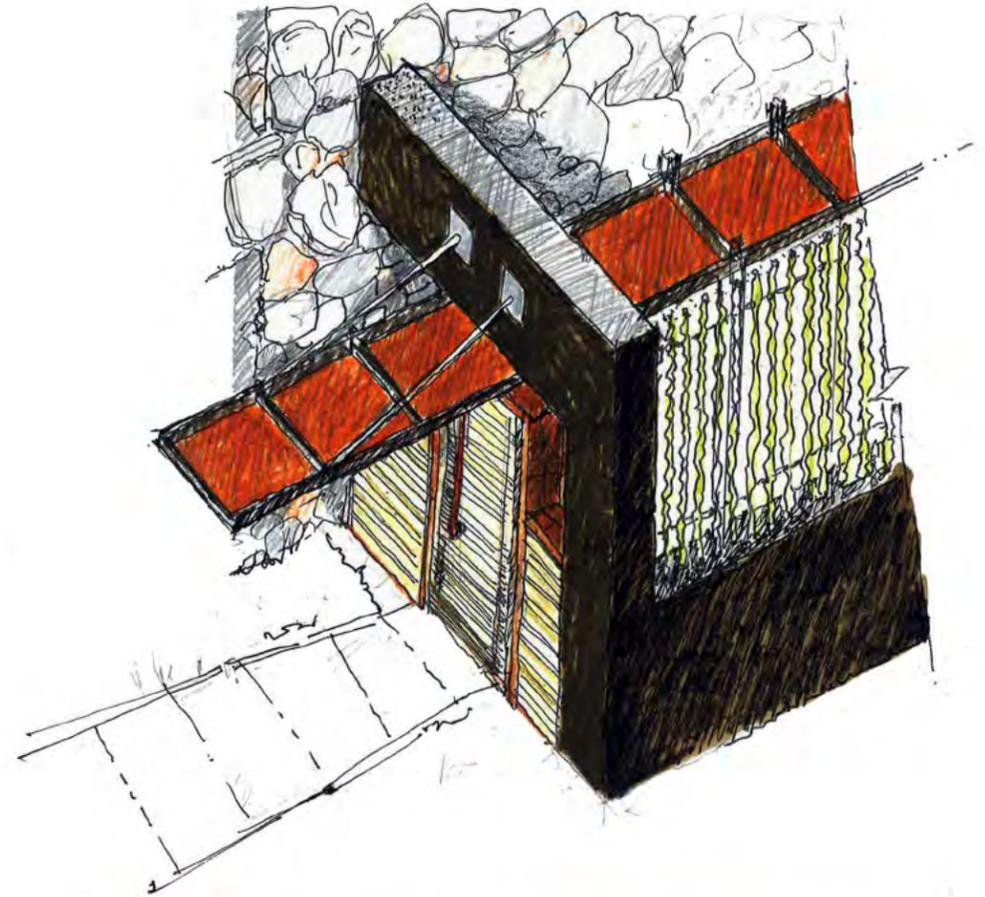
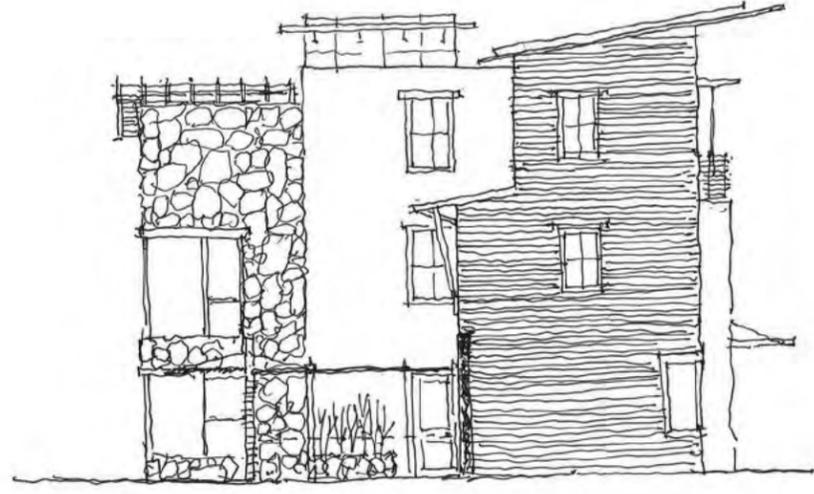
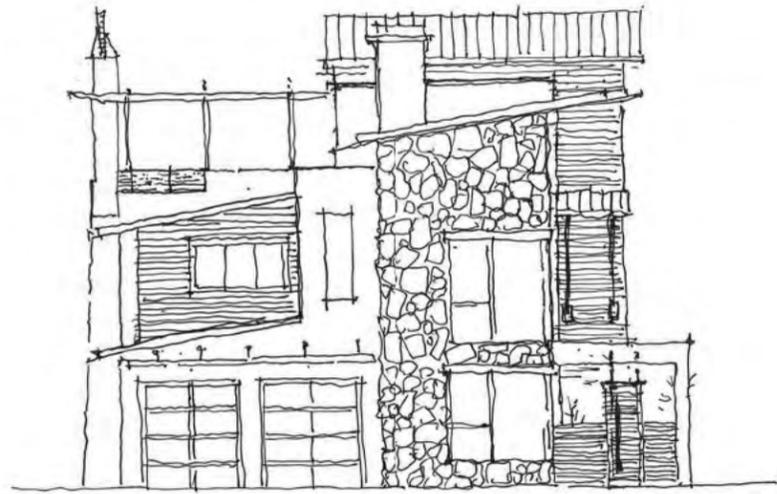


Figure 19a - Porches and Entryways

THIS PAGE IS INTENTIONALLY BLANK



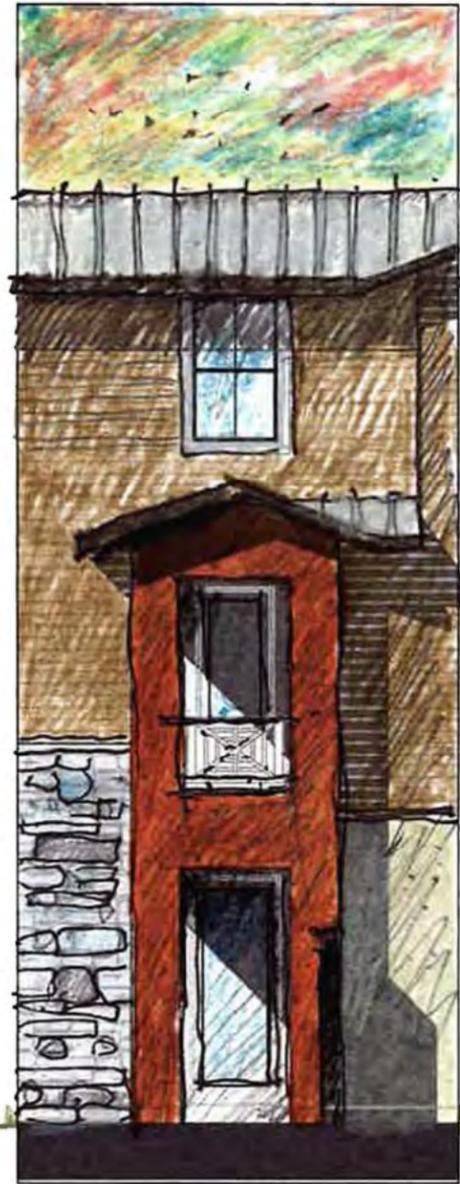
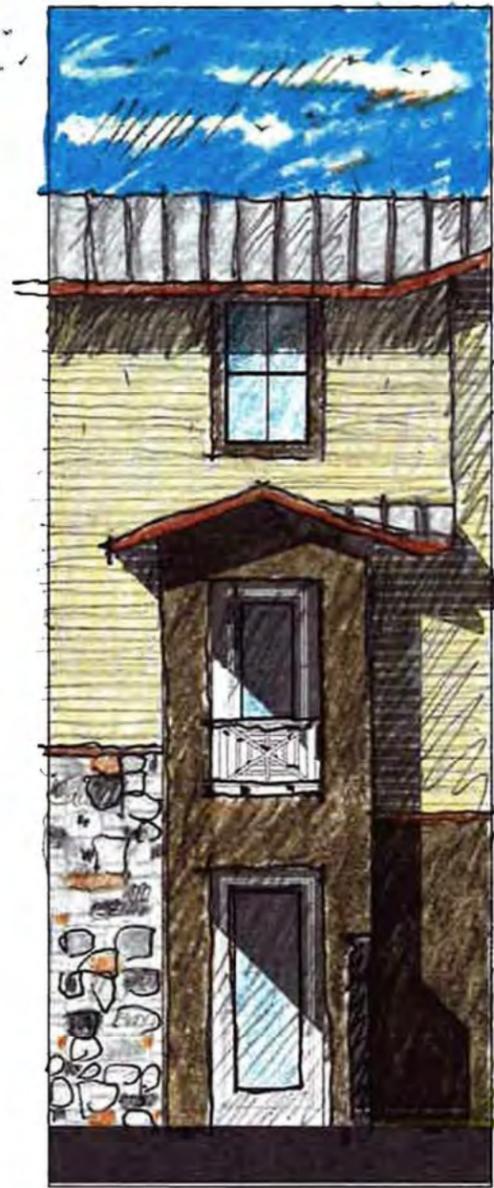


Figure 19b - Porches and Entryways

THIS PAGE IS INTENTIONALLY BLANK



- Balconies are encouraged for structures 2-stories or more in height to break-up wall masses and take advantage of views.
- Where gutters and downspouts are used, they should be painted to match the adjacent building surface.
- Patios and other exterior effects should be used to soften building masses, provide shade and define outdoor spaces.
- Pedestrian-scaled entries should be a prominent feature of the front elevation and are depicted in Figure 20.

4.2.2.1 Minimum Lot Coverage

All dwelling units shall have a minimum floor area of not less than five hundred (500) square feet, exclusive of porches, garages, carports, entries, terraces, patios or basements.



4.2.2.2 Setbacks

The building setbacks shall be as defined in the Building Setback Table below:

Table 4 – Setbacks

Setback	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	Planning Area 5
Front Yard	25 feet	10 feet	10 feet	10 feet	5 feet
Side Yard	10 feet	5 feet	5 feet	5 feet	5 feet
Rear Yard	20 feet	5 feet	5 feet	5 feet	None



THIS PAGE IS INTENTIONALLY BLANK



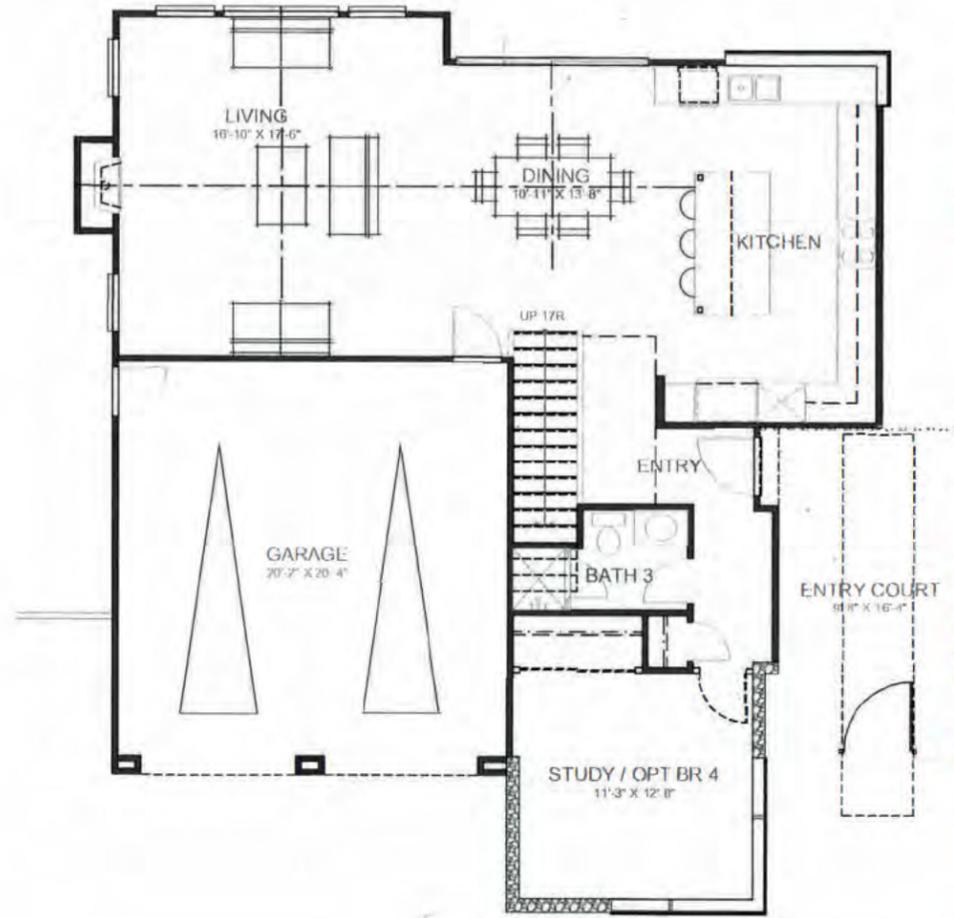


Figure 20 - Pedestrian Scaled Elements

THIS PAGE IS INTENTIONALLY BLANK



4.2.2.3 Building Height

The buildings heights shall be defined in the table below:

Table 5 - Building Height

Height	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	Planning Area 5
	35 feet	38 feet	35 feet	35 feet	50 feet

Although building height limits have been set to allow for 2 and 3 story structures, some one-story elements and structures should also be provided. The roof covering the single-story element shall be lower than the roof for the two-story element to the unit.



Front porches, balconies and single-story elements should be used to create variety within a street scene, as consistent with the Rural Contemporary architectural style. In addition to varying the height and profile of residences, these elements encourage resident interaction.

4.2.2.4 Corner Lot Configurations

Corner lots offer a unique opportunity for side entry garages and second-story massing stepped back. Lots 83 and 101 should be developed with sensitivity to separating the entry from the garage and creating architecture that wraps the corner. See Figure 21 for additional details. An attempt should be made to have the front porch wrap around the side of the building.



THIS PAGE IS INTENTIONALLY BLANK





FRONT ELEVATION



SIDE ELEVATION



THIS PAGE IS INTENTIONALLY BLANK



4.2.3 Building Materials and Colors

Building materials and colors shall complement the design theme of the DRRSP. All materials shall be durable and require little maintenance. Contrasting materials may be employed vertically or horizontally in which special emphasis is desired, such as building entrances and patios.



Buildings should include a color palette consistent with the overall architectural style of the project, to allow for a variety of color. The use of lighter colors with darker or lighter accents shall be incorporated to highlight the character of the structure. Variation in exterior treatment of adjacent buildings is

encouraged, in order to avoid a cookie cutter aesthetic. Color and material boards depicting exterior facades and schemes are on file with the City's Planning Department.

Acceptable building materials include, but are not limited to:

- Wood
- Stone
- Metal
- Stucco

Architectural treatment shall be applied to all elevations of a building. At a minimum, all windows, doors, and other wall openings shall be trimmed consistently with the architectural style.



4.2.4 Roofs

Varied building roof heights and floor massing should be incorporated into unit designs. The following techniques shall be used when appropriate:

- A variety of architectural accent features and materials shall be incorporated into the exterior elevations when compatible with the style.
- Rooflines should be simple with variations in height and prominence to promote visual interest.
- Towers, lofts and other features that break up the roofline are encouraged as they enhance the skyline and promote variety in each planning area.
- Projections and recesses should be utilized to provide shadow and relief at exterior walls and roof areas.
- Natural climate control features, such as roofs with larger overhangs, are encouraged to reduce energy demand.
- Roofs shall be designed to accommodate the future installation of solar panels.

4.2.5 Garage Configuration

Each dwelling unit shall have a private garage(s) that can accommodate a minimum of two cars. Garages should be integrated into the architectural design of the structure. Garage placement and setbacks may be varied to break the visual mass of buildings and enhance the street scene. Examples of different configurations are depicted in Figure 22 and include:

Recessed Garage – Garage offset from front façade. Garage shall be offset five feet whether in front of, or behind, the habitable space.

Deeply recessed garage (attached or detached) – This garage configuration sites the garage towards the rear of the lot, well behind the front of the house.





5

4

3

2

1



Figure 21 - Corner Lot Configuration

THIS PAGE IS INTENTIONALLY BLANK



Depending on lot size, the garage can be attached or detached. A porte cochere can be incorporated to attach the garage to the home, connected via a breezeway.

Split garage – Garage is split by use of framing techniques to accommodate two smaller garage doors. Garage may still be internally configured as a two-car garage, but externally appears as two, one-car garages.

Three-car garage with tandem parking – This garage configuration minimizes garage door openings, but increases the amount of parking, by parking two cars in line with one another.

4.2.6 Windows and Doors

- Doors and windows shall be recessed with a 2” reveal to provide depth and shadow lines.
- The use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.
- Natural climate control features such as trellises or deciduous trees over south-facing windows, are encouraged to reduce energy demand.

4.2.7 Additional Regulations - Hotel

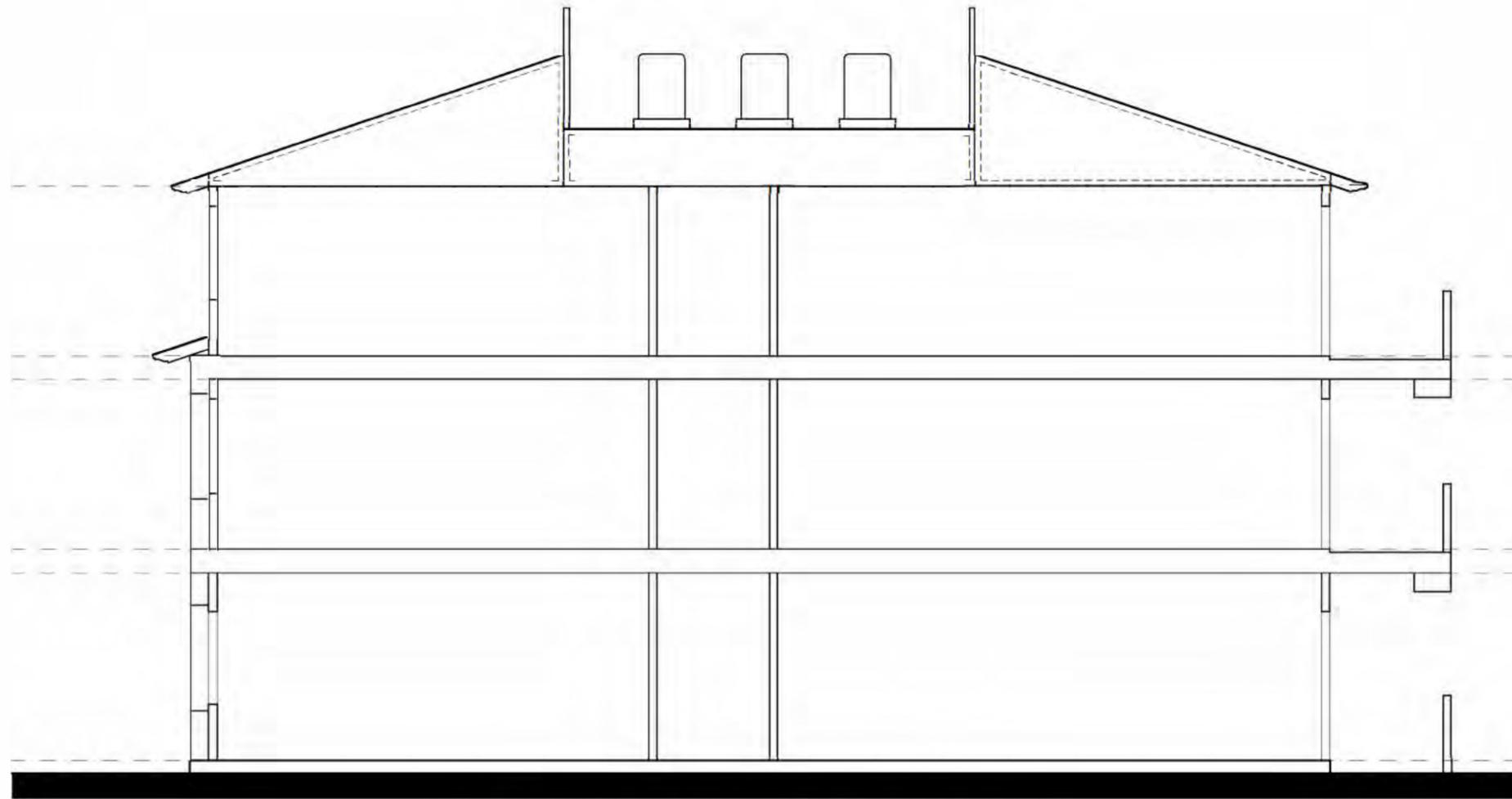
In addition to complying with the design standards set forth in Section 4.2, development in Planning Area 5 shall comply with the following design criteria:

- Mechanical units shall be screened from public view. If applicable and architecturally appropriate, the equipment itself may be integrated into the building design (see Figure 23).
- Roof-mounted equipment, including but not limited to air conditioners, fans, vents, and antennas shall be setback from the roof edge, or placed behind a parapet so that they are not visible to motorists, pedestrians, or nearby residences.



THIS PAGE IS INTENTIONALLY BLANK





SCREENING OF MECHANICAL EQUIPMENT



THIS PAGE IS INTENTIONALLY BLANK



- Exterior Trash Enclosure location, dimensions, and design shall comply with current City of Escondido standards.
- Recycling and trash facilities shall be screened from public view through the use of storage areas or enclosures.

A minimum three-foot landscape buffer should be provided on all non-accessible sides of trash enclosures.

4.3 Landscape Design Concept and Standards

Landscape design themes for this Project will integrate the built environment with natural landscape in a way that minimizes the impact to the regional ecosystem. A design aesthetic of rural-contemporary will be reflected in the landscape theme and proposed concept plans.



The overall community design theme shall be established using the guidelines set forth in the City of Escondido General Plan and Daley Ranch Master Plan. This includes the design of any natural site features, the circulation plan of flowing streets and trails, and an extensive landscape master plan. These plans shall integrate development with the natural features of the site and



allows for extensive open space preservation. Groves and naturalized plantings shall be planned along major streetscapes and adjoining slopes to ensure code compliance and aid in erosion control on-site.

Functional landscape plantings such as Oaks and Sycamores shall occur at drainage crossings where these trees may be found to naturally occur on-site. Traditional construction materials such as stone and wood that complement the natural and rural setting shall be used wherever possible. Sustainable construction practices and outcomes shall be



emphasized by the utilization of conservation techniques which respect the natural environment, as discussed below.

4.3.1 Landscape Sustainability and General Considerations

Daley Ranch is home to a number of rare and sensitive plant and animal species. Documented habitats include: Oak and Coast Live Oak woodlands, Diegan Coastal Sage Scrub, Southern Mixed Chaparral, non-native grasslands, and riparian areas. The Oak woodlands and Diegan Coastal Sage Scrub are particularly important plant habitats and shall be preserved on site whenever practicable. Rock outcrops provide another important habitat, providing homes and utility for a number of animals on site.

Sustainability shall be reflected through construction practices and design proposals for the community. Examples of construction practices and design proposals include:



1. Utilization of local vendors and local materials.
2. Utilization of recycled materials with high- pre- or post-consumer recycled content.
3. Specification of readily renewable resources, verified wood, and other sustainably manufactured materials.
4. Riparian areas, drainage channels, and natural rock outcrops shall be preserved wherever possible. In the event that construction is unable to avoid rock outcrops, a reasonable attempt to repurpose these rocks shall be made.



5. Major drainages effected by construction shall be bridged with box culverts to avoid obstructing seasonal water flow and to preserve animal crossings. Approaches to any drainage crossings shall be landscaped in a way that contributes to the native or naturalized vegetation at each area.
6. Existing established trees and native landscape will be preserved on-site wherever possible and there shall be a reasonable effort to re-establish all landscape areas disturbed by construction.

4.3.2 Water-Efficient Landscaping

The community landscape will be designed for efficient use and conservation of water resources. All irrigation systems shall 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; and
- Use of an internet- based centrally controlled irrigation system.

Plantings shall be grouped into hydrozones per Water Use Classification of Landscape Species (WUCOL) standards to better ensure water is used efficiently in the landscape. The planting palette shall emphasize native or naturalized drought tolerant plant species and the plan shall call for organic bark mulches or other ground cover that assists in the retention of water. Turf grass shall be limited to areas of active usage and not used in areas for pure aesthetic function. Rain-water capture technology shall also be available as an option to allow the use of rainwater to irrigate homeowner landscaping.



4.3.3 Landscape Design Plant Palette

A consistent landscape plant palette shall be utilized throughout the project site, serving as a link for the various environmental corridors, as well as various project land uses. The project's plant palette shall be utilized to improve proposed recreational areas such as parks, trailheads, streetscapes, entries, and slopes in order to create a cohesive aesthetic which blends into the natural existing environment. Recreational landscape areas and other project land uses shall be linked by a network of trails which will incorporate a plant palette specific to the adjacent existing natural landscape. A proposed landscape plant palette can be found in Figure 24.



At a minimum, the proposed landscape plant palette shall conform to the following:

1. The landscape plant palette shall be functional as well as visually pleasing.
2. The revegetation of selected areas shall be completed through the use of a native or naturalized plant palette to return or improve these areas to a natural condition. Areas designated for revegetation are shown in Figure 25.
 - a. Revegetation will be subject to a detailed five-year revegetation implementation plan that provides planting specifications, irrigation requirements, and monitoring.
 - b. Specific success criteria shall be written into the plan to establish goals and determine if the plan is successfully being implemented. Goals shall include the removal of irrigation from revegetated areas as soon as practical.
3. Manufactured slope planting shall be carefully selected to complement adjacent land uses and be consistent with the naturally occurring landscape of the property.



STREET TREES AND STREET ACCENT TREES

TIPUANA TIPU
METROSIDEROS EXCELSUS
POPULUS NIGRA ITALICA
ULMUS PARVIFOLIA
SCHINUS MOLLE
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
ASPENIFOLIUS
KOELREUTERIA BIPINNATA
PISTACHIA CHINENSIS
LAGERSTROEMIA INDICA
CITRUS SPP.
FRUIT SPP.
CERCIS CANADENSIS 'FOREST PANSY'

CONTAINER PLANTS IN DETENTION BASIN

ACORUS GRAMINEUS 'VARIEGATUS'
CAREX FLACCA
CAREX PANSA
CAREX TUMULICOLA
CHONDROPETALUM TECTORUM
DIANELLA REVOLUTA 'LITTLE REV'
FESTUCA MAIREI
JUNCUS EFFUSUS 'QUARTZ CREEK'
JUNCUS INFLEXUS 'BLUE ARROWS'
JUNCUS PATENS 'ELK BLUE'
LEYMUS CONDENSATUS 'CANYON PRINCE'
LOMONDRA LONGIFOLIA 'BREEZE'
MUHLENBERGIA CAPILLARIS
MUHLENBERGIA RIGENS
SESLERIA AUTUMNALIS
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

TREES AT DETENTION BASIN

POPULUS FREMONTII
SALIX GOODINGOO
SALIX LAEVIGATA
SALIX LASIOLEPIS
PLATNUS RACEMOSA
QUERCUS AGRIFOLIA
ALNUS RHOMBIFOLIA
PINUS HALOPENSIS

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'
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 NESOPHYLA
MISCANTHUS SINENSIS
MUHLENBERGIA SPP.
MYRTUS COMMUNIS 'COMPACTA'
MISCANTHUS SPP.
NANDINA DOMESTICA
OPUNTIA ROBUSTA
POLYGALA X DALMAISIANA
PHORMIUM SPP.
PROTEA CYNAROIDES
PHOTINIA FRASERI
PRUNUS LYONII

EVERGREEN FLOWERING GROUND COVER

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

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 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

EVERGREEN SCREENING SHRUB

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'

EVERGREEN SCREEN TREE

MELALEUCA QUINQUENERVIA
HYMENOSPORUM FLAVUM
TRISTANIA CONFERTA
CEDRUS DEODORA

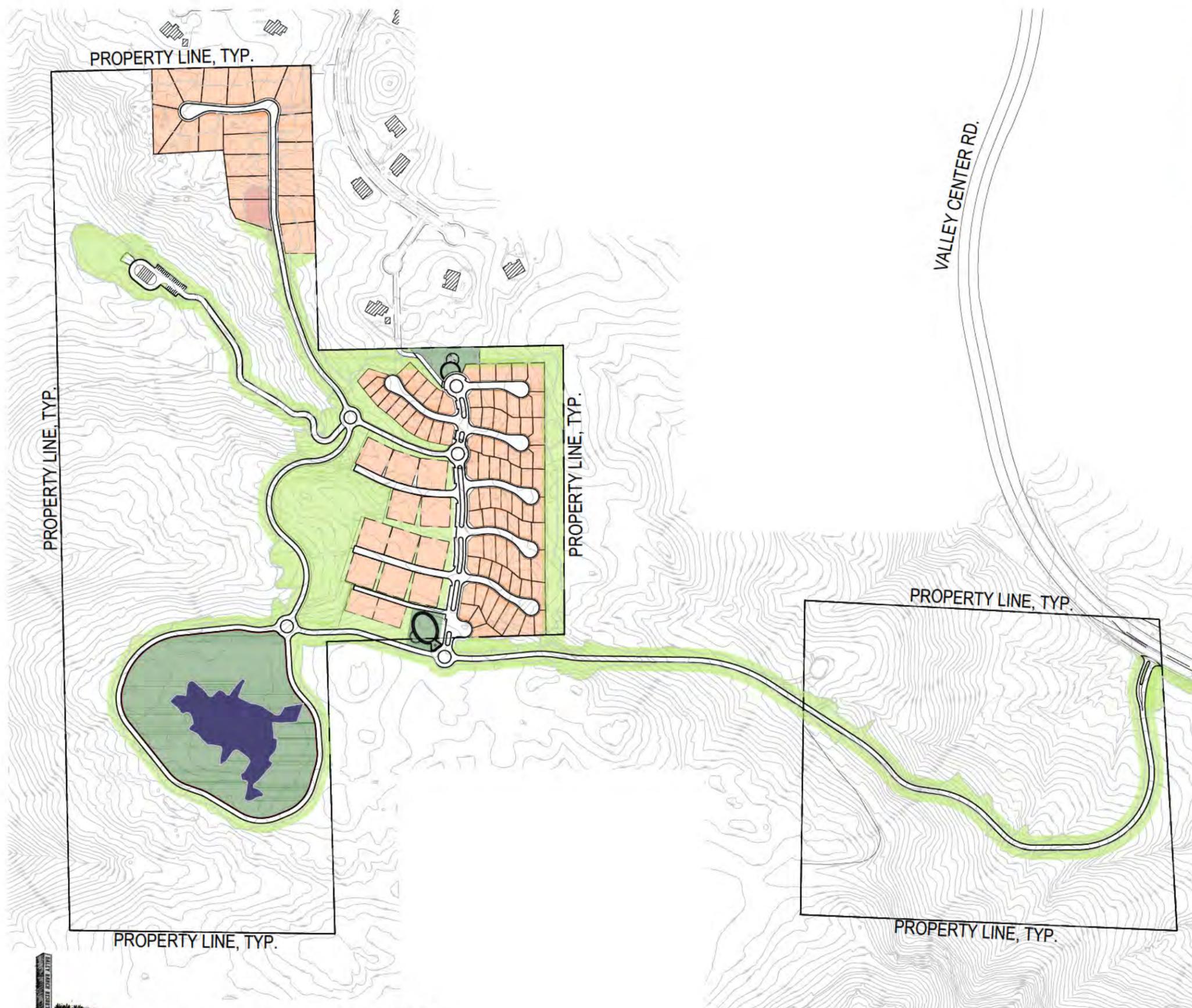


DALEY RANCH RESORT
SPECIFIC PLAN

Figure 24 – Plant Palette

THIS PAGE IS INTENTIONALLY BLANK





REVEGETATION LEGEND

SYMBOL	DESCRIPTION
	NATIVE PLANTS REVEGETATION
	NATURALIZED PLANTS REVEGETATION
	PLANT REVEGETATION BY OWNER
	DETENTION BASIN PLANTS REVEGETATION

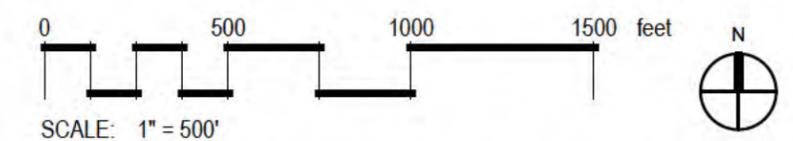


Figure 25 – Revegetation Plan

THIS PAGE IS INTENTIONALLY BLANK



- a. “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.
 - b. “Transitional” manufactured slopes adjacent to natural open spaces shall utilize a compatible group of plants within the existing native plant communities.
4. Trees and other landscape materials shall be planted on slopes, along streets, and within HOA open space areas to visually buffer the Daley Ranch Project site from obvious view. Refer to Figure 26 for a “Street Tree Placement Diagram”.

- a. The use of native or naturalized trees and shrubs may be planted along parkways and interior/transitional slopes. All sloped landscape shall be drought tolerant whether internal to the project or transitional in nature along the Project edges.



- b. All open space areas shall have an open space easement placed over them.

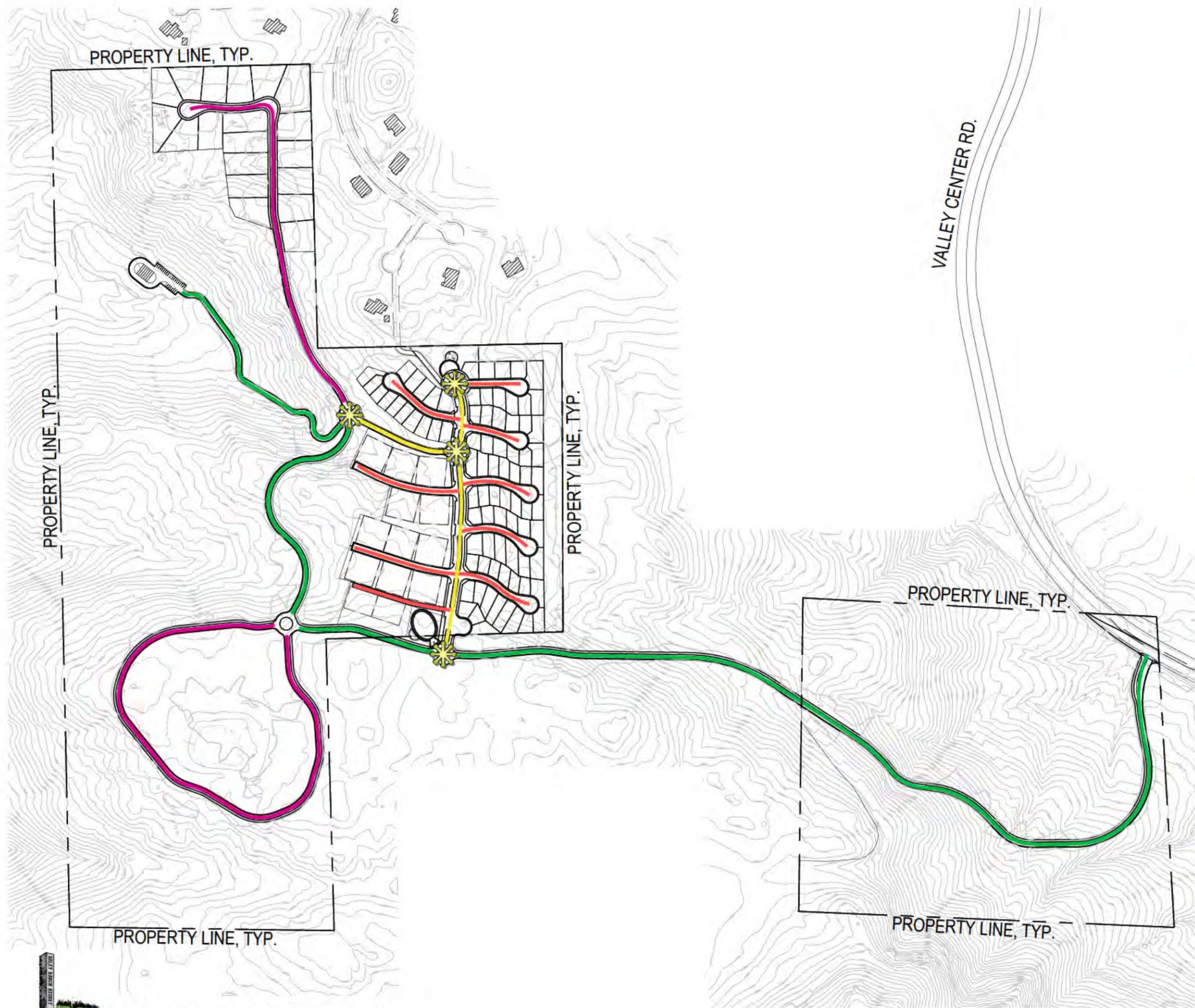
5. The landscape plant palettes for manufactured riparian areas, detention basins, and retention basins shall be specially designed with appropriately naturalized water tolerant plant materials.

- a. The plant palette will support water quality and survival in flood scenarios. The basins shall be visually pleasing year-round and the landscape within the basins shall follow guidelines set in the storm water management plan for the community.



THIS PAGE IS INTENTIONALLY BLANK





STREET TREE LEGEND

SYMBOL	DESCRIPTION
	DALEY RANCH RESORT ENTRY DRIVE - INFORMAL DRIFTS OF NATURALIZED PLANTING INCLUDING: OAK, MANZANITA, ELM, SAGE SCRUB, ROCK OUTCROPS
	DALEY RANCH RESORT FEEDER STREETS - SEMI-FORMAL ARRANGEMENTS OF NATURALIZED PLANTING INCLUDING: OAK, WILLOW, MANZANITA, ELM, CHAMISE, ROCK OUTCROPS
	DALEY RANCH RESORT PRIVATE DRIVE - SEMI-FORMAL ARRANGEMENTS OF NATURALIZED PLANTING INCLUDING: OAK, WILLOW, MANZANITA, ELM, ROCK OUTCROPS
	DALEY RANCH RESORT ACCESS DRIVE STREET - FORMAL ARRANGEMENTS OF NATURALIZED PLANTING INCLUDING: OAK, WILLOW, SYCAMORE, CALI. PEPPER
	LARGE FEATURE TREE - OAK, ELM, WILLOW

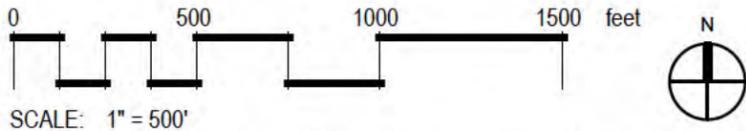


Figure 26 – Street Tree Placement Diagram

THIS PAGE IS INTENTIONALLY BLANK



Trees that are planted adjacent to and in the right-of-way will be carefully selected to ensure that they do not have an invasive root system. To ensure a common level of maintenance, the HOA or private property owner will maintain all landscaping within this area.

4.3.4 Streetscapes

The conceptual landscape plan includes streets which are subject to the streetscape landscaping regulations defined by the City of Escondido. These streetscapes may feature pedestrian paths, fencing, and the plantings of water-conserving plant materials that are native to the San Diego region or are adapted to a hot dry summer/cool winter climate. At a minimum, all proposed streetscape design shall meet the following:

1. Wherever necessary, provide shaded cover for vehicles, bicycles, and pedestrians;
2. Streetscapes shall encourage the active use by bicyclists and pedestrians;
3. Streetscapes shall be visually pleasing;
4. Trees that are planted adjacent to and/or in the right-of-way shall be carefully selected to ensure that they do not have an invasive root system. In addition, tree planting shall be utilized to define a framework of design and street hierarchy;
5. The HOA or private property owner shall be responsible for the maintenance of all landscaping within these areas as to relieve the city and provide a common level of maintenance;
6. Medians shall be planted in a fashion that respects municipal code visibility regulations;
7. Trails and walks adjacent to streets shall include meandering and/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; and



8. The lighting design shall emphasize downward-directed or muted lighting that is both safe and respectful of the natural project environment. Specific lighting styles are discussed in-depth in Section 4.3.9.

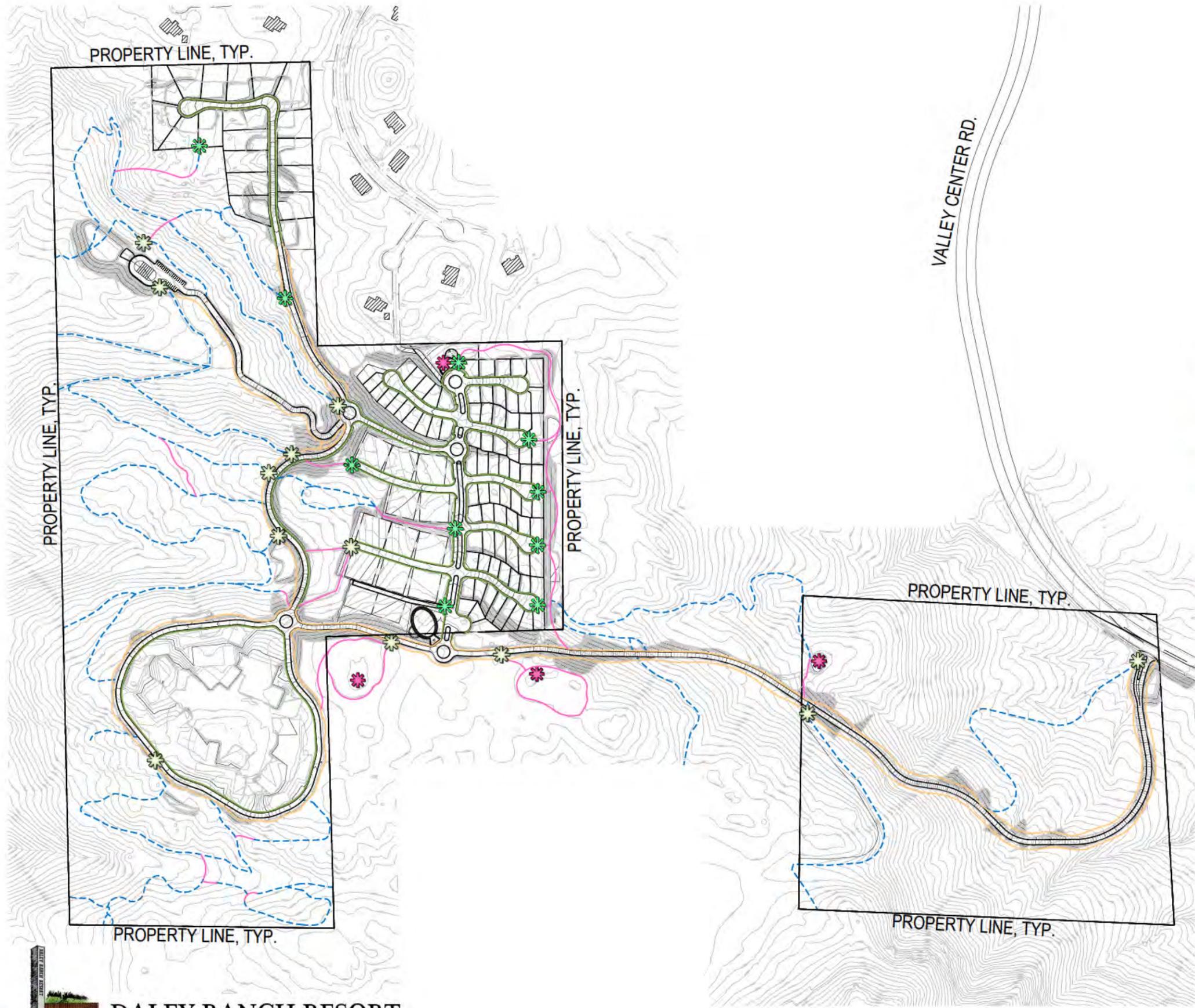
4.3.5 Recreation, Trails and Open Spaces

An extensive pedestrian-friendly trail and walkway system will be provided throughout the project site, as shown in Figure 27. All planned land-use areas shall be connected through a series of pathways, which are intended to provide residents with a walkable community and enjoyable living environment – all while respecting the naturally existing environment. Proposed pathways shall provide biking, jogging, hiking, and casual walking opportunities. Trails and walks adjacent to streets shall include meandering and/or straight sidewalks which may often be separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, fencing and pedestrian safety features such as guard rails.

1. Street adjacent paths may be either soft surface, hard surface, or a combination of both, allowing for a variety of uses. The soft-surface pathways may be as wide as six (6) feet wide or as narrow as four (4) feet, depending on the site circumstances.
2. The pedestrian circulation system shall also incorporate off-street trails and pathways for public and private usage which shall provide linkages throughout the community.
3. All pathways shall respect the limitations and designated habitat protection spaces and make use of existing pathways whenever possible.

Open spaces and community parks have been located throughout the Project site and many have been positioned in a way that features a natural vista/viewpoint. Existing vista/viewpoints shall be preserved wherever possible throughout the project site.





TRAILS & VIEWPOINTS LEGEND

SYMBOL	DESCRIPTION
	SOFT SURFACE OPEN SPACE TRAIL - EXISTING
	SOFT SURFACE OPEN SPACE TRAIL - PROPOSED
	MULTI-USE SOFT-SURFACED* TRAIL * WHERE TRAILS GRADES BECOME STEEP, SOFT-SURFACED ALTERNATIVES MAY BE PROPOSED.
	CONCRETE SIDEWALK
	PUBLIC OPEN SPACE TRAIL HEAD - PROPOSED
	PRIVATE OPEN SPACE TRAIL HEAD - PROPOSED
	VISTA POINT

NOTES:
 1. ALL LOCATIONS AND QUANTITIES OF PATHS ARE TENTATIVE AND SUBJECT TO CHANGE UNTIL APPROVED GRADING AND LOTTING PLAN.

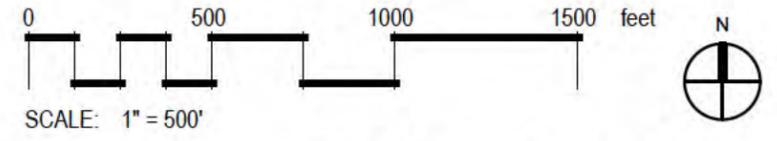


Figure 27 – Trails and Pedestrian Circulation

THIS PAGE IS INTENTIONALLY BLANK



The programmatic design of open spaces and community parks may contain the following, but it is anticipated that the program and design of specific elements will be modified and amended by public input and interests:

1. Areas for active recreation such as athletic activities and dog play areas;
2. Areas for passive recreation such as picnicking, seating, and social engagement;
3. Playground areas for children; and
4. Vehicular accommodations in the form of on-street parking or a parking lot.

A public parking and staging area containing twenty-five (25) marked parking spaces, 6 parking spaces for horse trailers, and environmentally-friendly bathrooms will be located along the western edge of the Specific Plan Area, towards the center of the site. From this area, hikers and bikers will be able to access existing facilities at Daley Ranch via a marked 20-foot-wide public trail easement. The existing open space trails provide jogging, hiking, and casual walking opportunities. Connections to other existing trail facilities will be established, taking into account habitat restrictions.

4.3.6 Community Spaces

The following Community Space standards are intended to provide quality outdoor spaces, promote a sense of community, and be aesthetically pleasing.

- Entrances and paths shall be accessible to all residents.
- All spaces shall be designed to support a diversity of activities as well as special events that are appropriate to the scale of the open space.
- Allowed uses: basketball courts, community garden space, off-leash dog park, picnic area or other seating, playground, exercise areas, community amenities.
- Enhanced crosswalks at park access points shall be provided.



- Plazas and paseos shall utilize focal points such as planters, artwork and signage for ease of navigation.
- Community spaces shall feature landscaped areas and other amenities such as lighting, benches, trash receptacles and drinking fountains.
- Street level fencing, when necessary, shall be semi-transparent, to encourage visibility and public safety.
- Streetscapes shall include identifying elements such as landscape, signage, decorative paving and lighting to establish a sense of arrival.
- Accentuate spaces with diversified outdoor elements, decorative pilasters, signage, short garden walls, trellises, pergolas, community art, and other accent fixtures shall be installed where appropriate.
- All paths of travel shall conform to the standards of the Americans with Disabilities Act (ADA).

4.3.7 Entry Monumentation

Monument signage shall be designed to mimic the existing landscape conditions of the Project site. Landscaped gateways shall be designed to define the Daley Ranch Resort property access points. Community entries shall serve to establish and identity for the neighborhood, while not detracting from the natural environment native to the project site.

The primary entry of the site shall be designed to feel welcoming and blend into the natural landscape of the Project site. In addition, the primary entry shall convene a “sense of arrival” to visitors and residents through the utilization of plant materials, enhanced construction materials, and strategic landscape lighting elements. It is anticipated that elements of the design (i.e., aesthetics of fencing, plant materials, entry locations, and general construction materials may be adjusted to reflect the communities vision and the public’s input throughout the design review process.

Additional Project entries shall be gated and lead into the private residential areas or resort areas of the community. The aesthetic of additional entries shall be consistent



with the overall Project site, but may be understated in “sense of arrival” by comparison with the primary project entry.

All Project entry points shall include (at a minimum):

1. An entry monument and a vehicular gate;
2. Vehicular turn-around;
3. Native or naturalized landscaping enhancements (including the use of repurposed boulders and/or rocks);
4. Used in proportion to the Project landscape;
5. Used to clearly and visibly define primary and secondary site entries;
6. Maintained by the applicable HOA;
7. Utilize plant and landscape materials that do not obstruct or interfere with vehicular site visibility at intersections, especially where pedestrians may be present; and
8. An integration into the existing natural landscape and streetscape improvements required by the City of Escondido’s governing municipal code.

Other features which may be included as a part of Project entries and monuments are:

1. Enhanced ground paving; and
2. Landscape lighting.

Landscaped gateway and monument locations are shown in Figure 28, while design concepts are shown in Figure 29.



THIS PAGE IS INTENTIONALLY BLANK



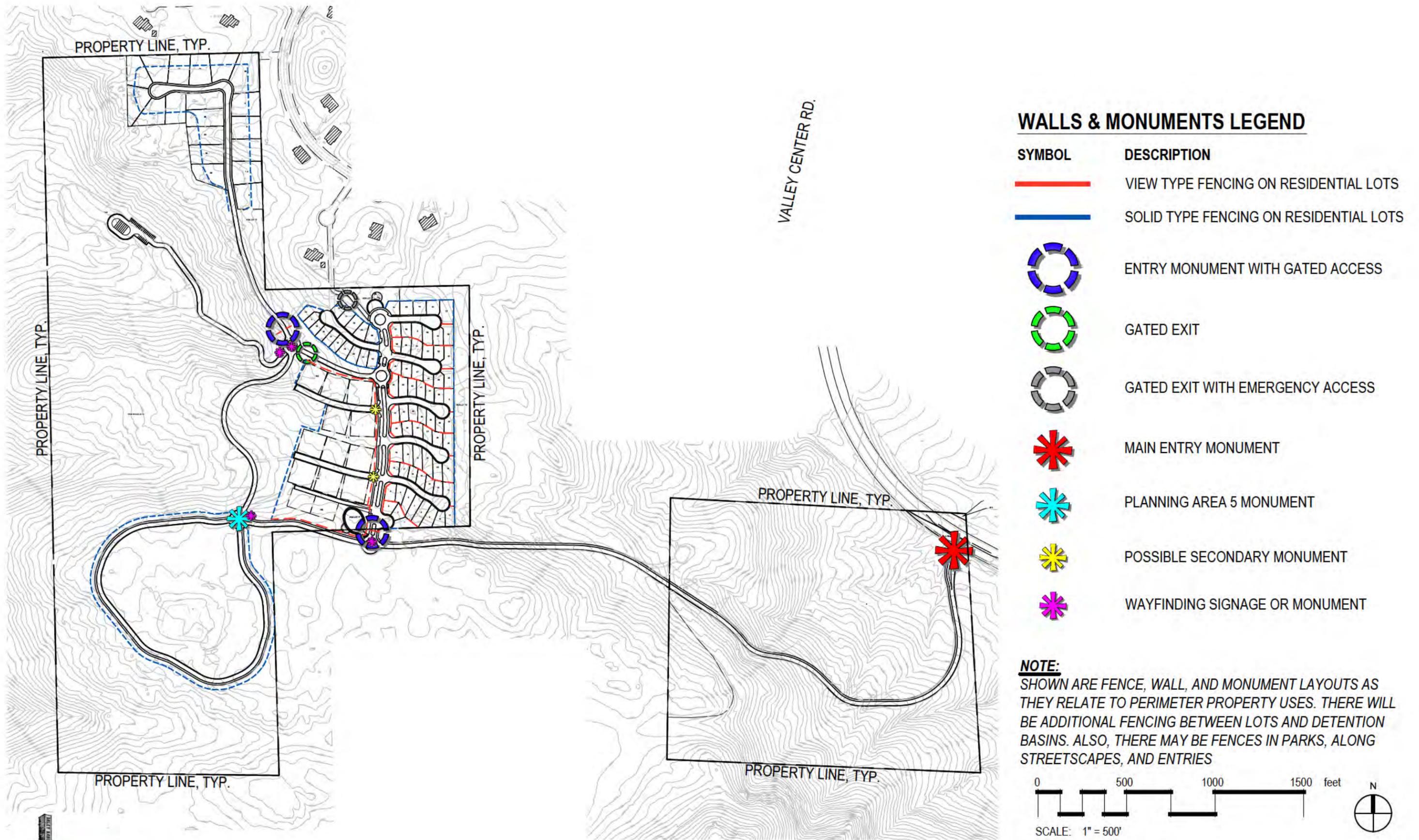
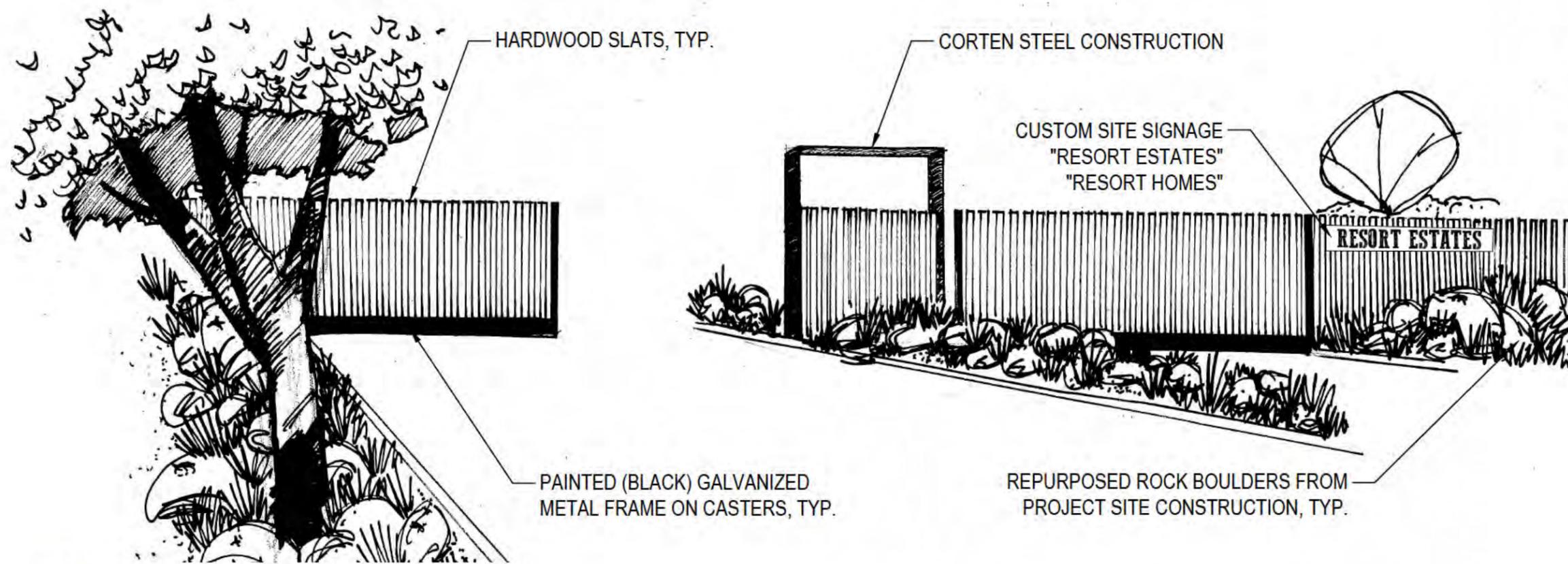


Figure 28 - Entry and Monument Locations

THIS PAGE IS INTENTIONALLY BLANK

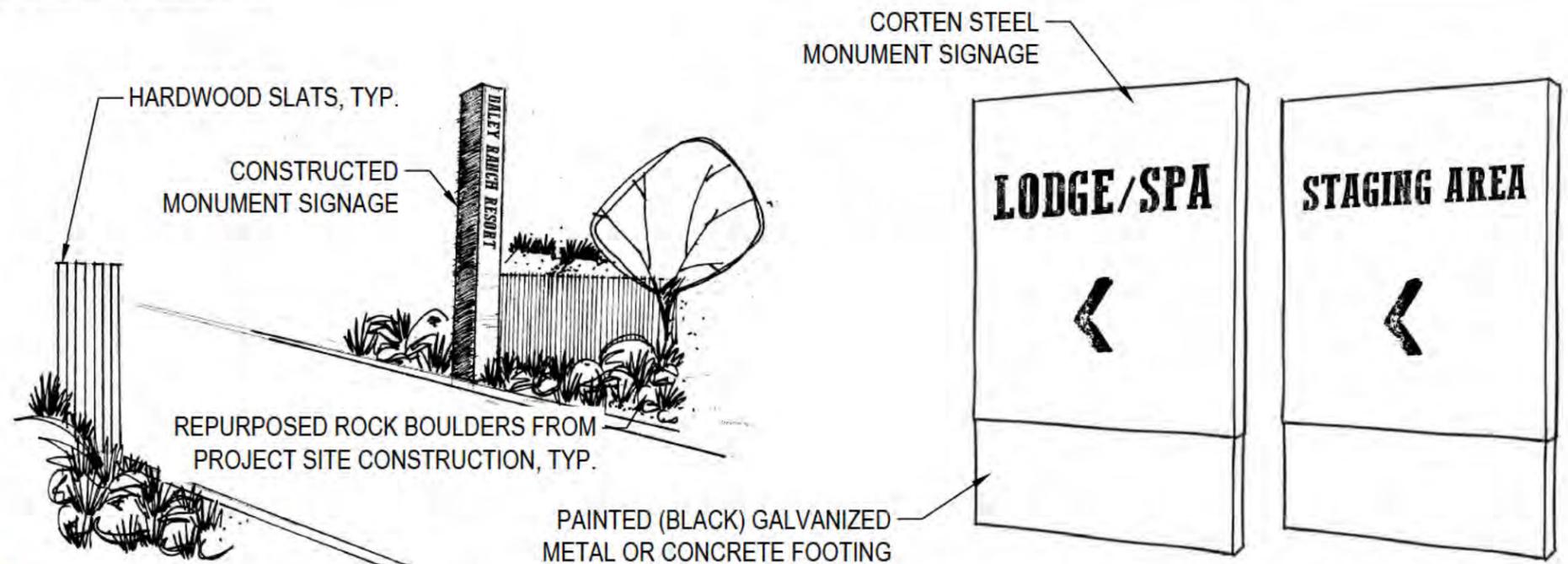
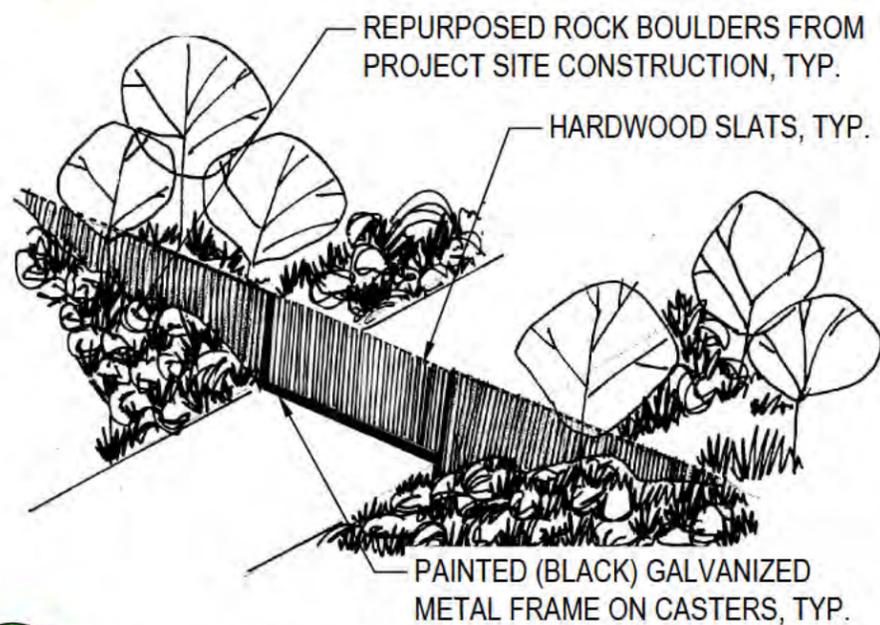




NOTE:
 SHOWN ARE MONUMENT CONCEPTS
 FEATURING REPURPOSED ROCK AND NATIVE
 OR NATURALIZED PLANT MATERIALS. THERE
 WILL BE ADDITIONAL FENCING AND WALLS
 ALONG PROPERTY LINES, STREETSCAPES,
 AND ENTRIES WHICH SHALL UTILIZE
 CONCEPTUAL DESIGN LANGUAGE.



"RESORT HOMES" AND "RESORT ESTATES" ENTRY GATE AND MONUMENT SIGNAGE



"RESORT HOMES" GATED EXIT



"DALEY RANCH RESORT" ENTRY MONUMENT

TYPICAL WAYFINDING SIGNAGE

-  POSSIBLE SECONDARY MONUMENT
-  PLANNING AREA 5
-  STAGING AREA SIGNAGE

Figure 29 - Entry and Monument Design Concepts



THIS PAGE IS INTENTIONALLY BLANK



4.3.8 Community Wall and Fence Guidelines

All fences and walls within the DRRSP area shall be designed to complement the architecture and landscape character. The following sections details these design guidelines, while design concepts are shown in Figure 30.

4.3.8.1 Walls

The following guidelines and standards shall be used for determining the design and location of all walls within the project:

- Walls shall be a maximum of ten feet in height, except along the southerly side of Street 'A', approximately 1,500 -1,900 feet westerly of Valley Center Road. Here the maximum wall height shall be twenty-four (24) feet due to the topographical constraints necessary to access the development area of the site.
- The placement of a wall shall minimize its visual impact and maximize its effectiveness.
- Wall types should be developed to provide sound attenuation, privacy, containment and definition, fire protection, view preservation and enhancement.
- Walls used along the site's perimeter shall be located to protect the privacy of residents, as well as take advantage of views where practical. The CC&Rs for the proposed project shall clearly state the HOA shall be responsible for the maintenance of all retaining walls not proposed as part of private front yard or backyard enhancement.
- Entry theme walls shall have some elements carried throughout the project.

Acceptable materials for decorative walls and pilasters include brick, stone, decorative tubular steel, pre-cast concrete, brick, split-face masonry block, and stucco.



THIS PAGE IS INTENTIONALLY BLANK





"SOLID" TYPE FENCING / WALL MATERIAL LANGUAGE



"SCREENING" TYPE FENCING MATERIAL LANGUAGE

NOTE:
SHOWN ARE FENCING CONCEPTS FEATURING MIXED MATERIALS. REPURPOSED ROCK AND MANUFACTURED MATERIALS ARE INTENDED TO BE USED. THERE WILL BE ADDITIONAL FENCING AND WALLS ALONG PROPERTY LINES, STREETSCAPES, AND ENTRIES WHICH SHALL UTILIZE CONCEPTUAL DESIGN LANGUAGE.



Figure 30 - Fence and Wall Design Concepts

THIS PAGE IS INTENTIONALLY BLANK



4.3.8.2 Fences

The following guidelines and standards shall be used for determining the design and location of all fences within the project:

- Fences shall be a maximum of six feet in height.
- The placement of a fence shall minimize its visual impact and maximize its effectiveness.
- Fence types should be developed to provide sound attenuation, privacy, containment and definition, view preservation and enhancement.
- Walls used along the site's perimeter shall be located to protect the privacy of residents, as well as take advantage of views where practical. The CC&Rs for the proposed project shall clearly state the HOA shall be responsible for the maintenance of all perimeter fences.
- Side yard fences and gates located in Planning Areas 1, 2, 3 and 4 facing a street should be solid for privacy and sound attenuation.
- Appropriate fencing materials include ornamental iron, tubular steel, masonry, and wood.

4.3.9 Conceptual Lighting Guidelines

Exterior lighting of the landscape and built structures shall be designed to enhance the mood and character of the project site. All lighting shall be designed to include light levels necessary for ensuring safety, but not so much that it is to the detriment of the natural environment or existing ecosystem.

The proposed conceptual lighting design shall focus on quality of light and the application of light. Generally speaking, lighting design shall conform to the following minimum standards:



1. Lighting along pedestrian corridors shall be human in scale with closer spacing and lower than typically found in an urban setting.
2. Lighting standards shall be manufactured from the highest quality materials that are visually pleasing. All components of light fixtures such as base, pole, and fixture head shall be visually pleasing and inconspicuous to the user experience.
3. All lighting shall comply with the County of San Diego's light pollution code.
 - a. Lighting shall have a consistent feel and avoid abrupt changes in pattern and levels.
 - b. Lighting shall be designed to provide adequate levels for safety and security without over illuminating and intruding adjacent land-use areas. Light shields shall be utilized where necessary to further avoid nuisance lighting, particularly in residential and natural open space areas.
 - c. LED fixtures shall be utilized wherever possible.

4.3.10 Fuel Modification Zones

Fuel modification zones are intended to minimize opportunities for brush fires near the proposed development. 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 DRRSP. Special attention shall be given 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 as well. The Fire Protection Plan requirements supersede those in the Specific Plan if conflicting. See Figure 31 for the location of proposed fuel modification zones. The following minimum fuel standards apply:

- The minimum Fuel Modification Zone is 100 feet from structures.
- Fuel Modification Zones must be permanently marked and provisions to provide ongoing maintenance must be reflected in the CC&Rs.



THIS PAGE IS INTENTIONALLY BLANK



4.4 Conservation and Sustainability

These regulations are intended to:

1. Reduce energy demand;
2. Reduce demand for potable water;
3. Comply with the City of Escondido's Climate Action Plan;
4. Reduce waste and use of new materials; and
5. Reduce demand on natural resources.

4.4.1 Sustainability Approach

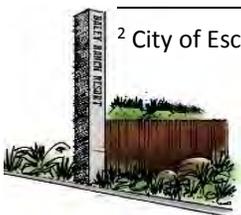
- Use of permeable paving, pavers, turf stone, brick and decomposed granite (DG) is encouraged to reduce surface water and pollutant runoff.
- Roof drainage should be routed through turf or other landscaping to treat storm water runoff and allow percolation.

4.4.2 Energy Conservation

The construction of new homes provides the City of Escondido with the opportunity to require the installation of energy efficient measures to work towards meeting goals set forth in the City's Climate Action Plan (2013). In order to demonstrate consistency with the City's greenhouse gas (GHG) emission reduction goals², the following measures shall be incorporated:

- Build residential units to be solar-ready;
- Install ENERGY STAR-qualifies or equivalent appliances, including air conditioning and heating units, dishwashers, water heaters, etc.;

² City of Escondido Climate Action Plan. Adopted December 4, 2013.

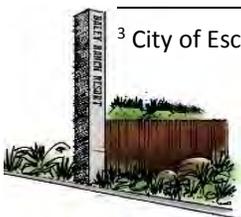


- Install energy-efficient water heaters;
- Install ENERGY STAR-qualified or equivalent windows and appropriate insulation per climate zone;
- Install ENERGY STAR-qualified or equivalent lighting;
- Optimize conditions for natural heating, cooling and lighting by building siting and orientation;
- Use features that incorporate natural ventilation;
- 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.
- Install light-colored “cool” pavements, and strategically located shade trees along all bicycle and pedestrian routes; and
- Incorporate skylights, reflective surfaces, and natural shading in building design and layouts.

In addition, new development projects in the City of Escondido are encouraged to incorporate strategies that will reduce heat island impacts. The City’s CAP goal is to reduce heat gain by 50% of the non-roof impervious site landscape.³ Strategies include:

- Strategically placed shade trees;
- The use of paving materials with a Solar Reflective Index (SRI) of at least 29;
- Open grid pavement system; or
- Covered parking (with shade or cover having an SRI of at least 29).

³ City of Escondido Climate Action Plan. Page 4-26. Adopted December 4, 2013.



4.4.3 Water Conservation

Water conservation is essential to ensure that future Daley Ranch Resort residents and visitors, as well as all residents in the City of Escondido and San Diego County, have adequate water today and into the future. The following techniques shall be used to conserve water resources:

- The use of native vegetation and drought tolerant landscaping is encouraged to reduce water consumption for landscaping.
- The use of rain barrels is encouraged.
- Incorporate best management practices during construction to minimize water waste.

4.4.4 Waste Reduction and Recycling

The DRRSP places a large emphasis on waste reduction and recycling, and strives to serve as a model community in the City of Escondido. The following standards will help the Daley Ranch Resort development achieve their waste reduction and sustainability goals:

- Storage and residential trash containers should be accommodated and screened in garage and yard space.
- A contract for recycling pick-up shall be established for all projects.
- All recycling receptacles shall be kept covered, and made of durable, waterproof, rustproof, of incombustible construction materials, and shall be of sufficient capacity to accommodate the materials collected.
- The recycling area shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
- All recycling receptacles and containers shall be kept in a secure location to prevent unauthorized entry and scavenging and theft of recyclable materials.



- Paper products and other lightweight materials shall be immediately placed into covered recycling materials.

4.5 Signage

The signage program, along with architecture and landscaping, create an identity for the Daley Ranch Resort. The following guidelines are for signage used throughout the Daley Ranch Resort project area. All signage within project areas shall be consistent with the project's theme. Signage requirements within the project shall adhere to the signage program within the DRRSP. Signage within the project will primarily be used as neighborhood and resort identification, and wayfinding.

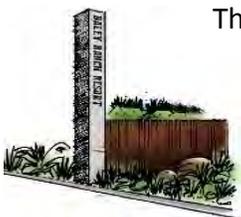
4.5.1 General Guidelines

The following general guidelines apply to all signage:

- All signs must conform to or exceed the City of Escondido Sign Ordinance (Article 66).
- The architectural character of the signs should be in keeping with the Rural Contemporary theme of the Specific Plan.
- Materials and colors should be consistent with the architectural materials and color schemes used within the community, yet readily visible to emergency response vehicles.
- Signs shall employ a design vocabulary that is consistent with the overall theme of the project. The design vocabulary should consider unified design for lettering typeface, size, form, color and materials. Graphic symbols should be used in lieu of or in addition to verbiage for biking, walking, parking, and directional commands wherever possible.
- In general, signs should be simple in form and shape to minimize visual impacts.

4.5.2 Specific Guidelines

The following more specific guidelines address wall, monument and street signs:



- No wall signs shall be permitted on residential dwelling units/buildings, with the exception of address numbers.
- Neon, internally-illuminated, roof, and billboard sign types shall be prohibited.
- Community entry signage should become an integral part of the design of decorative theme walls. Letters, logos, or illustrations on community entry signs should not exceed three feet.
- The direct painting of letters or logos on decorative theme walls is not permitted.
- The installation of monument signs is limited to the community entryway.
- The monument sign design should include landscaping features that are compatible with the community's landscape theme. Flowering shrub materials, specimen theme trees, and decorative earth mounding should be used in conjunction with monument signs.
- Street signs should be designed to be consistent with the community's architecture and traditional design theme, while meeting Zoning Ordinance standards.
- Street signs should be provided to draw pedestrians from the street into the project.

4.6 Lighting

The Daley Ranch Resort shall incorporate energy efficient lighting and lighting techniques, and be designed as a low light project to minimize on- and off-site impacts of night lighting. The level of on-site lighting as well as lighting fixtures shall comply with all applicable requirements and policies of the City of Escondido. Exterior lighting, such as streetlights and landscape lighting, will be consistent throughout the development area. Energy conservation, safety, and security should be emphasized when designing the lighting systems and should include the following considerations:



- The private streets, driveways, and parking areas shall be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement.
- Landscape lighting may be utilized for accentuating the landscape and hardscape areas.
- LED lighting shall be used throughout the project in an effort to promote energy efficiency. Incandescent or halogen light bulbs shall not be utilized in common spaces or for landscape lighting.
- Commonly-metered house lights and low lumen output bollard-type lights shall be used to provide street and sidewalk lighting except at street intersections and other areas where safety concerns merit the use of light poles.
- All light poles within the project shall use shielded light fixtures to minimize light spillover onto adjacent properties.
- All lighting shall be designed and located in a manner that is compatible with scenic values and other public interests throughout the community.
- Light fixtures shall be designed to complement the architectural style of the development.
- Pedestrian-scaled lighting should be incorporated into outdoor areas such as pedestrian walkways, paseos, play lots and parking areas.
- Pedestrian-scaled lighting should be integrated into building and landscape design.



5.0 CIRCULATION PLAN

This section provides the Daley Ranch Resort development standards and design guidelines for the Circulation System, including all modes of travel. The standards and design criteria in this section will establish the character of the DRRSP, and will differentiate it from other development in Escondido.

One of the major goals of the DRRSP is to create a unique enclave in a semi-rural area of San Diego County. The circulation pattern is designed to maximize connectivity between residential neighborhoods, the resort, parks, open space and other uses.

5.1 Vehicular Circulation

The Daley Ranch Resort vehicular circulation system is designed to provide access to the five Planning Areas, and connect future residents and visitors with existing streets that surround the community.

The vehicular circulation system incorporates a variety of street types and designs, throughout the Specific Plan Area. No high-speed, high-volume traffic will travel through the community. Streets have been designed to reflect this characteristic. Roadways work with the natural topography of the site, curving around slopes and hillsides when appropriate. All roadways are a maximum of one travel lane in each direction, with traffic calming scattered throughout the site to further reduce speeds. Figure 32 depicts the Vehicular Circulation System.

All streets within the DRRSP will be private and will be designed to create a sense of community. The HOA shall maintain the entire right-of-way of these streets. A private access easement shall be provided for all roadways and sidewalks.

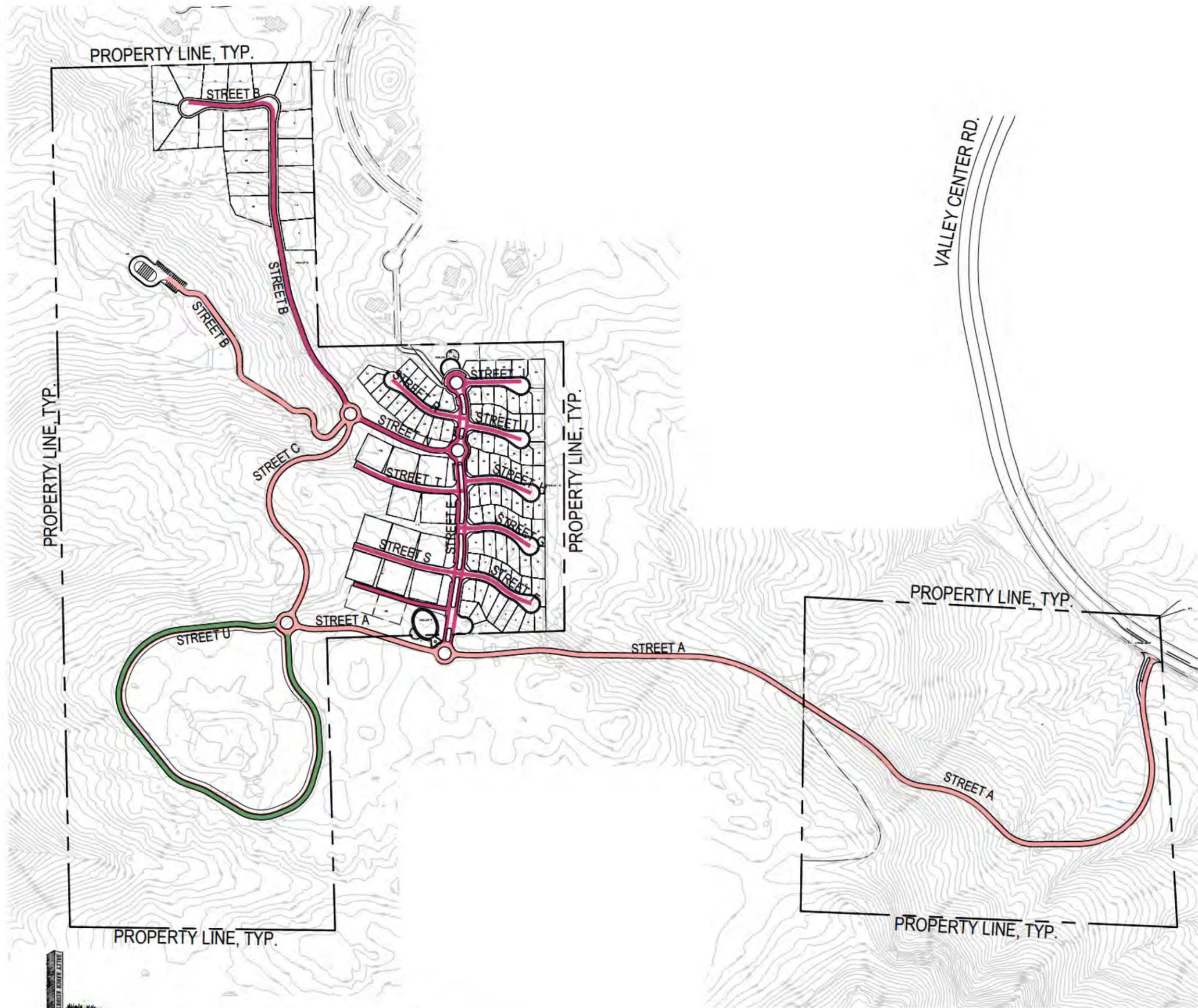
5.1.1 Daley Ranch Resort Access

All vehicles entering and/or exiting the DRRSP will travel on the main access street, referred to as Street 'A'. This street runs mainly in an east/west direction from Valley Center Road to the entrance to Planning Area 2.



THIS PAGE IS INTENTIONALLY BLANK

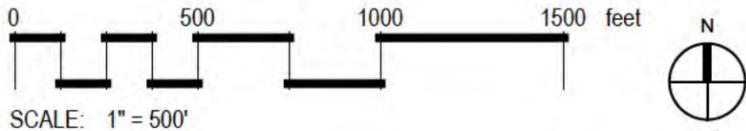




VEHICULAR CIRCULATION LEGEND

SYMBOL	DESCRIPTION
█	PUBLIC ACCESS - STREET A - STREET C - STREET V
█	PRIVATE ACCESS - STREET B - STREET E - STREET F - STREET S - STREET G - STREET H - STREET T - STREET N - STREET R - STREET I - STREET J
█	RESORT PATRON ACCESS - STREET U

NOTES:
ALL LOCATIONS ARE TENTATIVE UNTIL APPROVED GRADING AND LOTTING PLAN.



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 32 – Vehicular Circulation System

THIS PAGE IS INTENTIONALLY BLANK



This street will have a 36-foot-wide right-of-way, with one travel lane (12 feet wide) in each direction. A six-foot-wide sidewalk will be located adjacent to the travel lanes on the one side of the street, with a four-foot-wide parkway located adjacent to the sidewalk. No parking will be permitted along this street, and bicyclists will share the roadway with vehicles. Refer to Figure 33 for the street cross section.

5.1.2 Planning Area Access

There are two street types used throughout the DRRSP to provide access to the five Planning Areas. These street types vary depending upon existing geologic conditions and the number of people anticipated to be residing in, or visiting, each Planning Area.

Planning Area Access streets will be constructed as private roads, and will have either a 36, 44, or 72-foot-wide right-of-way. All of these street types will have one travel lane (12 feet wide) in each direction. The smaller street will also accommodate a six-foot-wide non-contiguous sidewalk located adjacent to the travel lanes in one direction. A four-foot-wide parkway will be located adjacent to the sidewalk. No parking will be permitted along this street, and bicyclists will share the roadway with vehicles. In addition to the travel lane in each direction, the 72-foot-wide street will accommodate a 20-foot-wide raised median that will separate the two travel lanes, as well as 6-foot-wide sidewalks and a four-foot-wide parkway on both sides of the street. Parking will be accommodated in some locations with an 8-foot wide-parking lane. In places where parallel parking is not provided, the parkway increases to 12 feet on one side of the street. Refer to Figures 33, 34, 35 and 36 for the street cross sections.

5.1.3 Residential Neighborhood Access

There are three street types used throughout the DRRSP to provide vehicular distribution throughout the residential neighborhoods. These street types vary in each Planning Area.

5.1.3.1 Planning Area 1

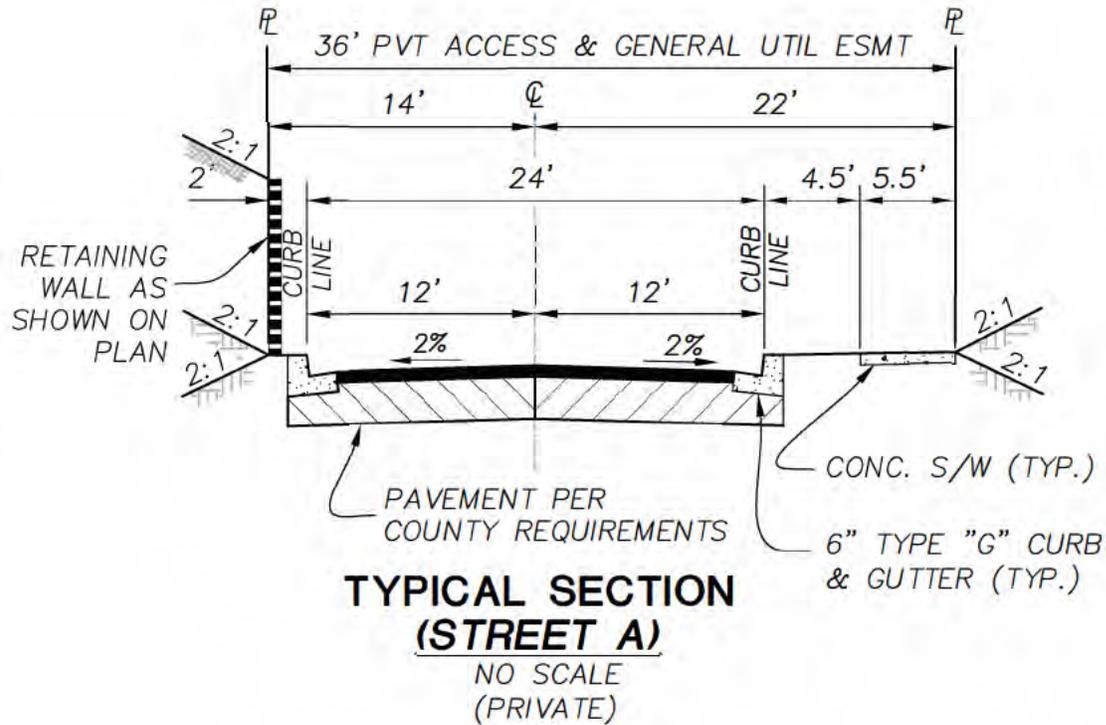
The streets located in Planning Area 1 will have a 44-foot-wide private road easement, with one travel lane (12 feet wide) in each direction, and will terminate in a cul-de-sac. A 6-foot-wide sidewalk will be located adjacent to the travel lanes on both sides of the street, with a 4-foot-wide parkway located adjacent to the sidewalk. No parking will be permitted along this street, and bicyclists will share



THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (STREET 'A')



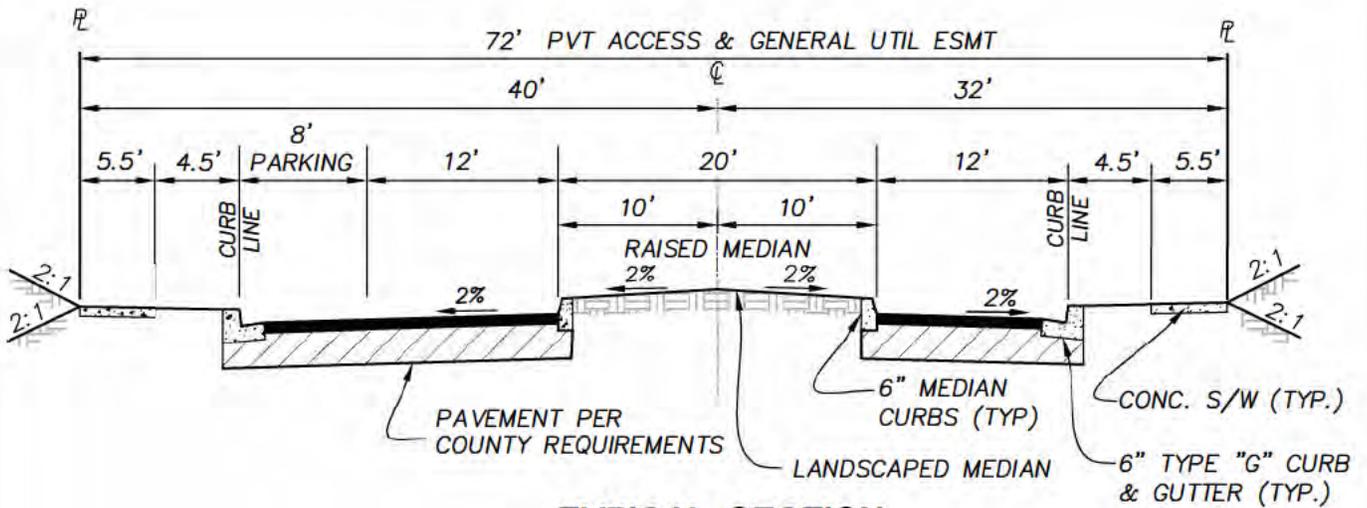
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 33 - Street Cross Section (Street 'A')

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (STREET 'E' WITH PARKING)



TYPICAL SECTION (STREET 'E' WITH PARKING)

NO SCALE
(PRIVATE)



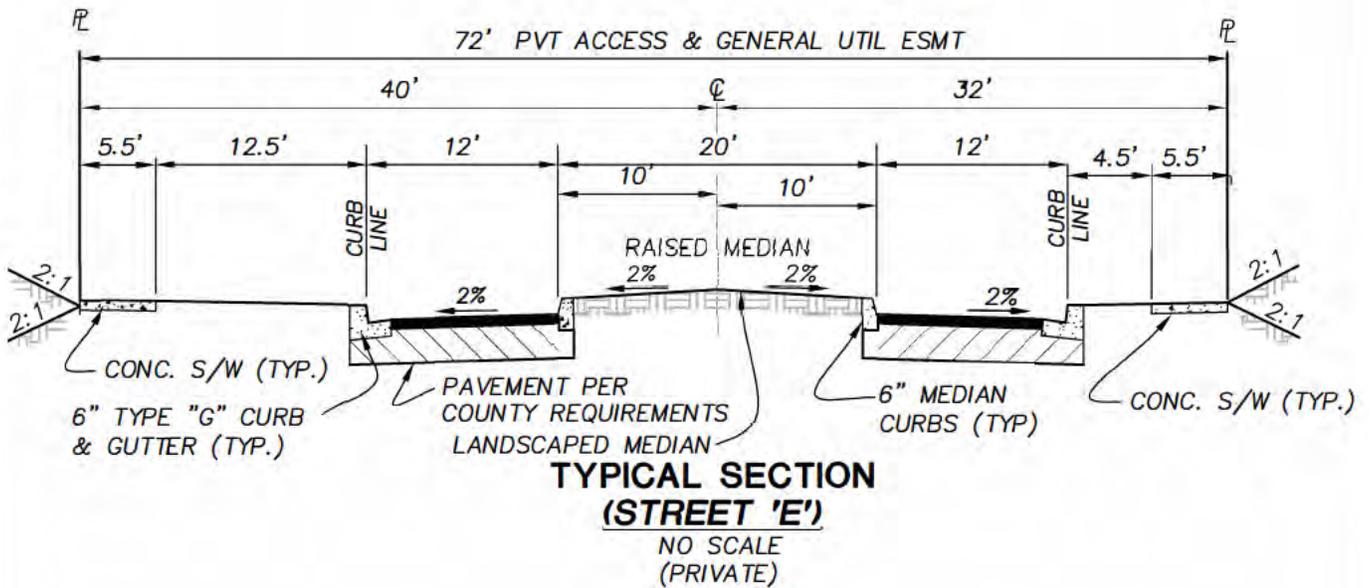
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 34 - Street Cross Section (Street 'E' with parking)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (STREET 'E')



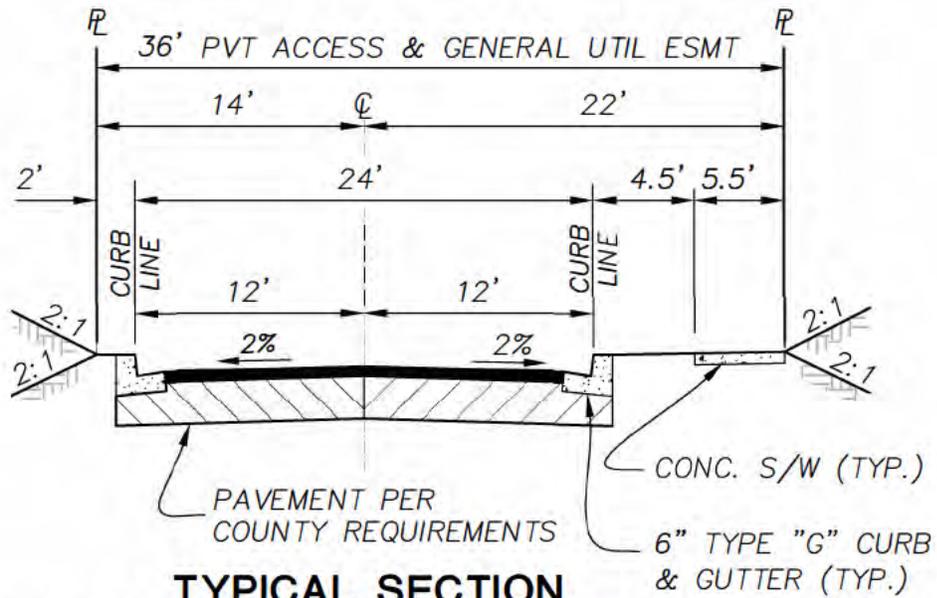
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 35 - Street Cross Section (Street 'E')

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (STREET 'B')



NO SCALE
(PRIVATE)



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 36 - Street Cross Section (Street 'B')

THIS PAGE IS INTENTIONALLY BLANK



the roadway with vehicles. Cul-de-sac and knuckles located on this street will comply with existing City of Escondido design standards. Refer to Figure 37 for the street cross section and Figure 8 for a depiction of the Planning Area 1 boundary.

5.1.3.2 Planning Area 2

Streets in Planning Area 2 will have a 44-foot-wide private road easement, with one travel lane (12 feet wide) in each direction, and each street will terminate in a cul-de-sac. On street parking can be accommodated on one side of the 32-foot-wide paved area, but will not be marked. A 6-foot wide sidewalk will be located adjacent to the travel lanes, on both sides of the street. Bicyclists will share the roadway with vehicles. Cul-de-sac and knuckles located on this street will comply with existing City of Escondido design standards. Refer to Figure 38 for the street cross section and Figure 9 for a depiction of the Planning Area 2 boundary.

5.1.3.3 Planning Area 3

Streets in Planning Area 3 are more closely related to alleys, as they are intended to only provide vehicular access to the individual garages. These alley-type streets will have a 24-foot-wide private road easement, with one travel lane (12 feet wide) in each direction, with a hammerhead turnaround at the end of each street. No parking will be permitted along these alley-type streets, and pedestrians and bicyclists will share the roadway with vehicles.

These alley-type streets will tie into larger streets in the Planning Area. These larger streets will have a 40-foot-wide private road easement, with one travel lane (12-foot-wide) in each direction. On-street parking can be accommodated on each side of the 32-foot-wide pavement. A four-foot-wide sidewalk will be located on both sides of the street. Bicyclists will share the roadway with vehicles. Refer to Figure 39 for the street cross section and Figure 10 for a depiction of the Planning Area 3 boundary.

5.1.3.4 Planning Area 4

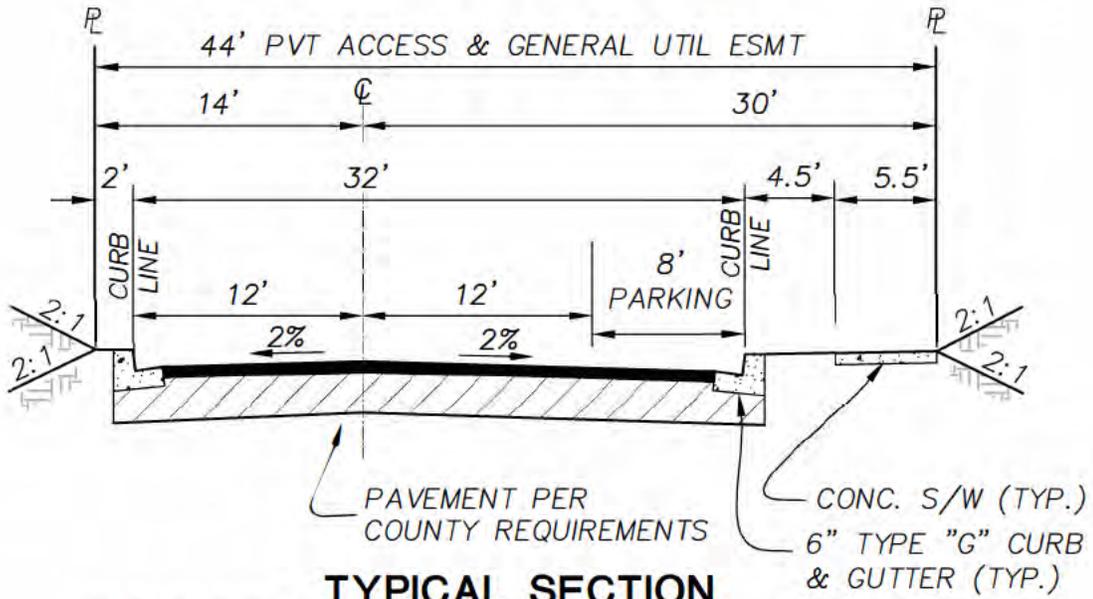
Streets in Planning Area 4 are more closely related to alleys similar to Planning Area 3, as they are intended to only provide vehicular access to the individual garages. These alley-type streets will have a 24-foot-wide private road easement,





**DALEY RANCH RESORT
SPECIFIC PLAN**

STREET CROSS SECTION (PLANNING AREA 1)



TYPICAL SECTION
(STREET 'B' STA 26.98.82 TO 36+55.90)

NO SCALE
(PRIVATE)



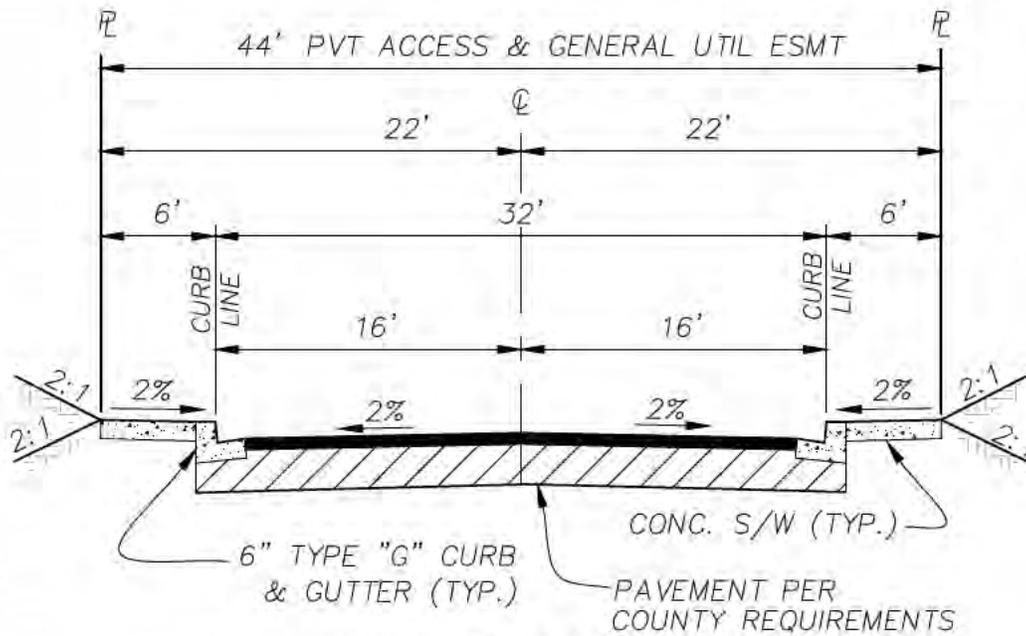
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 37 - Street Cross Section (Planning Area 1)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (PLANNING AREA 2)



TYPICAL SECTION (STREETS F, G, H, I, J, AND R)

NO SCALE
(PRIVATE)



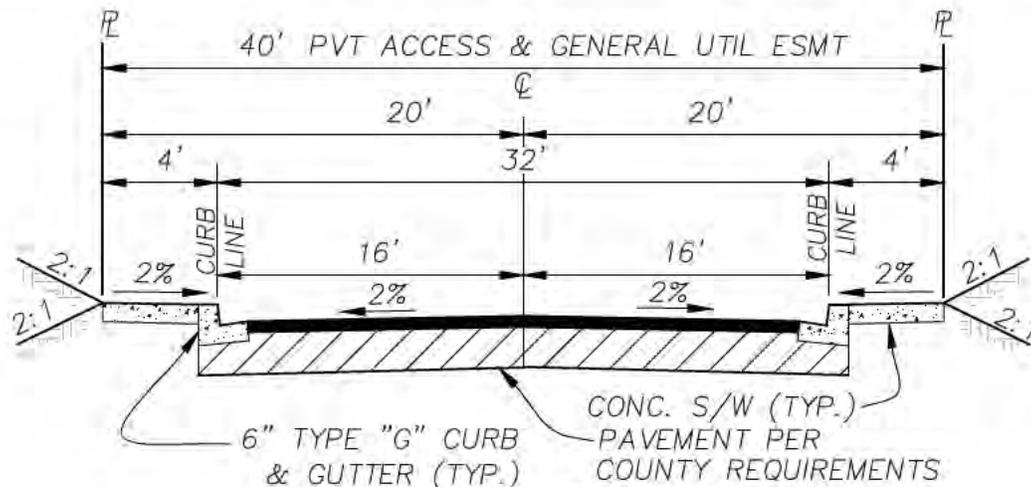
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 38 - Street Cross Section (Planning Area 2)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (PLANNING AREA 3)



TYPICAL SECTION (STREETS 'S' AND 'T')

NO SCALE
(PRIVATE)



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 39 - Street Cross Section (Planning Area 3)

THIS PAGE IS INTENTIONALLY BLANK



with one travel lane (12 feet wide) in each direction, with a hammerhead turnaround at the end of each street. No parking will be permitted along these alley-type streets, and pedestrians and bicyclists will share the roadway with vehicles. Refer to Figure 40 for the street cross section and Figure 11 for a depiction of the Planning Area 4 boundary.

5.1.4 Planning Area 5 – Resort Access

Vehicular circulation in Planning Area 5 is intended to provide access throughout the resort by encircling the area with a 36-foot-wide private road easement, with one travel lane (12-foot wide) in each direction. A 6-foot wide sidewalk will be located adjacent to the travel lanes on the one side of the street, with a 4-foot-wide parkway located adjacent to the sidewalk. No parking will be permitted along this street, and bicyclists will share the roadway with vehicles. Refer to Figure 41 for the street cross section and Figure 12 for a depiction of the Planning Area 5 boundary.

5.1.5 Recreational Access

Vehicular circulation is provided for future residents and visitors to access the existing trails at Daley Ranch. This street will lead to a parking area, will have a 24-foot-wide private road easement, with one travel lane (12 feet wide) in each direction. No parking will be permitted along these streets, and pedestrians and bicyclists will share the roadway with vehicles. Refer to Figure 42 for the street cross section.

5.1.6 Emergency Access Road

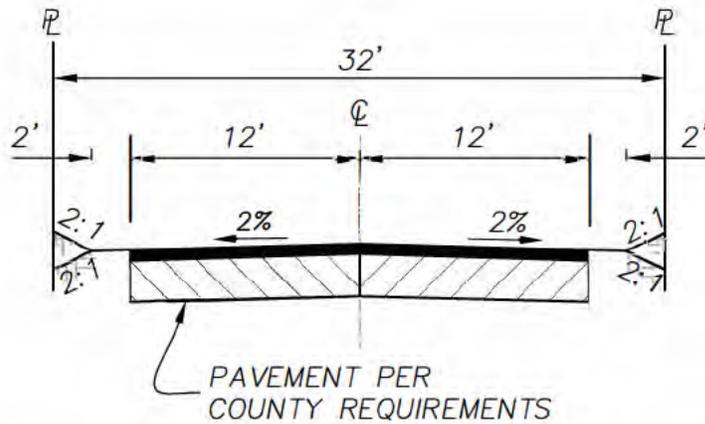
To increase safety, an access road will be provided at the northern end of the Specific Plan Area. This road is intended to only be used during emergencies and will be located within an existing access easement that runs from Quince Court, near the southern termination of Red Iron Bark Drive, to the Specific Plan Area. It will connect to a cul-de-sac located at the northern end of Planning Area 2. The emergency access road will be 24 feet wide and will be improved to fire department standards. Refer to Figure 43 for the street cross section.



THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (PLANNING AREA 4)



TYPICAL SECTION (PA 4 ACCESS ROAD)

NO SCALE
(PRIVATE)



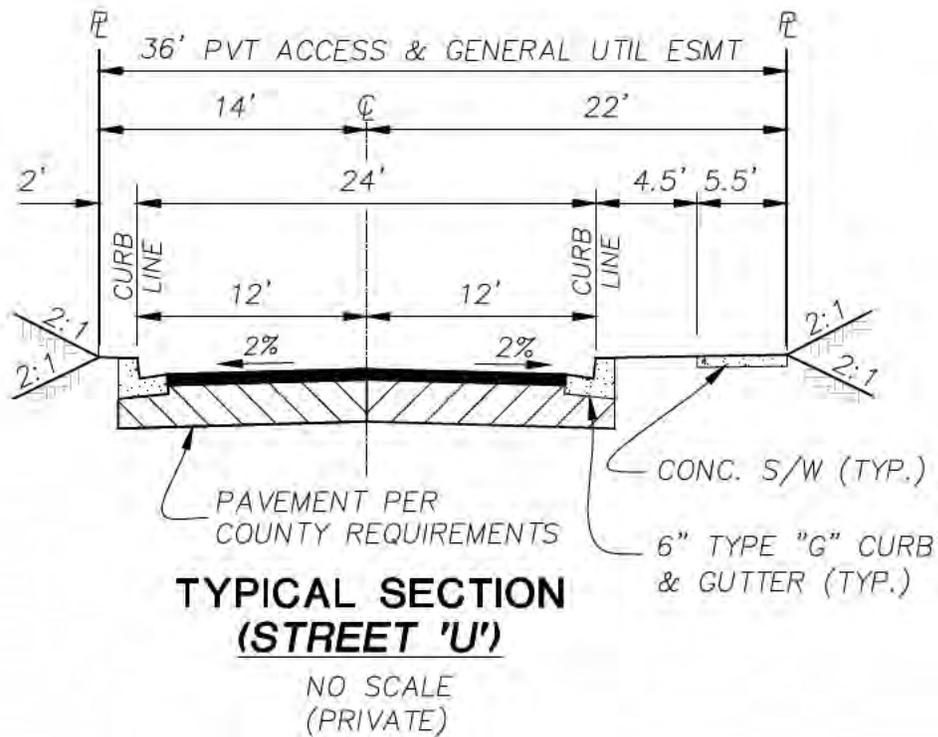
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 40 - Street Cross Section (Planning Area 4)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (PLANNING AREA 5)



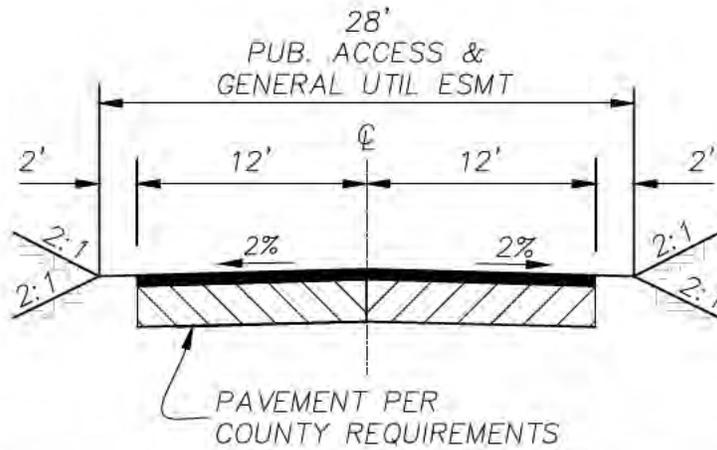
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 41 - Street Cross Section (Planning Area 5)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (RECREATIONAL PARKING LOT)



**TYPICAL SECTION
(STREET V)**
NO SCALE
(PRIVATE)



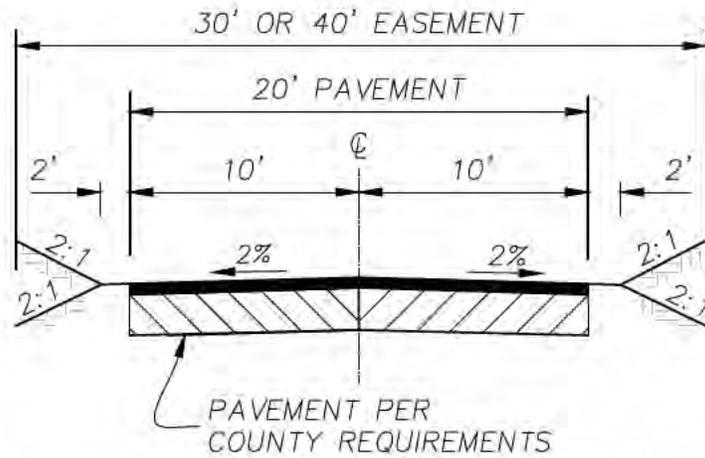
DALEY RANCH RESORT
SPECIFIC PLAN

Figure 42 - Street Cross Section (Recreational Parking Lot)

THIS PAGE IS INTENTIONALLY BLANK



STREET CROSS SECTION (EMERGENCY ACCESS ROAD)



TYPICAL SECTION (EMERGENCY ACCESS)

NO SCALE
(PRIVATE)



DALEY RANCH RESORT
SPECIFIC PLAN

Figure 43 - Street Cross Section (Emergency Access Road)

THIS PAGE IS INTENTIONALLY BLANK



The following additional standards will apply to this road:

- The proposed emergency access road will be gated, and equipped with electric switches accessible from both sides of the gate.
- The gate will be operated by dual-keyed switches that can be used by both the Fire and Police Departments.
- The electric gate must be operable through the use of Fire Department strobe detectors and vehicular sensors that allow for key-free exiting.

5.1.7 Traffic Calming

As mentioned previously, there will be no through traffic in the Daley Ranch Resort. The streets will have relatively low ADT. A variety of traffic calming techniques will be utilized throughout the project to make the area safe and pedestrian friendly.

5.1.7.1 Traffic Circles

Traffic circles will be used at several locations within the Daley Ranch Resort as a traffic calming device. Figure 44 shows the location of all traffic circles in the Daley Ranch Resort.

The traffic circles will vary in size. The anticipated levels of traffic, as well as traffic patterns, have shaped the design of the traffic circles. Sidewalks will be provided where appropriate. Figure 45 provides details on the design of all traffic circles.

Concave surface levels are preferred, however, raised levels are acceptable provided water from irrigation and precipitation are controlled within the median. Landscaping should be provided per the streetscape design standards set forth in Section 4.3.4 of the DRRSP. Signage is to be appropriately placed and should be provided per standards set forth in Section 4.5 of the DRRSP.

5.1.7.2 Crosswalks

When designed appropriately, crosswalks can provide an additional layer of vehicular traffic calming. Crosswalks shall be located at intersections, adjacent to



THIS PAGE IS INTENTIONALLY BLANK



OVERALL TRAFFIC CIRCLES EXHIBIT DALEY RANCH RESORT

LEGEND

- PROJECT BOUNDARY
- EX. R/W
- PROPOSED PROPERTY LINES

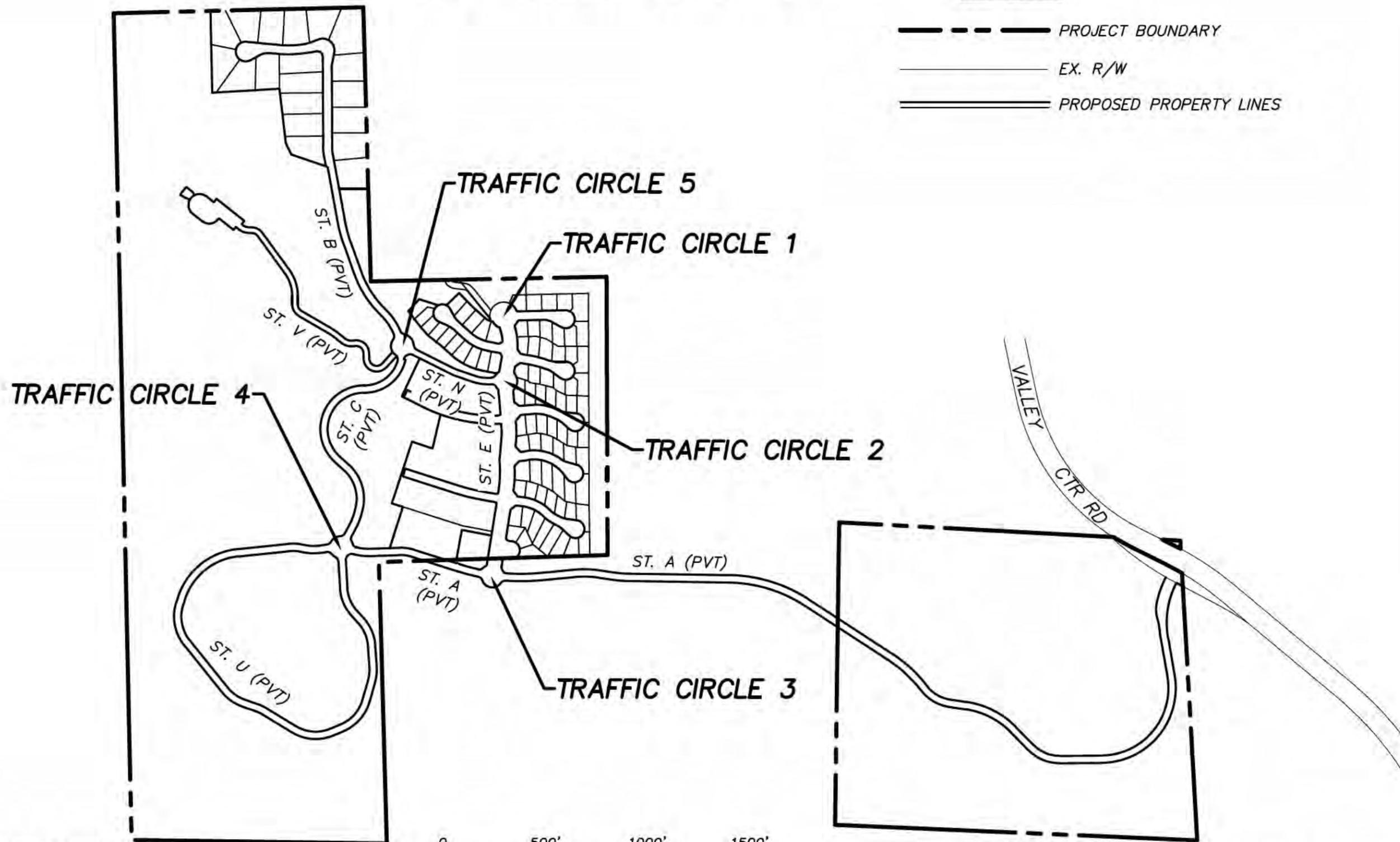
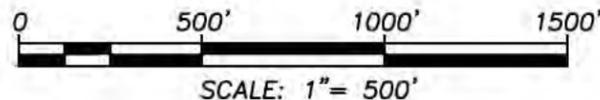


Figure 44 - Traffic Circle Locations



DALEY RANCH RESORT
SPECIFIC PLAN



THIS PAGE IS INTENTIONALLY BLANK



THIS PAGE IS INTENTIONALLY BLANK



traffic circles, and mid-block as appropriate. Special striping and color contrasts, as well as the use of textured pavement (such as brick or concrete pavers) at crosswalks is strongly encouraged.

5.1.8 Parking Regulations

The amount, location and design of vehicle (motorized and non-motorized) parking areas will play an important role in the Daley Ranch Resort. With a mix of uses located in the Specific Plan, it is important to provide for safe and convenient parking, while reducing conflicts with pedestrians and bicyclists. In addition, the increased use of electric/hybrid and natural-gas-fueled vehicles creates the need for additional parking regulations beyond what would have been provided only a few years ago.

Vehicle parking will be provided per the following standards:

Table 6 - Parking Standards

	Number of Spaces Required	Number of Guest Spaces Required	Guest Parking Allowed in Private Driveway?
Planning Area 1	2 spaces per unit	1 space per unit	Yes
Planning Area 2	2 spaces per unit	1 space per unit	Yes
Planning Area 3	2 spaces per unit	0.5 spaces per unit	No
Planning Area 4	2 spaces per unit	0.5 spaces per unit	No
Planning Area 5	1 space per room*	N/A	No

* Additional spaces will be required for the various ancillary facilities. The parking required for these facilities will be compliant with Off Street Parking Standards set forth in Article 39 of the Escondido Municipal Code.

5.2 Bicycle Circulation

The City of Escondido adopted a citywide Bicycle Facilities Master Plan in 2012. This document guides new and existing bicycle facilities located throughout the City. Although this DRRSP does not call for striped and separated bicycle lanes, it is important to accommodate bicycles on all streets as bicyclists often use the trail facilities at the Daley Ranch open space preserve.



Public bicycle parking will be provided in Planning Area 5, as well as in the parking lot that provides access to the Daley Ranch open space preserve. Bicycle parking requirements can be found in Section 3.10 of the City of Escondido Bicycle Facilities Master Plan.

5.3 Pedestrian Circulation

The Daley Ranch Resort pathway/trail system provides pedestrian connections from residential neighborhoods to all open space and amenities located in the Specific Plan area, including the resort. As depicted in Figure 27, the pedestrian circulation system consists of sidewalks, neighborhood paseos located in community spaces, open space trails, and resort paseos/walkways.

- *Sidewalks*: Sidewalks serve as the primary pedestrian circulation element in the DRRSP. Sidewalks are four to six feet wide, constructed of concrete, and are typically located adjacent to streets. Where space exists, non-contiguous sidewalk should be used. Sidewalks connect individual homes to community gathering places and amenities.
- *Neighborhood Paseos*: Neighborhood paseos are located within HOA maintained community spaces, and serve as pedestrian linkages within the community space. These paseos are typically four to six feet wide, and are constructed of concrete, DG, or other suitable material.
- *Open Space Trails*: Open space trails provide access to new and existing open space areas located within the DRRSP, as well as in the adjacent Daley Ranch open space preserve. Connections to the surrounding natural environment are strengthened through the provision of these trails. These informal multi-use trails will be varied widths, and can be paved with DG or other suitable all-weather surfaces, or can be left in their natural state.
- *Resort Paseos/Walkways*: Resort paseos and walkways will be located in Planning Area 5, and are meant to provide pedestrian access to all resort facilities and amenities. Signage will be important as resort guests will rely on the signage to direct them to their destination within the resort. Resort paseos and walkways are typically six to ten feet wide and constructed of concrete, DG, or other appropriate all-weather surfaces.



6.0 IMPLEMENTATION MEASURES

6.1 Development Process

All future development within the DRRSP shall be reviewed relative to the provisions of this Chapter, Federal and State Law, Escondido's General Plan, Municipal Codes, and all City Standards, Policies and Guidelines.

6.1.1 Entitlement Processing

General Plan Amendments, a Tentative Map, pre-zoning, annexation, and an Environmental Impact Report will be considered concurrently with the adoption of the DRRSP. City review of the Final Site Plan mylars and future building permit applications for development of the subject site will ensure consistency and substantial conformance of the proposed improvements with the goals, development standards and design guidelines outlined in the DRRSP. All applications related to development of the subject site will be reviewed according to existing City of Escondido policies and procedures.

6.1.1.1 Annexation

As previously discussed in Section 2.5, annexation and de-annexation is required as follows:

- Expansion of the City of Escondido's Sphere of Influence to include the all annexed parcels;
- Annexation of the Interland SPA #14 into the City of Escondido corporate limits; and
- Detachment from the San Diego County Sheriff's Department and the Valley Center Fire Protection District.

The annexation will be handled by the San Diego Local Agency Formation Commission (LAFCO). LAFCO approval of the SOI update and annexations are necessary for project development to proceed.



6.1.1.2 Pre-Zoning

Pre-zoning of the DRRSP to the category of Specific Plan (S-P) Zone has occurred and is consistent with the City’s General Plan SPA #2 designation.

Pre-zoning of the other properties to be annexed into the City of Escondido must be consistent with the re-designated General Plan land use designations.

6.1.1.3 General Plan Amendments

One General Plan Amendment is required to accommodate future development:

Amend the Escondido General Plan to establish a new Specific Planning Area, “Interland SPA #14”, involving 1,782.8 total acres, allowing a maximum of 203 units that may permit the transfer of development rights throughout the entire SPA subject to separate Specific Plan approvals or other individual contracts.

6.1.1.4 Tentative Maps

A Tentative Subdivision Map will create a total of 117 lots consisting of 105 residential lots, 1 resort lot, 4 open space lots, 6 HOA lots, 1 public facilities lot, and 1 private road lot.

A tentative map or parcel map pursuant to the State Subdivision Map Act and Articles 2, 3, and 4 of the Escondido Subdivision Code must be processed to subdivide any of the residential areas within the Specific Plan. All proposed tentative maps and parcel maps must conform to implement the Specific Plan. Any application that does not implement the Specific Plan shall not be approved. Tentative Maps shall be reviewed by the Planning Commission prior to approval by the City Council.

6.1.1.5 Environmental Impact Report

An Environmental Impact Report (EIR) will be prepared for the project. The EIR will identify and examine the potential environmental effects to the proposed project, and will propose measures to avoid, mitigate, or offset any impacts. A



Mitigation Monitoring and Reporting Plan will be prepared in addition to the EIR, assuring that the identified mitigation measures can be successfully implemented.

The EIR will include a detailed description of all EIR categories, and potential issues within each category, will need to be completed: Transportation/Traffic; Air Quality; Greenhouse Gas Emissions; Biological Resources, Cultural Resources; Population and Housing; Noise, Aesthetics/Visual Quality; Land Use and Planning; Geology and Soils; Hydrology and Water Quality; Utilities and Service Systems; Public Services; Agricultural Resources; Mineral Resources; Hazards and Hazardous Materials; and Recreation. Approval of the DRRSP will include a certification by the City of Escondido Planning Commission and City Council that the EIR has adequately described all potential impacts, and proposed all mitigation necessary to mitigate the proposed project's environmental impacts.

6.1.2 Development Agreements

A Development Agreement for the transfer of development rights involving 104 units will be required. Per State Government Code Sections 65864 through 65869.5, the future developer(s) of the Daley Ranch Resort may enter into one or more development agreements or public financing agreements with the City of Escondido.

6.1.3 Specific Plan Amendments

Approval of the DRRSP signifies acceptance by the City of Escondido of specific development standards for the Daley Ranch Resort project. It is anticipated that certain modifications to the project may be necessary during the development of construction plans, plan check review, and actual construction of the project. Any proposed modifications are required to be reviewed by the City to determine the extent to which that may differ from the approved Specific Plan standards and whether an amendment to the DRRSP is required. Specific Plan amendments shall be processed in accordance with the process described in this section.

Amendments are divided into two categories. The first category, Administrative Amendments, allows for minor changes to the DRRSP without a public hearing and shall be approved by the City Planner. All other proposed changes fall into the second category, Substantive Amendments, and shall be reviewed by the Planning Commission and approved by the City Council. In all cases, amendments must be found to be in



substantial conformance with the goals, development standards and design guidelines of the DRRSP.

6.1.3.1 Administrative Amendments

Upon determination by the Community Development Director, certain modifications to the DRRSP may not require Substantive Amendment (i.e., through public hearing). The Community Development Director has the authority to approve modifications to the Specific Plan as follows:

- Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer;
- The phasing program may be modified, provided the Specific Plan objectives continue to be met, and provided that all infrastructure is installed and available to serve the proposed development. Changes to the phasing program also require approval from the City Engineer;
- Modifications to the approved Site Development Plan provided that the approved project density and Site Development Plan boundaries are not substantially increased, and uses not included in the Specific Plan are not permitted; and
- Modification of design criteria such as paving treatments, architectural details and footprints (within the approved building envelope), landscape treatments, wall/fencing materials and locations, lighting, community entry treatments, exterior door and window size and placement, roof lines, and the approved color scheme, provided that acceptable alternatives are provided for consideration.

6.1.3.2 Substantive Amendments

All Specific Plan modifications which do not meet the criteria of an Administrative Amendment as defined in this Chapter shall be deemed to require a Substantive Amendment. Substantive Amendments shall be processed pursuant to the



Escondido Municipal Code and the DRRSP. All Substantive Amendments must be reviewed by the Planning Commission and approved by the City Council.

The DRRSP's text and exhibits represent an integrated plan for development, which has been reviewed in great detail by City Staff, the Planning Commission, and City Council. Therefore, any request for a Substantive Amendment shall:

- Demonstrate that the proposed amendment substantially complies with the goals, development standards and design guidelines of the DRRSP and provisions of the Escondido General Plan;
- Update any applicable studies and/or provide additional studies related to the Substantive Amendment when determined to be necessary by the City Planner; and
- Provide a strikeout/underline copy of the text when changes are necessary and update any exhibits affected by the proposed amendment.

6.2 Administration and Enforcement

The City of Escondido Planning Department will administer the DRRSP in accordance with the provisions of the Specific Plan program and the Escondido Municipal Code. The DRRSP will become the zoning code for the project, replacing relevant portions of the Escondido Zoning Code and Sager Ranch (Daley Ranch Resort) SPA #2.

6.2.1 Home Owners Association

The developer(s) shall establish a Master HOA and corresponding covenants, conditions and restrictions (CC&Rs). Said CC&Rs shall be submitted to and approved by the California Bureau of Real Estate.

6.2.2 Maintenance Responsibilities

The construction of all project related buildings (except for future buildings to be located in Planning Area 1), private streets, public right-of-way improvements, landscaping and amenities will be the responsibility of the future developer/property owner. These



improvements will be privately financed. The future developer(s) may transfer the responsibility of private yard landscaping and construction to the individual homeowner.

Individual homeowners in Planning Area 1 will be responsible for all permitting and construction related to the development of their residential lot. Lots will be sold by the developer as mass-graded lots.

Maintenance of the private streets, amenities, common open space areas and slopes will initially be the responsibility of the developer. Subsequently, maintenance responsibility will be transferred to the HOA, through which each individual homeowner within the project will be assessed monthly dues to cover maintenance costs. Maintenance of private yards and property will be the responsibility of the individual homeowner, however, the HOA will regulate this maintenance to ensure that private yards and property are adequately maintained.

The HOA will be responsible for the ongoing maintenance of the emergency access fire road, the electric gate and other fire and life safety requirements set forth by the City of Escondido Fire Department.

6.2.3 Interpretation

Whenever any ambiguity or uncertainty exists related to the DRRSP or the application of the DRRSP so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator, or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of the DRRSP.

6.2.4 Severability

If any provision of the DRRSP or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of the DRRSP are declared to be severable.

6.3 Financing



The development of the DRRSP is anticipated to be funded by the developer of the Specific Plan. All public facilities will be constructed by the developer as identified in the conditions specified in the Tentative Map. All required fees to the City of Escondido and the Escondido Unified School District will be paid for by the developer prior to the issuance of a grading permit, building permit or occupancy permit as required by the City of Escondido and the Escondido Unified School District. If a Community Facilities District or other funding mechanism is desired, a minor administrative amendment to the DRRSP would be required.



7.0 DEFINITIONS

The following is a list of terms commonly used throughout the DRRSP. Words, phrases and terms not specifically defined herein shall have the same definition as in the Escondido Municipal Code.

ADT – Acronym for Average Daily Trips. A term commonly used to refer to the number of trips generated by a specific use within a typical 24-hour period.

Ancillary Uses – A secondary use, or a use that provides support to the main on-site operation.

Annexation – The incorporation of new land into an existing special district, city, county or state.

Best Management Practices (BMP) – A practice or combination of practices that are determined to be an effective means of preventing or reducing the amount of pollution generated by a particular activity. Typically used to refer to water pollution.

Breezeway – A covered, outdoor passage.

CC&Rs – Acronym for Conditions, Covenants & Restrictions. A set of rules and procedures developed for a community. The community HOA is responsible for implementing these rules and procedures.

CEQA – Acronym for California Environmental Quality Act. A California State statute that requires state and local agencies to identify the significant environmental impacts of potential development project, and to avoid or mitigate those impacts, if feasible.

Comprehensive Planning – A goal and policy setting process for future community development. Multiples issues are examined, including but not limited to land use transportation, housing, public utilities, recreation, schools and the environment.

Conservation Easement – A legal agreement between a landowner and a land trust/bank or government agency that limits uses of a portion of land in order to protect biological or other resources within the designated area.



Habitat Preserve – Area of land set aside and restricted from development in order to protect, restore and enhance biological resources located on the property.

Dark Sky – A designation given to outdoor lighting fixtures that meet requirements set forth by the International Dark Sky Association (IDA) for reducing light pollution. Light fixtures are fully shielded and have low color temperatures.

Density Transfer (also referred to as Transfer of Development Rights) – Zoning technique which redirects development by allowing landowners to give or sell the development rights from their land to another landowner or interested party. The other landowner or interested party can then use these rights to increase the density of development at another designated location.

Design Guidelines – Architectural rules and regulations to ensure that future development provides an architectural style that is aesthetically pleasing, and complements the community vision.

Entitlement Applications – The legal method of obtaining City approvals for the right to develop property for a particular use.

Green Community – A community based on principles and practices that improve environmental quality and reduce development impacts on natural resources.

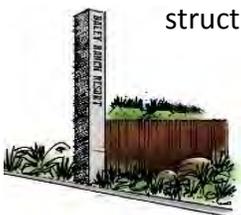
HOA – Acronym for Homeowners’ Association. A private association formed by a real estate developer for the purpose of managing and maintaining future development. Responsible for implementation and management of community CC&Rs.

Mesa – A flat top of a hill with steep sides.

Multiple Species Conservation Program (MSCP) – County of San Diego program aimed at preserving San Diego’s unique, native habitats and wildlife.

Open Space (Community) – A piece of land that is developed only with vegetation and amenities that are utilized by residents of the community.

Open Space (Natural) – An undeveloped piece of land that has no buildings or built structures.



Planning Area – An area upon which a planning effort will focus, and one element of the Specific Plan used to manage the development of land. The individual character of each Planning Area will be established through different land uses, the use of varied lot sizes, and varied architectural details.

Porte Cochere – A covered entrance located adjacent to a main building entrance. Typically used by motor vehicles to unload passengers in a weather-protected area.

San Diego Local Agency Formation Commission (LAFCO) – A regulatory agency that is responsible for coordinating and overseeing changes to local governmental boundaries. The San Diego LAFCO was established by State Law in 1963.

Solar Reflective Index (SRI) – A measure of a constructed surface’s ability to reflect solar heat.

Specific Plan Area (SPA) – Land use designation in the City of Escondido General Plan, which is reserved for large areas of land with unique physical and topographical features.

Sphere of Influence – A geographical area which a city or special district is expected to annex into the city or special district boundaries.

Specific Plan – A Specific Plan is a comprehensive planning and zoning document designed to guide future development of a defined geographical region of the city. In this document, the term “Specific Plan” refers to the Daley Ranch Resort Specific Plan (DRRSP).



APPENDIX A – GENERAL PLAN CONSISTENCY ANALYSIS