Safari Highlands Ranch

Specific Plan

December 2019

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Submitted to:

City Community Development Department

Prepared for:

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1. Vision Statement, Objectives, Legal Authority, Scope and Public Benefits

A. Vision Statement

***Note to the reader**: Safari Highlands Ranch has undergone a redesign effort that encompasses a push towards sustainability and production of food and produce through farming and gardening. The name of the Project has been changed to Harvest Hills to better reflect this new emphasis. However, for the purpose of this application and transparency through the CEQA process, Project documents will continue to use the Safari Highland Ranch name until entitlements are finalized.*

Safari Highlands Ranch (the Project) envisions a clustered luxury residential development emphasizing sustainability and extensive open space preservation within an agriculturally themed design plan. The Project proposes 550 residences in seven neighborhoods on a 1,098.6-acre site. It features a Net Zero Energy development in San Diego County, producing enough renewable energy to meet the Project's energy requirements. It preserves 762.3 acres in resource and HOA maintained habitat open space, amounting to 69 percent of the Project area. Reflecting the agri-hood theme, the Project provides a 2.0-acre farm, farm stand, fourteen neighborhood garden sites, and Americana and farm-house themed architectural home styles. The Project site is in the unincorporated area of San Diego County but within the City of Escondido's (City) Specific Planning Area (SPA) 4. It will be developed in accordance with the requirements of the City's General Plan (GP) for SPA 4 and will be annexed into the City. The Project site is situated in the eastern hills of the San Pasqual Valley approximately four miles south and east of downtown Escondido.

The following features define the overall vision for the Project.

1. Net Zero Energy

The Project will be Net Zero Energy. A net zero energy project provides energy conservation, energy efficiency, and produces enough renewable energy to meet its own annual energy consumption requirements. The Project will achieve this by positioning homes for maximum energy efficiency, the use of energy efficiency controls, and by producing enough renewable energy such as solar

energy to meet the Project's consumption requirements.

2. Carbon Neutral

The Project commits to being Carbon Neutral. Carbon neutrality, or having a net zero carbon footprint, refers to balancing the amount of carbon released with an equivalent reduction in the amount of carbon that is emitted.

This can occur through a reduction in emissions, sequestering, and/or the use of carbon offsets.[1] Reduced emissions and credits can be achieved through home design, such as in-house efficiencies like solar power, measures at the neighborhood and regional level, pursuant to the City's Climate Action Plan. This will be achieved for example through efficient transport design, and ultimately through the purchase of carbon credits and supporting external emission reduction projects.

3. Agrihood – Farm to Table

Safari Highlands Ranch is dedicated to ecological stewardship, organic farming and providing the opportunity to continue Escondido's agricultural legacy. The Project has dedicated two acres of agricultural land towards providing an active working farm for its residents and additional areas in neighborhood

parks for community gardens. The farm will be owned by the HOA and operated by local professional farmers.

Each neighborhood park throughout the community will dedicate space, totaling another acre, for in-ground and raised farming beds that will be available to residents. The organic fruit, vegetables and herbs grown on the farm, along with the produce and products from strategic partnerships with local farmers, including our neighboring avocado farm Beacon Sun Ranch, present a unique farm-to-table opportunity. Only organic and natural pesticides will be used in the farming operation.

The Project's state of the art community hub will feature "*The Farmhouse,*" a multi-purpose building which will provide support for the adjacent farm while also featuring extensive indoor and outdoor gathering spaces as well as recreational

[1] Sequestering refers to the long-term storage of carbon. Carbon offset refers to reducing carbon emissions or other greenhouse gases elsewhere in order to compensate for a project's emissions. Offsets are often in the form of purchased credits.

facilities. "*The Farmhouse*" will include a fruit and produce stand that will sell the fruits and vegetables grown onsite, and a commercial chef's kitchen for showcasing cooking classes.

Educational activities will be provided around the farm experience. In addition to cooking classes, there will be programs focused on teaching residents organic gardening and

farming techniques. Additionally, the HOA will host a farm-to-table dinner every quarter for up to 60 of its residents, utilizing ingredients produced onsite, locally in Escondido, and featuring local chefs. The goal of this working farm in this location is to truly bring community and farm-to-table opportunities to Safari Highlands Ranch; and to embrace Escondido's rich heritage in farming and agriculture.

The working farm will also have a dedicated greenhouse of approximately 1,500 to 2,000 sf that will feature aquaponics to grow vegetables and produce. Aquaponic farming creates a self-contained ecosystem whereby water is cycled between fish tanks and a plant growing area. In this symbiotic system, the fish waste provides rich nutrients for crops, which in turn remove the nitrogenous waste, making the water clean and habitable for the fish. This system utilizes 90 percent less water and land compared to industrial agriculture, while keeping runoff wastes out of watersheds. As a naturally balanced system, the use of chemicals is not necessary. Aquaponics provides fresh fish and vegetables locally, thus reducing fuel consumption associated with food transportation, decreasing a community's carbon footprint. Aquaponic growing creates near-zero environmental impacts as a result of these factors. Safari Highlands Ranch will partner with the local experts to build the system and use the technology to grow produce and vegetables.

In summary, the Project will reflect the agricultural heritage of Escondido through the creation and operation of a farm. In-ground row crops and multiple raised planter beds, a fruit and produce stand, citrus and other fruit trees, an aquaponics greenhouse, workshops and demos, and volunteer opportunities will also be featured.

4. Comprehensive Planning

The Project looked carefully at the City's General Plan vision and requirements for SPA 4 and zoning to guide planning the for the site. A

constraint's analysis was used to define issues such as environmental and habitat impacts, cultural resource impacts, steep slopes and ridgelines, and effective open space preservation design. A clustered design was then implemented to address these constraints.

By clustering the development footprint, the remaining land which would otherwise have been developed, will be preserved as protected open space. This effectively avoids cultural resource impacts, reduces native habitat impacts, sustains the public interest, and contributes to more sequestration of carbon. Visual impacts to off-site developed areas are also reduced.

High quality design principles and extensive amenities were then employed to achieve the City's vision of an "upscale large lot single-family residential community" as stated in it's adopted General Plan. As a result, while lot sizes are more compact than the Project's overall density of one dwelling unit per two acres would suggest, the Project remains consistent with the City's vision for the site, as expressed in SPA 4.

Public safety is protected and enhanced with a fire station that can serve this

and other communities. Emergency exits provide alternative evacuations routes for both Project residents and for over 700 properties north, south and east of the site.

Sustainable and environmentally conscious building principles have guided neighborhood site planning, home design, and building material selections. The result is a net zero carbon neutral project, as noted above.

A high-quality Project is further assured by implementing integrated architectural and landscaping plans using premium materials, and by providing many amenities, specifically a village core, recreational center, the working farm, fourteen neighborhood

parks, and a multi-modal transport systems for vehicles, bicycles, and pedestrians. This includes extensively landscaped roadways, trails and walks.

core and all the neighborhoods can be served from a single main Project road, Safari Highlands Ranch Road. The circulation network extends emergency access roads in both the northerly and

The Project proposes seven distinct neighborhoods. Home designs, local parks, monumentation and landscaping will provide each neighborhood with a sense of place and arrival and distinct character. Minimum overall lot size will be 7,434 square feet (sf) and average overall lot size is 12,598 sf. This compact lot size is an essential component of the clustering concept. The remaining land, which would have been developed, can now be converted into protected open space to be shared and appreciated by residents and the community. Figure 1.1, "Illustrative Site Plan," shows the Project overlain on an aerial photograph to provide context.

The Project has a distinct north/south orientation and as a result the village

southerly direction to connect with existing developed areas.

Neighborhoods in Figure 1.1 are shown in different colors to provide a sense of their boundaries and shape. The main entry is seen in the southwest while the village core is shown near the center of the southern boundary. The western reaches of the site represent a large block of land that encompasses the west-facing hillsides, dominant east/west drainages, and distinctive rocky outcroppings. This area will not be disturbed and will be included in a conservation easement to be preserved in perpetuity and maintained by a conservancy.

The Project's major entry and village core exemplify the quality of the

Project. The "Illustrative Major Entry", represents the Safari Highlands Ranch Road entry at Rockwood Road. The entry consists of a Project monument, large oak trees, and lush landscaped parkways and medians.

The village core, shown on the cover and in Figure 1.2 in plan view, will consist of a three-bay fire station, a private recreation center called *The Farmhouse*, and a working farm that will include aquaponics, educational greenhouse, orchards and citrus tree groves. The cobble-like circular drive, gate and gatehouse, parking with electric vehicle hook-ups, and public trailhead, will round out the features of the village core. Natural stone facing on the entry monument, a bright and varied landscaping palette and a canopy tree-covered entry road will be aesthetically pleasing and welcoming.

Stone-facing accents at neighborhood monuments and throughout the street and trail systems, high quality split rail or similar rural perimeter fencing, as well as use of community gardens, orchard, and native drought-tolerant plantings will underscore the unity of the design that will maintain the luxury feel of the community that is called for in the General Plan.

5. Numerous Inter-connected Neighborhood Parks

An extensive park system has been designed to enhance each neighborhood in the Project. Figure 1.3, "Parks, Trails and Walks," provides an overview of the planned park and trailhead facilities with callouts. Each park will have its own character but will be connected through a system of bicycle lanes, walks and trails for maximum enjoyment

Parks will include appealing amenities

like pickleball courts, bocce ball, or other sport courts and workout stations. Flex turfed areas will accommodate more passive activities such as picnics and dining. BBQ's and children's play areas will also be provided.

Each of these neighborhood parks will also have garden beds to enable homeowners to produce their own herbs, fruits and vegetables in a communal neighborhood setting. In addition to the important farming/gardening, the gardens will provide locations for the agricultural training opportunities sponsored by the HOA. This broad range of activities will also promote a tighter knit community, where people really get to know their neighbors. The inset shows a plan view of the park in neighborhood R-1. Parks and trailheads for the entire Project are shown in Figure 3.9 at the end of Chapter 3. Nine miles of public trails connect 14 parks throughout the Safari Highlands Ranch community. These will provide hiking opportunities and viewpoints for appreciation of the surrounding land.

6. Multi-modal Transportation

A multi-modal transportation system will be provided that encourages non-vehicular methods of travel by providing bicycle paths and extensive pedestrian walkways. Integration of rock features and canopy tree-covered entry roads will be aesthetically pleasing and welcoming and will encourage these alternative uses.

7. Public Benefits

The resulting Project design includes an extensive range of public benefits encompassing public safety, health, recreation, resource protections, improvements to City infrastructure, and financial benefits. These are detailed in Section F below.

8. Resource Open Space

The 1,098.6-acre Project will provide approximately 642.12 acres of resource open space, 120.24 acres of HOA maintained habitat open space, and recreational areas, encompassing approximately 69 percent of the site. The resource open space will surround the development area and provide

large contiguous blocks of undisturbed land. It is designed to preserve sensitive habitats, cultural resources, wildlife movement corridors, natural features, and visual resources of the site.

HOA maintained habitat will consist of approximately 120.24 acres. This will consist of natural or revegetated areas that will be managed for fire protection but will also be designed to preserve a natural setting and act as a buffer from edge effects. To this end, the revegetation plant pallet will feature native vegetation that is consistent with fire protection guidelines. Uses will be restricted to management for fire safety, clearing of invasive species that compromise the native character of the area, and inspections. Total resource and HOA maintained habitat is 762.36 acres, approximately 69 percent of the site. Recreation open space totaling 12.88 acres will consist of public trails, the recreation center and farm and fourteen neighborhood parks, trailheads, and viewpoints. Total development area on the Project site, including roads and slopes, will be approximately 336.21 acres, or just 29.4 percent of the site.

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

9. Development Phases

Seven phases of development are proposed corresponding to the seven neighborhoods being created, with Phase 1 corresponding to residential neighborhood R-1 in the south. Generally, phases proceed from south to north, beginning in R-1 and ending neighborhood E-1 in the farthest northwesterly portion of the site. Public utilities and services and phased development will be coordinated so that all the utility services are available and ready to serve the residences as the need arises. Build-out is expected to be accomplished in four construction phases, as detailed in Figure 4, "Concept Phasing Plan."

B. Objectives

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

1. Provide housing opportunities in a rural setting that is consistent with the City of Escondido 2013-2021 Housing Element, including the goals and objectives of the Regional Housing Needs Assessment, while minimizing environmental effects and permanently preserving surrounding open space and habitat.
2. Design the Project to appeal to the area's growing demand for high-quality, one- and two-story single-family residential homes that is compatible in density and character with the surrounding community.
3. Support Escondido's agricultural heritage by incorporating agriculturally related uses into the Project design
4. Use clustering and efficient design form to respect and integrate natural resources on-site while enhancing the City's ability to provide fiscally positive development.
5. Cluster residential lots and provide a development that is consistent with the goals of the MSCP as expressed in the County of San Diego's Multiple Species Conservation Plan (SC-MSCP) by limiting the development footprint to minimize environmental impacts, and mitigating environmental impacts in accordance with MSCP ratios.
6. Maintain the aesthetic and rural character of the area by avoiding significant impacts to major topographical features such as rock outcroppings, drainages, steep slopes, and existing views from surrounding neighborhoods.
7. Provide community benefits such as a new fire station, public trails, a farm, as well as off-site community improvements.
8. Construct sustainable residential neighborhoods that include the use of recycled water for irrigation and that utilize sustainable building materials and practices. Provide a recycled water tank for the City's recycled water system on the Project site.
9. Amend the City's Sphere of Influence to include territory that can ultimately be served adequately by municipal services, incorporate adjacent lands that, through future annexation, expand opportunities for quality development and economic growth or provide community benefits consistent with San Diego Local Agency Formation Commission's (LAFCO) Sphere of Influence (SOI) policies.

10. Remove certain lands from SOI located north of the City's boundary such that the SOI boundaries follow parcel lines, streets, ownership, or other logical features.

C. Legal Authority for the Safari Highlands Ranch Specific Plan

The purpose of the Safari Highlands Ranch Specific Plan (SHRSP) is to provide a clear understanding of the Project's scope, its governing regulations, design parameters, and consistency with existing regulations. The SHRSP will establish Project guidelines, while the particulars of Project development will be covered through the City's tentative map process. This will entail both discretionary and administrative actions by the City. This includes hearings for approval of the SP, environmental documents, tentative map, development agreement, and related documents for the Project. Subsequent administrative actions will be required to evaluate the final map, design review, building plans, improvement plans and related implementing actions. Additional actions by Local Area Formation Commission (LAFCO) and other agencies will be required. The Project's annexation and LAFCO's SOI and Municipal Services Review (MSR) approvals will be voted on by the County Board of Supervisors. It is with this understanding that some flexibility as related to SHRSP standards will be allowed at the implementation stage.

1. Specific Plan

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

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

- A statement of the relationship of the Specific Plan to the General Plan, and
- A program of implementation measures.

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

2. General Plan Authority

The Specific Plan is authorized at the local level through the City's General Plan (GP), Chapter 2, Land Use and Community Form, Section I 4, Valley View Specific Plan. Figure 1.2, "SPA #4 from Escondido General Plan," provides this text. The SHRSP is consistent with the General Plan and the guidelines for preparation of SPA 4 laid out in the GP. An analysis of the Project's conformance with the General Plan is included in Chapter 7, "Conformance with the City of Escondido General Plan and Regulations."

Guiding Principles for the SPA envision "an upscale large lot single-family residential community organized around a comprehensively planned open space system." The GP notes "the aesthetic and rural character of the area will be maintained." Specific land use issues to be addressed include the following:

- A means of calculating maximum yield of residential units. The SP states increased yield "may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits." SPA 4 is allowed a maximum residential yield of up to 800 single-family residences.
- No development on slopes greater than 35 percent except for small isolated areas determined by the Director to be buildable (Section 33-1067 B)
- Housing types shall be detached single family units
- Recreational facilities are required.

Additional provisions require detailed analysis of traffic impacts, calling for maintaining a Level of Service C on area roadways within the City of Escondido and LOS D in the County and City of San Diego. Analysis of public facility and utility requirements is required. Financing mechanisms for these must be spelled out. Finally design considerations call for:

- A system of open spaces which includes a recreation area and trails
- Development standards and guidelines to minimize grading and prohibit development on steep slopes and skyline ridges
- Landscaping guidelines, and

- Coordination with the San Dieguito River Valley Regional Open Space Park and appropriate regional open space planning efforts.

3. Rancho Vistamonte Comparison

The following discussion is based on the foregoing requirements. Approximately 133 acres of SPA 4 have been developed as the Rancho Vistamonte Specific Plan. The already developed portion of SPA 4 is shown on Figure 2.2 in the lower left of the SPA boundary. This planned community consists of 80 single family units on minimum 7,663 square foot lots and 81 acres of open space (60 percent of the site).

The Project compares favorably with Rancho Vistamonte, as shown in Table 1.1,"Rancho Vistamonte Comparison." Overall density is 0.6 dwelling units per acre, which is 20% higher than what is being proposed by the Project. Overall density at 0.5 units per acre is lower than the 0.6 units allowed for Rancho Vistamonte, and open space preservation is 69 versus 60 percent. The Project is proposing a greater increase in units than Rancho Vistamonte received (89 versus 77 percent) but the Project provides considerably more public benefits, which are outlined in the table.

4. Slope Density Yield

The slope density analysis for the Project calculates how many units would be allowed based on slope.

Slope Category (%)	Area in Slope (Acres)	DU/Acre Allowed	Dwelling Unit Yield
0-25	410	0.50	205
25-35	234	0.25	56
35-100	464.3	0.05	23
Total	1098.3		284
Source: Omega Engineering Consultants			

The analysis shows that 284 lots would be allowed based on the slope density analysis. The higher general plan density being requested for the Project is supported by an extensive list of public benefits to be implemented through a Development Agreement. These are discussed in Section E below. The General Plan text for SPA 4 allows that increased yield may be granted by the City Council if the Council makes findings that the Project benefits justify the increased density proposed.

5. Growth Management

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

tailored to specific conditions of the area. Specific conditions addressed in the SHRSP include steep slope avoidance, open space preservation, avoidance of visual impacts, and extensive planning toward achieving a high-quality project.

6. Remaining Land Use Allocations

SPA 4 would include 254 acres of undeveloped land after Project implementation. The Project, in combination with Rancho Vistamonte, would develop 630 residences, leaving a potential for 170 units that could be proposed in this remaining area.

7. Public Comments

Opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups to comment on the Specific Plan will be provided

pursuant to Government Code Section 65351.

D. Scope

The scope of the Project is defined by the range of proposed actions and facilities. The following actions are proposed and will be processed concurrently unless noted:

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

place through the San Diego Local Agency Formation Commission (LAFCO) after Project approval by the City Council.

E. Proposed Facilities

The following section describes the Project in terms of Land Use, Mobility, Infrastructure, and Off-site Improvements. Constraining factors and opportunities related to topography, biology, cultural resources, community integration, and sustainability have been considered in planning the Project. These are discussed in Chapter 3, Section A.

1. Land Use

The Project focuses land use in four key categories: residential neighborhoods, village core, the fire station, and open space/recreation.

Table 1.2, "Land Use Summary—Reduced Intensity Footprint," summarizes use types and acreages within each of these categories. Public and private ownership and maintenance responsibilities of the Project facilities are detailed in Chapter 3.

The Project will provide 550 luxury homes in seven neighborhoods, extending in a north to south fashion. The Project will offer luxury residences in a range of lot and pad sizes and designs in order to appeal to many different prospective buyers. Each neighborhood will be engineered with a predominant lot, pad, and house size and street layout that will shape the neighborhood character and price points. Lot sizes are noted in Table 1.2. Specific architectural plotting of plan types, stories, color schemes, and elevations will be completed during final engineering and will be subject to review and approval by the Planning Director.

Setbacks will vary according to neighborhood, and are presented in Table 1.3, "Neighborhood Development Standards. The overall setback strategy is to provide flexibility in plotting homes in order to accommodate individual homeowner needs while adding variation and distinction to the street façade. The variation of setbacks, combined with a range of architectural styles, will add visual relief

on any given neighborhood street. Private parks, garden space, trails, and viewpoints will be provided in all neighborhoods. The sum of these features will be to provide a distinctive character to each neighborhood. Neighborhoods are discussed in detail in Chapter 3 C.

The village core development standards are presented in Table 1.4. It will serve as a welcoming focus for both public and private uses. Public uses will consist of a fire station, parking, trails, a trail head and viewpoint. The public entry at Rockwood Road and Safari Highlands Ranch Road will include entry monumentation, trails and paths, and extensive landscaping. Private uses will consist of a working farm, farm stand, recreation center with pools and tennis courts, and a special event building, called *The Farmhouse*.

A fire station of approximately 7,000 sf will be built and equipped by Safari Highlands Ranch. It is expected that the design will include meeting rooms that can be used to accommodate public safety meetings such as training of firefighters and local Community Emergency Response Teams (CERT). The station will be located in the village core adjacent to the main entry with ready access to the approximately 660 homes in the Rancho San Pasqual and Rancho Vistamonte communities, the San Pasqual Union School serving 550+ students, SR 78, San Diego Zoo Safari Park, and the many residences in the hills and valley surrounding the Project.

These facilities will be integrated with 762.44 acres of open space, consisting of resource open space and HOA maintained habitat open space of 120.24 acres, encompassing 69 percent of the site that will surround the development area. Integration and compatibility with the development area will be achieved with a clustered neighborhood design that allows for preservation of a contiguous block of habitat. It encompasses the west-facing slopes of the site, the major drainages, and most of the site's sensitive habitats. Wildlife movement corridors with tunnels will be provided at key road crossings. These have been developed in consultation with the U.S Fish and Wildlife Service and the California Fish and Wildlife Service. An extensive revegetation program is proposed to integrate natural and developed areas along the edge of the development. A detailed discussion of these public and private uses is provided in Chapter 3 Section C.

2. Mobility Plan

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

Safari Highlands Ranch Road will be the primary artery throughout the Project. It will be private but public access will be permitted from its starting point at Rockwood Road up to the village core. It will be for private use only once it extends past the entry gate. The public-accessible portion of Safari Highlands Ranch Road will have two 20-foot traffic lanes, bike lanes, a pedestrian path, and shading trees and landscaping. Interior streets will be two lanes, some of which will allow on-street parking.

Two emergency access roads will be provided, one to the northwest and another to the south. The northwestern road will be approximately 2.4 miles and will include pull-outs and traffic calming features. It will pass through Beacon-Sun Ranch to Meadow Creek Lane, ultimately to connect to Bear Valley Parkway. The southern emergency access will be approximately 1.0 mile and will connect to Zoo Road. Once the emergency access improvements are complete and the access becomes gated, traffic currently using Zoo Road for access to SR 78 will be re-routed to use Safari Highlands Ranch Road. The change in access from Zoo Road to Safari Highlands Ranch Road would be through the implementation of a previous settlement agreement among the affected parties. Circulation details are discussed in Chapter 3 Section E. These extensions will be provided by the Project. Maintenance of the roadway would be determined through agreement with the affected parties.

3. Infrastructure

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

Sewer utilities will include a hook-up to the City sewer system. Effluent will be conveyed to the city system and the Hale Avenue Resource Recovery Facility (HARRF). A recycled water piping

system has been installed from the HARRF to Cloverdale Avenue, in the general vicinity of Rockwood Road. The City will secure easements for the extension of the recycled water pipe to the Project boundary, in Rockwood Road. This extension will allow the Project to use recycled water for its non-potable water needs.

The Project will install an approximately 500,000- gallon capacity water tank to hold recycled water pumped to the site

during periods of wet weather. The tank is being provided for the City's water utilities department and is considered a significant community benefit since the City needs storage capacity for over produced recycled water. Overall, this system is expected to:

- provide 100 percent of the Project HOA's non-potable water needs.
- make recycled water available to facilities along the pipeline route including Safari Park, Rancho San Pasqual, and Rancho Vistamonte. These facilities do not currently have access to recycled water.
- improve the overall pressure available to the recycled water system in this part of the City
- Currently water is being conveyed via pipeline to the Pacific Ocean at significant cost. The system will reduce costs for the City and make better use of recycled water.

Stormwater runoff will be controlled onsite through a comprehensive water retention system that will meet the latest Regional Water Quality Control Board and City regulations for drainage and stormwater runoff. Other utilities that are currently available to the site and that will be installed are gas, electrical, cable and phone service. These facilities are discussed in more detail in Chapter 3 Section I.

The Homeowners Association (HOA) will own and maintain a range of facilities in the Project. These are detailed in Chapter 6, Section A 10 and include entries, recreation facilities, the working farm, parks and gardens, trails and trailheads, roadways, and the drainage system.

4. Off-site Improvements

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

- Roadway Improvements

  Project Entrance

A new intersection would be constructed where Safari Highlands Ranch Road meets Rockwood Road. The intersection is proposed to be stop-controlled and could include construction of entry monumentation+, as well as sidewalks and extensive landscaping.

The entrance would follow a new easement granted by the Eagle Crest Golf Course. This location allows relocation of the roadway away from existing residential development in the Rancho Vistamonte neighborhood. The new alignment eliminates the need to use the existing easement, which traverses the west-facing hillside directly above Rancho Vistamonte. Aesthetics of existing views along the new route are protected with well-designed engineering, and extensive landscaping. Features such as mounding on the golf course side of Safari Highlands Ranch Road will hide the road when viewed from the Rancho San Pasqual neighborhood, as it crosses the golf course, while also attenuating the noise from the traffic. Detailed visual simulations depicting these views are discussed in the Project EIR and are available in its Appendix 2.1. The long-term aesthetics of the San Pasqual Valley are thereby preserved and impacts to Vistamonte Avenue and Old Ranch Road are eliminated with this design.

San Pasqual Union School District

The applicant is currently discussing some improvement options with the San Pasqual Union School District that will help improve congestion during the pick-up and drop-off time periods. Said improvements are in the sole discretion of the SPUSD school board. Any potential improvements would be by a separate permit and are not a part of this application or Specific Plan and would be constructed by the school.

Other Roadway Improvements

1. The following intersection and road segment improvements are proposed. See Figure 2.4, "Area Circulation" for locations.

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

In addition, the Project shall provide a second westbound lane along Rockwood Road between Cloverdale Road and San Pasqual Union Elementary through restriping and spot improvements

to the roadway. This would create an eastbound lane and two westbound lanes. This improvement would result in LOS B, which is the existing level of service on this road. Once completed, this improvement would provide for a total daily capacity of 19,000 ADT. No widening would be necessary.

b. Intersection #9. San Pasqual Valley Road (SR 78)/ Citrus Avenue: Provide a right-turn out only intersection to prohibit southbound left-turns from Citrus Avenue to eastbound San Pasqual Valley Road (SR 78) via signing and striping. These traffic control measures would prohibit southbound left-turning vehicles resulting in the rerouting of trips currently making this maneuver.

c. Intersection #10. San Pasqual Valley Road (SR-78)/Summit Drive: Install a traffic signal at this intersection. Mitigation measures for proposed intersection modifications will be subject to the Caltrans Intersection Control Evaluation (ICE) policy. Alternative designs would be evaluated in accordance with the Caltrans ICE policy.

d. Intersection #11. San Pasqual Valley Road (SR 78)/San Pasqual Road/Cloverdale Road: The Project should widen Cloverdale Road near SR-78 to provide a two-way left-turn lane through to San Pasqual Valley Road. The north leg of the intersection in the northbound direction should be widened to provide an additional receiving lane for a length of approximately 650 feet plus a 150-foot transition lane.

e. Intersection #17, San Pasqual Road/Sierra Linda Drive/Ryan Drive: The Project should signalize the intersection. This signal will improve this existing LOS D intersection to LOS A after the signal is installed.

f. Segment #12, Felicita Avenue/17th Avenue: Escondido Blvd. to Juniper St: Restripe/widen the eastbound approach at the Felicita Avenue/Juniper Street intersection to provide a dedicated eastbound right-turn lane. The new lane will provide additional capacity at a constrained intersection along the impacted segment, thereby mitigating the segment impact. Alternatively, a fair share contribution towards the ultimate improvements on the west side of the Felicita Avenue/Juniper Street intersection would also mitigate the significant impact. The Project will also widen the east leg of the Escondido Boulevard/Felicita Avenue intersection to provide

additional westbound queue storage.

g. Segment #13. Felicita Avenue/17th Avenue, Juniper Street to San Pasqual Valley Road (SR 78): The Project should provide the following striping enhancements to this roadway segment:
   - Sliver-widen/restripe Felicita Avenue between Juniper Street and San Pasqual Valley Road (78) to provide a two-way left-turn lane
   - Stripe/Reshape/widen the eastbound lane to provide an eastbound right turn pocket at Juniper Street.

h. Segment #16. Via Rancho Parkway, San Pasqual Road to Beethoven Drive: The Project should lengthen the southbound right-turn pocket on Bear Valley Parkway at Beethoven Drive to extend it by an additional 150 feet. Based on field observations, during the PM peak hour, vehicles destined for Beethoven Drive are blocked by the long queue of southbound through vehicles. The extension of this turn pocket would allow vehicles to enter the right-turn lane at a faster rate thus resulting in shorter queues in the through lane and decreased wait times. Also, lengthen the northbound right-turn pocket on Bear Valley Parkway at San Pasqual Road by 180 feet. The lengthening of this northbound right-turn lane will result in less right-turn vehicles to be blocked by northbound through lane queues.

2. Traffic impact fees will be paid to address other typical traffic impacts as required

3. An approximately 2.4-mile improvement to Stonebridge Road as an emergency access road to the northwest of the site, connecting to Meadow Creek Lane

4. Widen an approximately 1.0-mile improvement to Zoo Road as an emergency access road to the south that would also re-route Zoo Road traffic to Rockwood Road for ingress and egress for approximately 35 homes

- Water Systems

Water system connection at the intersection of Safari Highlands Ranch Road and Rockwood Road to existing City facilities

- Sewer Systems

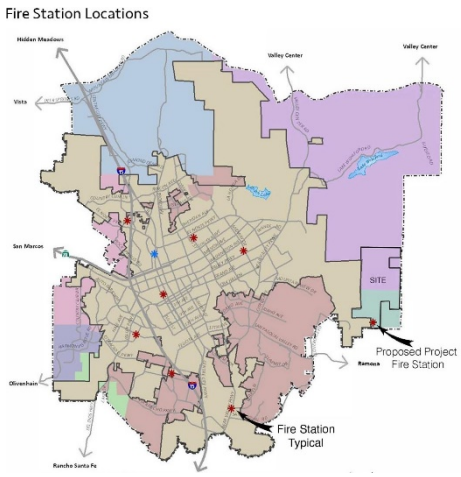
Sewer system connection at the Safari Highlands Ranch Road/Rockwood Road intersection to existing City facilities. Details are provided in Chapter 3, Section E 3.

- Recycled Water System

A recycled water conveyance system from Cloverdale Avenue to the Project site that includes an up to 500,000-gallon recycled water storage tank.

- Other Utilities

Gas, electric, cable, and phone system connections at Rockwood Road to existing infrastructure operated by San Diego Gas and Electric, Times



Warner Cable, and AT&T.

F. Public Benefits

The Project will provide benefits to the surrounding community and the City in the areas of community safety and health, resource preservation and enhancement, recreation, sustainability, and financial benefits.

1. Community Safety and Health

The eastern area of the San Pasqual Valley is lacking a local fire station as shown on the accompanying City map of existing stations in relation to the Project. Response times are severely falling short of City of Escondido and City of San Diego standards in those areas. Community safety will be enhanced by construction of a state-of-the-art, fully equipped fire the Project site. The station will be in the village core adjacent to the main entry with ready access to Rockwood Road in an area of the San Pasqual Valley community currently lacking in a nearby station.

The station will have ready access to the approximately 660 homes in the Rancho San Pasqual and Rancho Vistamonte communities, an additional 40 + homes in the immediate area, the San Pasqual Union School serving 580+ students in grades K-8, SR 78, San Diego Zoo Safari Park, and the many residences in the hills and valley surrounding the Project.

The facility will provide up to three vehicles, consisting of a fire engine, brush fire engine, and an ambulance, that may operate out of the station. While final operational characteristics are at the discretion of the Fire Chief, two or three 24/7 firefighters are anticipated to staff the station. First responder emergency services to community members in need are proposed to be included in the fire station staff. The facility will be designed so that it can be used by the public. For example, it is expected that

the design will include meeting rooms that can be used to accommodate public safety meetings such as training of firefighters and local Community Emergency Response Teams (CERT). Funding for the fire station operations will be provided through the fiscal surplus the Project generates through property taxes, license fees, and a Community Facilities District (CFD). The City of Escondido will operate the station on a permanent basis. Fire insurance rates in the vicinity may be reduced by up to half of each homeowner's premium, due to the proximity of additional fire services. A Fire Protection Plan (FPP) has been completed for the Project and reviewed by the Escondido Fire Department (EFD) and its requirements will be incorporated into the Project approval. The FPP that will include an emergency evacuation plan and provisions for on-going education about fire safety issues.

The Project will construct two emergency access roads, one connecting to Stonebridge Road in the north and the other to Zoo Road in the south. This will provide emergency routes for the 550 proposed residences as well as approximately 700 existing residences and the San Diego Zoo Safari Park. The northwestern road will be 24 feet wide and will be supplied with water tanks, turn-outs, solar lighting and reflective signage and traffic calming to improve safety. It will provide Project residents, as well as San Pasqual Valley residents, with an evacuation route to the north to Meadow Creek Lane and ultimately out to Valley Parkway. Conversely, existing residents in the Hidden Trails neighborhood north of the Project will have an evacuation route to the south. At present there is no alternative egress for these homes.

Similarly, the Project will connect to Zoo Road in the south. This will provide Project residents an emergency route to the south, as well as providing the San Diego Zoo Safari Park with an alternative emergency route to the north. The existing segment of Zoo Road from its intersection with the Project's southern access to SR-78 will be gated and will be used for emergency purposes only. Residents on Zoo Road northeast of the intersection will use Safari Highlands Ranch Road for ingress and egress so they can take advantage of a roadway built to current City standards. Emergency access roads will be constructed per the Fire Code.

Project structures will be designed with the latest fire-safe features such as indoor sprinklers, non-combustible building materials and boxed or closed eaves, plus up to 200' of fuel modification zones for defensible space. Additionally, each home will have an emergency cut-off system for

gas and electricity to reduce the potential danger to firefighters from explosions or live electrical wires.

Health in the community will be encouraged through a Project design that will support outdoor activity. The village core includes a private recreational park, a working farm and

greenhouse for food production. Bike lanes on streets, and an integrated 9.3-mile walking and hiking network will provide opportunities for exercise and enjoyment of the environment. Each of the seven neighborhoods will be provided with a park and trails that will encourage an active lifestyle. Park will have areas for gardens with raised and in-ground planter beds. In sum, the Project design encourages walking by providing desirable destinations, convenient locations and signage, and pleasing and shading landscaping along the way. A recreational facility and community gardens will accommodate an active lifestyle.

2. Resource Preservation and Enhancement

The Project site is largely undisturbed and encompasses local habitat and

biological resources. These include sensitive habitats such as Coast Live Oak Riparian Forest, Chaparral, and Diegan Coastal Sage Scrub. Sensitive species such as the Cactus Wren and California Gnatcatcher also occur on the site. Approximately 60 predominantly non-significant cultural resource sites are also present. The Project will preserve approximately 642.12 acres or 58 percent of the site, in resource open space. The design will include restrictions on use, protective fencing, wildlife under crossings, and on-going protections. An additional HOA habitat open space of 120.24 acres will be provided to protect natural native resources and habitat and provide a fire safe setting with thinned brush. These two types of open space will encompass 69 percent of the site. Figure 1.4, "Conceptual Open Space Design," provides an overview of the open space design.

3. *Community Recreation*

The Project will provide a 9.3-mile of trail system open to the public. The extensive public community trail system is shown on Figure 1.4, "Parks, Trails, and Walks." The system will follow Safari Highlands Ranch Road from Rockwood Road in the southwest to Neighborhood Estate-2 (E-2) in the north. A trail from the village core to the west will provide a viewpoint that offers panoramic views of the San Pasqual Valley. Trailheads and viewpoints with benches will be provided to make the trail easy to find and allow for extended viewing from the lookouts. Public parking for trail use will be provided adjacent to the recreation center.

These public trails will be maintained by the Project's HOA, thereby relieving the City of any maintenance obligations as a result of this Project. Management will include measures to protect open space near trails so that this use will not compromise the integrity of open space. This could take the form of fencing, signage, and interpretative information. The open space preservation plan will also provide goals for patrolling, periodic maintenance activities, removal of invasive species, and other activities as necessary to provide fire protection and habitat preservation.

4. Sustainability

Sustainability will be pursued on three fronts: water conservation, construction, and on-going operations. Energy and sustainability features will be project design features to enhance the desirability of the project.

- Water Conservation

The Project's design includes extensive measures to conserve water. The Project will meet or exceed Title 24 requirements for water conservation, including the use of the latest water conservation technology in home construction such as high efficiency appliances, HVAC, windows and doors, insulation, low flow faucets and low flush toilets, drip irrigation, and climate-sensitive watering controls. The Project will include rainwater harvesting systems in all homes. These systems typically capture water during

the rainy season and store it for use on landscaping during dry periods. Lastly, the homes will come with gray water reuse systems, capturing water from the laundry machine and using it for irrigation. Landscaping of common

areas will emphasize native and drought tolerant plant species.

A recycled water system is proposed that will route recycled water from the City's HAARF to the Project site. It is estimated that 100 percent of the Project HOA's non-potable water needs can be met through implementation of this system. Additionally, the recycled water pipeline will extend the City's recycled water system along Rockwood Road, making recycled water available to the Eagle Crest Golf Course, Rancho San Pasqual, Rancho Vistamonte and possibly the Safari Park, among others. A 500,000-gallon water tank will be provided for the City's so that recycled water can be stored during rainy months, when the demand for recycled water typically declines. The tank will result in more water being recycled, eliminating some of the need to push excess recycled water into the already ocean, and will improve the pressure in the City's system.

- Energy Conservation

Energy conservation is achieved using multiple strategies: Land use measures such as clustering, building orientation, and landscaping that absorbs solar energy before it heats underlying structures. Construction practices such as paving surfaces and roof materials that are highly reflective. The use of solar energy for power on every home will reduce energy demand. Energy efficiency savings will be realized from a range of construction practices such as efficient lighting technologies, advanced controls to modulate internal heating and cooling.

- Construction

Construction will conform to California Building Codes applicable at the time it commences. Title 24 requirements of the building code currently focus on sustainability in new home construction. The Project will take this as an opportunity to meet or exceed the requirements of the new regulations. The Project will use the Leadership in Energy and Environmental Design (LEED) or a comparable program as its guide in sustainability planning and construction. This will include the following features:

- Use of solar energy to provide power Homeowners Association (HOA) facilities
- Homes will be fitted with solar power systems
- Electric Vehicle Charging stations will be included in every home to encourage reduction of vehicle emissions. Charging stations will be provided in the recreation facility parking area. Preferred parking will be provided for electrical vehicles

- Materials generally will be locally sourced, and will employ sustainable materials such as Certified Wood wherever possible
- Recycled materials or material with high recycled content will be used wherever possible
- Double-paned windows will be used for better insulation effects
- Energy efficient insulation will be employed
- Water conservation fixtures will be installed in residences, buildings, and in the irrigation system
- Low emission finishes and materials that reduce atmospheric emissions and improve indoor air quality will be specified
- Air handling filters and air exchange controls that improve indoor air quality and reduce energy use will be used
- Efficient lighting and heating/air conditioning controls that allow room-by room control of light and temperature will be installed.

- Landscape Design

Landscaping will be designed to provide a fire-safe setting while emphasizing native and fire-resistant plantings. The Conceptual Landscape Maintenance Plan, Figure 3.3 illustrates the extensive protections and visual amenities provided by the plan.

5. Recycled Water System Extension

The Project will extend the recycled water system from Cloverdale Avenue into the valley. Recycled water would be available to potential users along the route, which includes farmers, neighboring projects, the San Pasqual Union school, and potentially the San Diego Safari Park. The addition of a recycled water storage tank will provide the City with wet weather storage for its recycled water.

6. Financial Benefits

The Fiscal Impact Analysis (FIA) prepared for the Project estimated that the Project would generate an overall net annual surplus of revenue estimated after deducting the Project's fair share contribution to costs, which would be generated every year, would be between approximately, $450,000-$550,000 annually.[2] This includes revenue for the City's general fund

[2] Fiscal Impact Analysis for Safari Highland Ranch, July 27, 2016, by DPFG

primarily through additional property taxes, property taxes in-lieu of vehicle license fees, and sales taxes. Additionally, the project will record a community facilities district (CFD) over the homes that will generate an agreed upon amount as negotiated in the Development Agreement. These funds will be used by the City to fund the ongoing operations of the fire station. [3]

Over and above this, specific Project allocations will amount to approximately $ 18 million ~~in cost spent~~ committed to serve the public. These include providing a new 3-bay fully equipped fire station, the construction and equipment cost of which is estimated at approximately $ 5.8 million. The Project-funded northern and southern emergency access routes will cost approximately $ 10.5 million and will serve on- and off-site City residents. The Project will also undertake construction of approximately 9.3 miles of publicly accessible trails costing, extension of the municipal recycled water system from Cloverdale to the Project, and a recycled water storage tank, estimated to cost approximately $ 1.8 million.

The money spent constructing the Project, jobs created and sustained by this construction, and future spending of the Projects residents will increase economic activity in the City. This includes approximately $ 450 million in local payroll, supplies and equipment, $ 64 million in tax revenues, and 5,739 local jobs with an economic impact of approximately $514 million during construction.

At full buildout, the Project would annually generate $41 million in income for local businesses, wages and salaries. Approximately $12 million in taxes will be generated. Local jobs would generate an additional $53 million.[4].

[4] The Metro Area Impact of Safari Highlands Ranch, NAHB 2017

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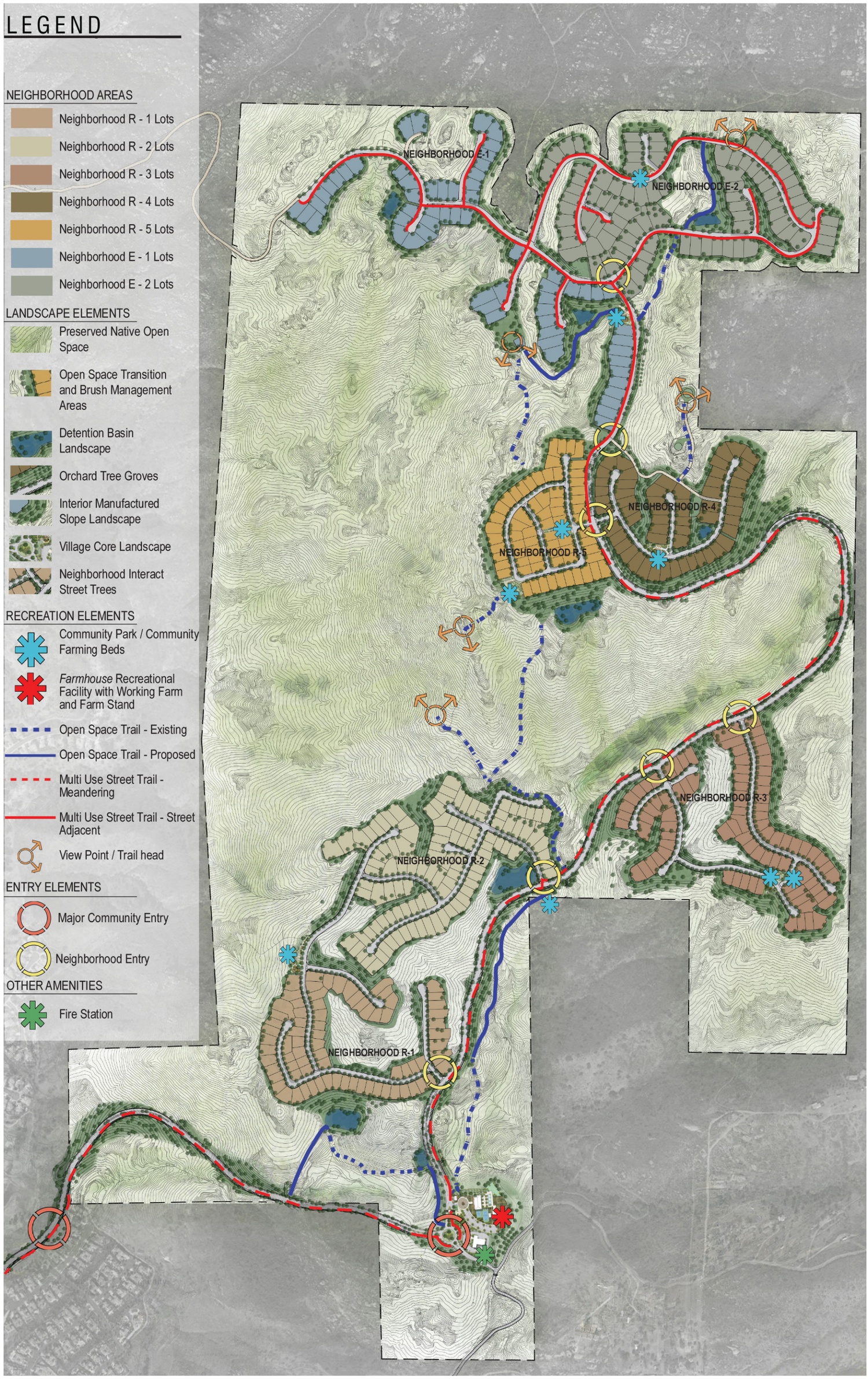

McCullough Landscape Architects

Illustrative Site Plan

Figure1.1

LEGEND

Private HOA Recreation Building

1. Enhanced Entry/Drop-Off Area
2. Community Pool
3. Community Spa
4. Event Lawn
5. The Farmhouse
6. Private Recreation Facility parking Lot
7. Tennis Pavilion
8. Tennis Courts / Pickle Ball Courts
9. Hydroponics / Green house
10. Nature play
11. CitrusTree grove
12. The Farm
13. Fire Station
14. Guard house and entry gates
15. Community monument
16. Garden Produce Stand
17. Olive Tree Grove

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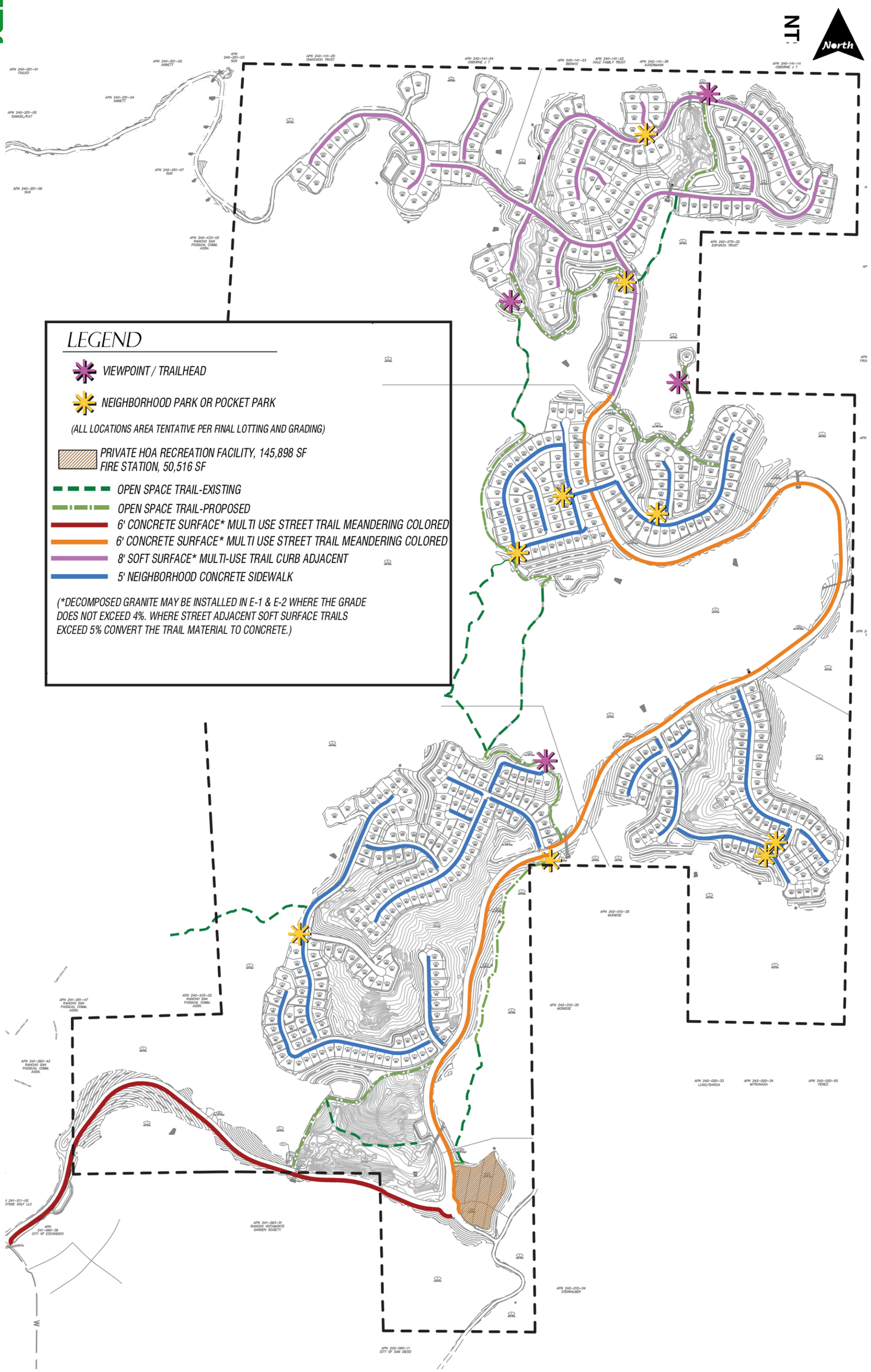
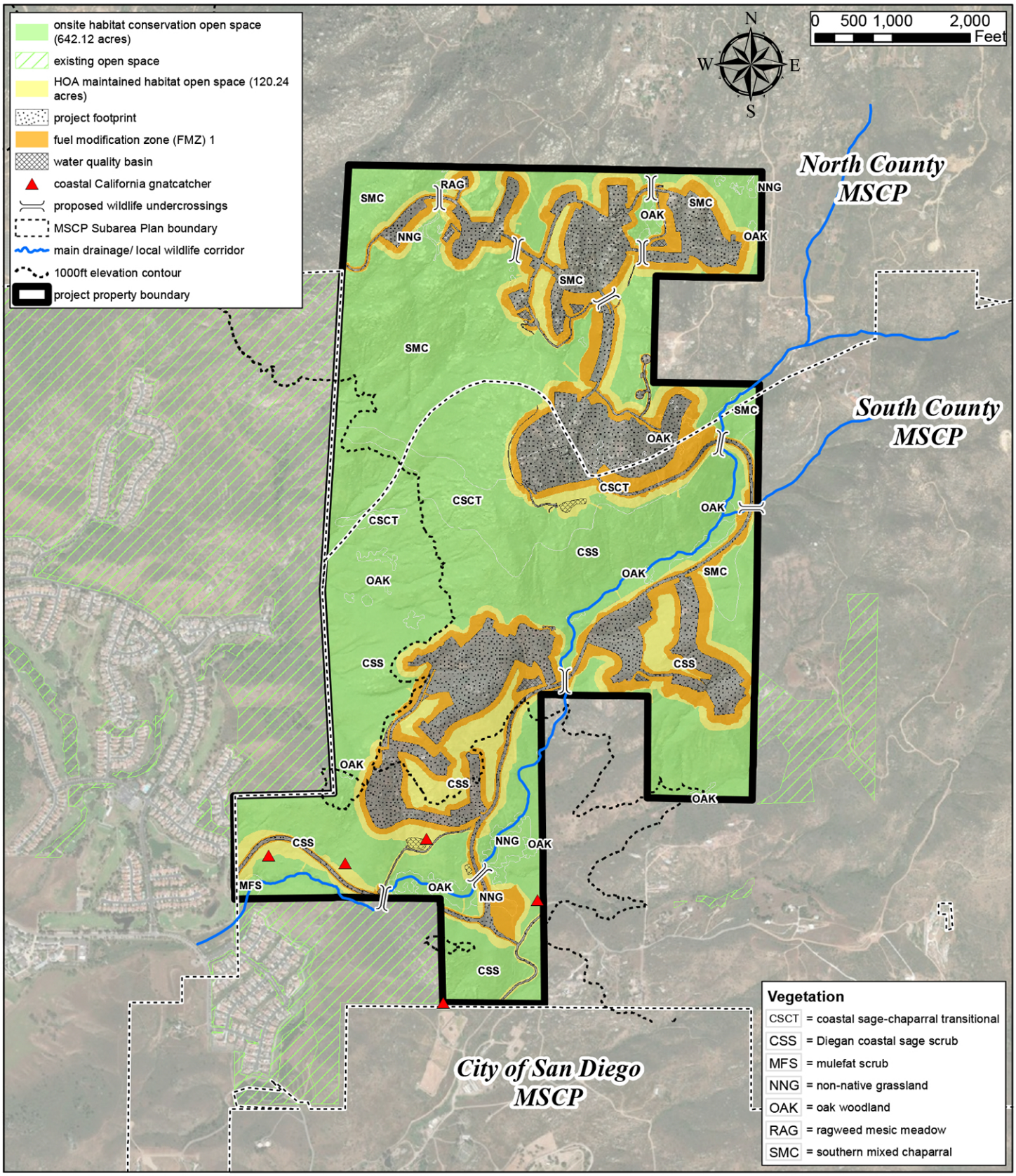
Illustrated Village Core - Plan View

Figure 1.2



Parks, Trails, and Walks

Figure 1.3



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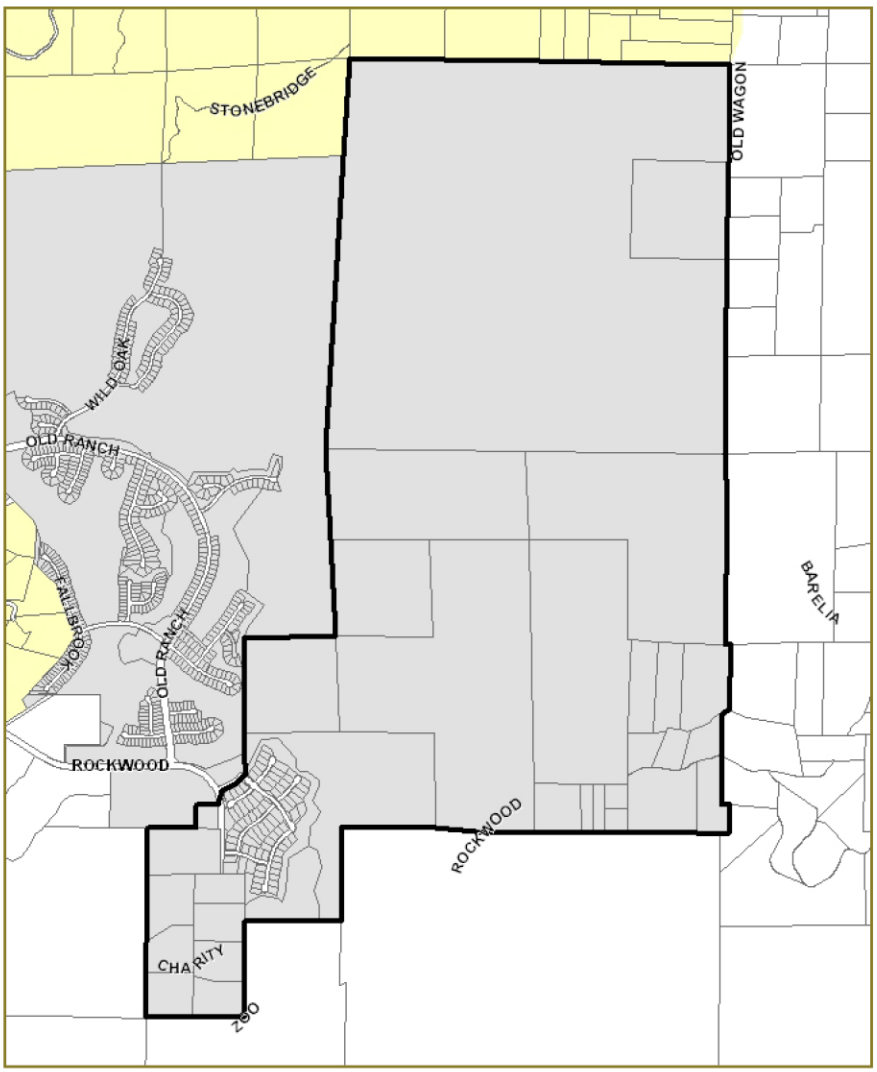
Conceptual Open Space Design

Figure 1.4



GENERAL PLAN LAND USES

Residential

- Rural I: 1 du/ 4,8,20 acres (R1)
- Rural II: 1 du/ 2,4,20 acres (R2)
- Estate I: 1 du/ 1,2,4,20 acres (E1)
- Estate II: 1 du/ 0.5,1,20 acres (E2)
- Suburban: Up to 3.3 du/acre (S)
- Urban I: Up to 5.5 du/acre (U1)
- Urban II: Up to 12 du/acre (U2)
- Urban III: Up to 18 du/acre (U3)
- Urban IV: Up to 24 du/acre (U4)
- Urban V: Up to 30 du/acre (U5)

Commercial

- General Commercial (GC)
- Neighborhood Commercial (NC)
- Planned Commercial (PC)
- Office (O)
- Planned Office (PO)

Industrial

- Light Industrial (LI)
- General Indusrtial (GI)
- Industrial Office (IO)

Other

- Public Land/Open Space (P)
- Specific Plan Area (SPA)
- SPA Boundary

4. Valley View SPA #4: Plan Text

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

Size: Approximately 1,590 gross acres (Figure II-12).

Current Status: The Specific Plan Area is partially developed.

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

SPA 4 Guiding Principles: The SPA envisions an upscale, large lot single-family residential community, organized around a comprehensively planned open space system. The development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units determined to have the same impact. The aesthetic and rural character of the area will be maintained in accordance with strict site planning, architectural, and landscaping standards. The luxury resort, if proposed, shall fully mitigate all fiscal, environmental, and public facility impacts to the satisfaction of the city.

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

The Specific Plan shall address the following issues:

A. Land Use:

1. The maximum theoretical yield of any Specific Plan within the SPA shall be determined by applying the slope density formula of the Rural II designation. Increased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s). This potential increased yield shall not result in a total of more than 800 dwelling units for the entire SPA.

2. No development shall be permitted on slopes greater than 35 percent. Lands in this area shall be preserved as open space.

3. All residential development shall be detached, single family units. The minimum lot size shall be 1 acre, unless smaller lots are approved only in conjunction with a development agreement.

4. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

B. Traffic Circulation:

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

C. Public Facilities:

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

D. Design Considerations:

1. The Specific Plan shall contain a system of open spaces, including recreation areas, trails, and permanent open space areas and appropriate mechanisms to develop and maintain the open space system.

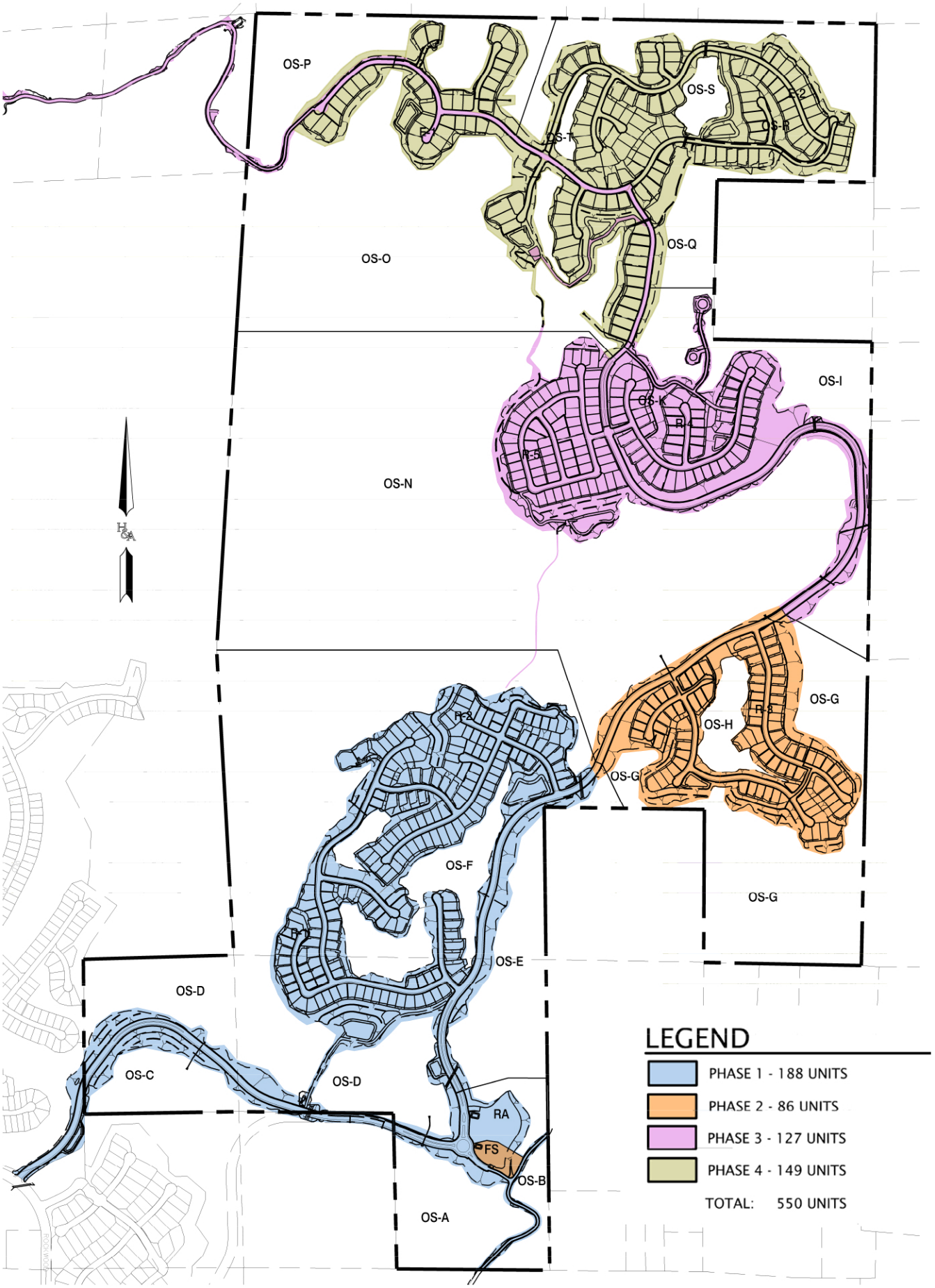
2. The Specific Plan shall contain development standards and guidelines to minimize grading requirements and to prohibit development on steep slopes and skyline ridges.

3. The Specific Plan shall include landscaping guidelines that maximize the use of native vegetation.

4. Development and open space areas shall be coordinated with the San Dieguito River Valley Regional Open Space Park and appropriate regional open space planning efforts.

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

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



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Conceptual Phasing Plan

Figure 1.6

Use	Acres
Residential Uses	
Neighborhood R-1: 76 units[1]	19.47
Neighborhood R-2: 111 units	29.01
Neighborhood R-3: 86 units	23.17
Neighborhood R-4: 59 units	18.04
Neighborhood R-5: 68 units	16.57
Neighborhood E-1: 62 units[1]	23.67
Neighborhood E-2: 88 units	33.22
Open Space	
Resource Open Space	642.12
HOA-Managed Open Space	120.24
Other Uses	
Fire Station	1.9
Private Recreation Area with 7,500 SF Farmhouse building, pools, tennis courts	3.14
Farms, 300 SF Farmstand	2.0
13 Neighborhood Gardens	1.0
Public Trails, 9.3 linear miles	7.3
Private HOA Parks (12 Internal Parks) & Trailheads	2.44
Private Streets	65.32
Drainage Basins, 10 locations	Acreage TBD at final engineering

Source: Safari Highlands Ranch Specific Plan 2017

[1] "R" = Residential; "E" = Estate; SF = Square Feet

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Land Use Summary - Reduced Intensity Footprint

Table 1.1

	Rancho Vistamonte	Project
Area (Acres)	133	1,098
Proposed # of Units	80	550
Overall Density	0.60	0.50
Allowed Units per Slope Analysis	45	284
Unit Increase Over Allowed Density	35	266
Percentage Increase	77	89
Area of Open Space (Acres)	81	762.36
As a % of Project Area	60	69
Public Benefits Provided	Improve Old Battlefield Road/Zoo Road emergency access Construct public trail and walk along Rockwood Road Construct trail head on same	Permanently preserve and dedicate approximately 69% of the site to open space Construct a new 3 bay fire station Improve Stonebridge Rd and widen Zoo Road emergency access roads for a total of 3.6 miles Restripe to provide 2 westbound lanes on Rockwood Rd Dedicate and construct public trails and trailheads Provide financing to construct new golf course club house & restaurant for the community Reconstruct existing golf course hole 14 within its existing footprint Utilize sustainable design, building materials and resource conservation Provide wet weather storage tank for the City

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

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Rancho Vistamonte Comparison

Table 1.2

Standards[1]	Neighborhood						
	PA-1/ R-1	PA-2/ R-2	PA-3/ R-3	PA-4/ R-4	PA-5/ R-5	PA-7/ E-2	PA-6/ E-1
Lot Criteria							
Minimum Lot Area (sq ft)	7700	7700	8800	10000	11000	1 ACRE	0.5 ACRE
Minimum Lot Width	50	50	50	50	50	50	50
Flag lot street frontage	20	20	20	20	20	20	20
Cul de sac street frontage	30	30	30	30	30	30	30
Building Heights							
Maximum building height, two story	35	35	35	35	35	35	35
Maximum building height single story	28	28	28	28	28	28	28
Setbacks and Yards							
Minimum front yard setback[2] to:							
direct entry garage	20	20	25	25	25	30	30
side garage	15	15	20	20	20	20	20
main residence	15	15	20	20	20	25	25
porch, patio, veranda, or entry feature	10	10	15	15	15	15	15
Semi-private courtyard:	8	8	12	12	12	15	15
Minimum side yard setback[3] to:							
property line	10	10	10/15	15	15	15	20
corner lot	10	10	10/15	15	15	15	20
Distance between detached residences	20	20	25	30	30	30	40
Minimum rear yard setback to:							
main residence[4]	20	20	20	25	25	30	30
to garage at rear of lot	10	10	10	10	10	15	15

[1]In feet, unless noted.

[2] The residential design has located sidewalks on one side of the street to contribute to a more rural ambience. Therefore lots that do not front on a sidewalk shall increase setbacks in this category by 5 feet in PA R-1 through PA R-5, and by 8 feet in PA R-6 and PA R-7.

[3]Slopes may encroach into side yard setbacks.

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

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Neighborhood Standards

Table 1.3

Location	Safari Highlands Village Center near Fire Station (southern development area)
Size	7,500 sq ft
Calculated Emergency Occupancy at 15 sq ft per person	500 persons*
Stories	Two Story
Building requirements	Meet code requirements with code exceedance as follows: (1) non-combustible building material, (2) closed eaves, (3) fully sprinklered, (4) non-flammable landscape material and (5) Class A fire-proof roofing.
Construction	Type I non-combustible construction with applicable elements of Chapter 7A California Building Code for ignition resistance
Fire Protection System	NFPA 13 Compliant
Windows	Windows dual pane, both panes tempered or fire rated glazing on all sides
Power Backup	Backup diesel or equivalent generator
HVAC	Air handling system to minimize smoke in ventilation
Communications	Television, computers, internet, telephone
Supplies	Basic supplies to accommodate a short-term sheltering including water, first aid
Structure Maintenance	Funded HOA responsible
Defensible Space	Minimum 100 feet or 2 times projected flame lengths
Acceptable Landscaping	Irrigated and maintained, e.g., turf, garden, farms, orchard, hardscape, sport/recreation courts/fields, swimming pool
Landscape and Fuel Modification Maintenance	Funded HOA responsible, annual 3rd party defensible space inspection
Parking	Parking sufficient for up to 400 vehicles along streets, parking lots, fire station, and Zoo Road - traffic flow would not be impacted
Aisle Widths	TBD at time of Building Permit submittal to EFD satisfaction
HVAC	TBD at time of Building Permit submittal to EFD satisfaction
Backup Generator	TBD at time of Building Permit submittal to EFD satisfaction

The building would be available to residents for temporary refuge when a wildfire or other emergency prevents an early evacuation from the site. Alternatively, the building and surrounding facilities such as parking areas would be available to fire agencies needing a staging location. The structure is intended to provide temporary refuge as a contingency to evacuation should evacuation be considered less safe by fire or emergency authorities. It is not intended to refuge the entire Project population. Individual homes are built to levels that indicate they can be utilized as temporary refuge if fire or emergency authorities deem that a viable strategy.

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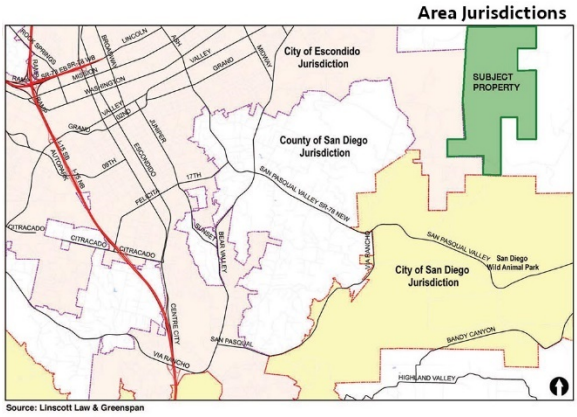
Dual Purpose Community Center/Temporary Refuge Structure

Table 1.4

2. Location, History & Existing Conditions

A. Specific Planning Area Location and Boundaries

The Project site is within the City of Escondido's (City) SPA 4 that is situated in the eastern hills of the San Pasqual Valley approximately four miles south and east of downtown Escondido. Its relationship to the city boundary and the circulation network is shown in Figure 2.1, "SPA 4 General Location." The site is rectilinear and orients in a north/south direction. The site is currently within the unincorporated area of the County of San Diego and is adjacent to both the City of Escondido and City of San Diego boundaries. The accompanying graphic illustrates these



jurisdictional relationships. The City has included this site in its General Plan since 1971, and ratified in their 1990 general plan update, as well as through a vote of the people in the most recent update. A portion of SPA 4 was annexed into the City when Rancho Vistamonte was approved and annexed through LAFCO.

The site is bounded by developed areas on the west and south and by largely undeveloped land on the east. Scattered rural residential and estate homes are located to the north and south. Figure 2.2, "Surrounding Neighborhoods on Aerial Photograph," depicts these land uses in relation to the site boundary. Rancho San Pasqual, with 580 residential homes, and the Eagle Crest Golf Course are to the west, while Rancho Vistamonte with 80 developed homes is to the southwest. The 1,800-acre San Diego Zoo Safari Park lies to the south and is separated from the site by undeveloped or sparsely developed land. Primary circulation in this area is provided by San Pasqual Valley Road, more commonly known as State Route 78 (SR 78). This road is labeled on Figure 2.2 for ease of reference.

More generally, the Project site is located off a northern branch of the San Pasqual Valley. The western slopes of the site face toward south Escondido and the upper reaches of the valley.

Regionally the Project lies within the San Pasqual Valley ecosystem which trends east to west just south of the site. The Santa Ysabel Creek runs along the valley from east to west. It is paralleled along much of its course by the Coast to Crest Trail, a planned 70-mile trail connecting

the coast with inland areas at Volcan Mountain near the town of Julian.

The City of San Diego annexed the valley in the late 1960s and established the San Pasqual Valley Agricultural Preserve throughout the valley in 1964. The built environment in the valley goes back to the pueblo of San Pasqual, designated in 1835 by Mexican authorities as a resettlement center for Kumeyaay Indians. A battle of the Mexican American War was fought in the valley in 1846. A State Park has been created at the San Pasqual battleground to commemorate this event. The San Pasqual Valley retains its connections with its history through the many historic buildings that remain. Citrus, avocado, and dairy farming continue. And the Coast to Crest Trail continues to provide outdoor opportunities in the valley.

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

A. Historical Planning Context

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

Additional study and more detailed design work ensued, culminating in the preparation of two project proposals for SPA 4. Rancho Vistamonte proposed development of 80 residences in the SPA southwest of the Project boundary. Environmental documentation consisting of an EIR was prepared and the project was approved by the City in 2001. The project has since been built. The current proposal has been in the planning stages for five years, with active meetings with City staff beginning in 2013. In 2017 extensive revisions to the project were

undertaken to reduce the Project's development area, avoid further sensitive habitat and to minimize impacts to steep slopes on the site. This resulted in the design of a "Reduced Intensity Footprint" that has been developed as part of the EIR for the Project. The Reduced Intensity Footprint has eliminated 50+ acres from the original Tentative Map design and has reduced the grading quantity by approximately 740,000 cubic yards. That version of the Project is the subject of this specific plan.

B. Existing Conditions

1. Natural Setting

The Project site is in the foothills that form a part of the eastern boundary of San Pasqual Valley. It has a north/south orientation and encompasses a northern plateau, shallow north/south intermediate ridgeline, and small southern mesa. Site topography includes a relatively flat northern plateau at 1,560 feet Above Mean Sea Level (AMSL), then dropping 750 feet in 2.04 miles to a smaller southern mesa. Lowest elevations are in the south at 810 feet AMSL. A shallow north/south ridge runs between the plateau and the mesa through the eastern part of the site and is itself transected by several deep drainages which break the line of the ridge. The western parts of the site, particularly in the north and central area, are characterized by a ridge and steep hills that fall off toward the valley floor and dominate views from the west. The westerly ridge protects views from the Valley and the development falls behind and to the East from the Valley. The homes will not be looking down on the homes in the Valley, but rather are tucked back to the east of the westerly ridge. The site is undeveloped. There are no paved roads but the site is laced with several graded dirt roads and trails. Figure 2.2, incorporates an aerial photograph that shows topographic relief and site disturbances.

The underlying bedrock ranges from Jurassic/Triassic metavolcanics, Mesozoic granodiorites, adamellites, and basic intrusive rocks, to Quartenary alluviums. Soil types within the Project area and vicinity consist of a series of sandy loam, coarse sandy loam, sand, and steep gullied land. Runoff is described as moderate to rapid and the erosion hazard is on average moderate for these soil types.

The site generally drains to the southwest toward the Eagle Crest Golf Course and adjacent Rancho San Pasqual development and is divided into two major drainage areas. A northwestern drainage area includes 415 acres. Runoff drains through several arroyos and crosses the westerly boundary at several locations. A southeastern drainage area includes 1,925 acres. Runoff drains through

arroyos to an existing triple box culvert under Rockwood Road. Federal Emergency Management Agency (FEMA) mapping reveals that the site is not within a flood zone.

2. Biology

Ten native habitat types and vegetation communities are documented on the

site. Southern Mixed Chaparral dominates the northern half of the site and Diegan Coastal Sage Scrub is predominant in the south. Large areas of Deerweed Scrub occur in the central area roughly along the border between the chaparral and sage scrub. A grove of Riparian Oak woodland and Non-native Grassland occurs in the southern portion of the site. Meadows dominated by Western Ragweed occur in the northwest corner of the site while Mulefat Scrub occurs in the

southwest corner of the site. Oak trees occur in clusters associated with the drainage channels and as individuals within the chaparral and sage scrub habitats. Rock outcroppings are evident in isolated patches throughout the site. Figure 2.4, "Habitats On the Site," depicts the location and extent of these resources.

A biology report for the site by Merkel and Associates & Althouse and Meade, Inc. documented several sensitive species including California gnatcatcher, coastal cactus wren, southern California rufous-crowned sparrow, loggerhead shrike, Cooper's hawk, northwestern San Diego pocket mouse, orange-throated whiptail, San Diego horned lizard, rosy boa, red diamond rattlesnake, delicate clarkia, golden rayed pentachaeta, coast live oak, and Engelmann oak.

The southern part of the site is within the boundary of the adopted South County Multiple Species Conservation Planning (MSCP) area. The MSCP is a regional planning effort carried out under the Natural Communities Conservation Planning program. Figure 1.4, "Conceptual open Space Plan," shows the approximate boundary. The site is designated a Pre-approved Mitigation Area (PAMA) within the plan. PAMAs are those where a high level of preservation is recommended. The northern area is located within the boundary of the draft North County MSCP.

The City of San Diego has adopted several Multiple Habitat Planning Area

and Cornerstone Lands (MHPA) designated for special protections in order to protect biodiversity. The Project site is located adjacent to but outside one of these areas. The City of San Diego has acknowledged there are no impacts to Cornerstone Lands and no mitigation within the City of San Diego will be required.

3. Cultural Resources

The 2015 cultural resources study for the Safari Highlands Project by Brian F. Smith and Associates, Inc. (BFSA) and Native American monitors included tasks to locate and inventory all cultural resources within the Safari Highlands Ranch Project. A thorough reconnaissance to relocate all previously recorded sites and search for any previously unrecorded archaeological sites was particularly important because the Witch Creek Fire of 2007 passed through this area and removed centuries of brush cover from the property. The potential to discover archaeological sites that had previously been masked by vegetation was important to the inventory. Archaeological sites identified during the field survey were mapped and recorded with Global Positioning System (GPS) sub-meter instruments.

A total of 73 cultural resources have been documented within one mile of the Project boundary, with several of the resource sites containing bedrock milling features. Several sites are clustered around the major drainage in the southern portion of the site, while others are scattered about the level topographic area in the northeast section of the site. The northwest section of the property lacks any major archaeological sites due to the steep terrain. These sites range from surface scatters of artifacts or rock features to large multi-component archaeological sites consisting of at least bedrock milling features, midden deposits, a dispersed scatter of prehistoric artifacts, pictographs, and historic foundations/structures.

Generally, the environmental setting is indicative of those areas of San Diego County that contained the natural resources used by prehistoric populations over the past 8,000 years. The cultures that have been identified in the general vicinity of the Project site consist of a possible Paleo Indian presence of the San Dieguito Complex, the Archaic and Early Milling Stone horizons represented by the La Jolla Complex, and the Late Prehistoric Luisuno and Kumayaay cultures. The area was used for ranching and farming following the Spanish occupancy of the region. During the late 1800s and early 1900s, agricultural use of San Pasqual Valley was the focal point of the historic development of this area. This farming practice continues into the present day, and is reinforced by the San Pasqual Agricultural Preserve .

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

4. Transportation

Regional transportation access to the area is from San Pasqual Valley Road

(SR 78). It traverses the valley in roughly a northwest to southeast fashion and lies approximately two miles west of the Project. Figure 2.6, "Area Circulation," shows the configuration of the existing street system. Within the Project study area, San Pasqual Valley Road (SR 78) is currently not built to classification standards and is instead constructed as a two-lane undivided roadway northwest of Bear Valley Parkway, as a two to three-lane undivided roadway between Bear Valley Parkway and Cloverdale Road and as a three-lane undivided roadway (with two northwest bound lanes and one eastbound lane) east of Cloverdale Road. Sidewalks, curbs, gutters, on-street parking and bike lanes are not provided and the posted speed limit ranges between 35-55 mph. Bus stops are provided.

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

Cloverdale Road is classified as a 2-lane 2.2E Light Collector (No Median) on the County of San Diego General Plan North

County Metro Mobility Element Network. Cloverdale Road within the Project study area is currently constructed as a 2-lane undivided roadway with a two-way left-turn lane along most of the roadway.

Rockwood Road is classified as a 2-lane Local Road on the City General Plan Mobility and Infrastructure Element and is currently constructed as a 2-lane undivided roadway with a two-way left-turn lane in front of the San Pasqual Union School. Sidewalks, curbs, and gutters are provided in front of the School extending east to Vistamonte Avenue. Sidewalks, curbs, and gutters are provided on the north side of Rockwood from the School's main entry walk east to the terminus of Rockwood Road. Entries onto Rockwood Road from Cloverdale Road to the School are limited to north/south trending dirt roads that intersect at approximately 0.20 and 0.28 miles from Cloverdale. The School has the first major paved entry onto Rockwood Road, located on the south side of the road at approximately 0.35 miles from Cloverdale. There are no homes located directly on Rockwood Road.

Vistamonte Avenue takes access from Rockwood Road approximately 302 feet east of the Project's proposed entry and provided access to the Rancho Vistamonte neighborhood. The posted speed limit on Rockwood Road is 40 mph and bike lanes, on-street parking, and bus stops are not provided.

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

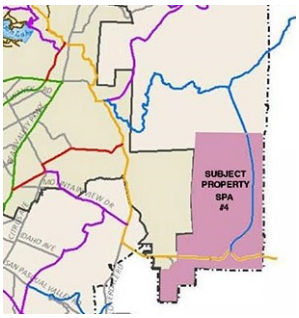
A preliminary traffic analysis by Linscott Law and Greenspan Street conducted dated October 4, 2017, and an Addendum dated October 31, 2018 indicates that all road segments under the jurisdiction of the City operate at an acceptable Level of Service (LOS) C or better. The study street segments under the jurisdiction of San Diego County and City are calculated to operate at an acceptable LOS D or better. These are acceptable service levels for the two jurisdictions, respectively. Similarly, both intersections are calculated to currently operate at an acceptable LOS C or better during the AM and PM peak hours. Additional details of the traffic analysis and potential Project effects are presented in Chapter 3, Sections E 1 and G 1 and 2.

Discussions with the school board are on-going relating to improvements to the school's pick-up and drop-off circulation. Any improvements to the

School's property would be by separate permit and are not a part of this application.

5. Trails

The City has identified a coordinated system of trails to serve City residents.



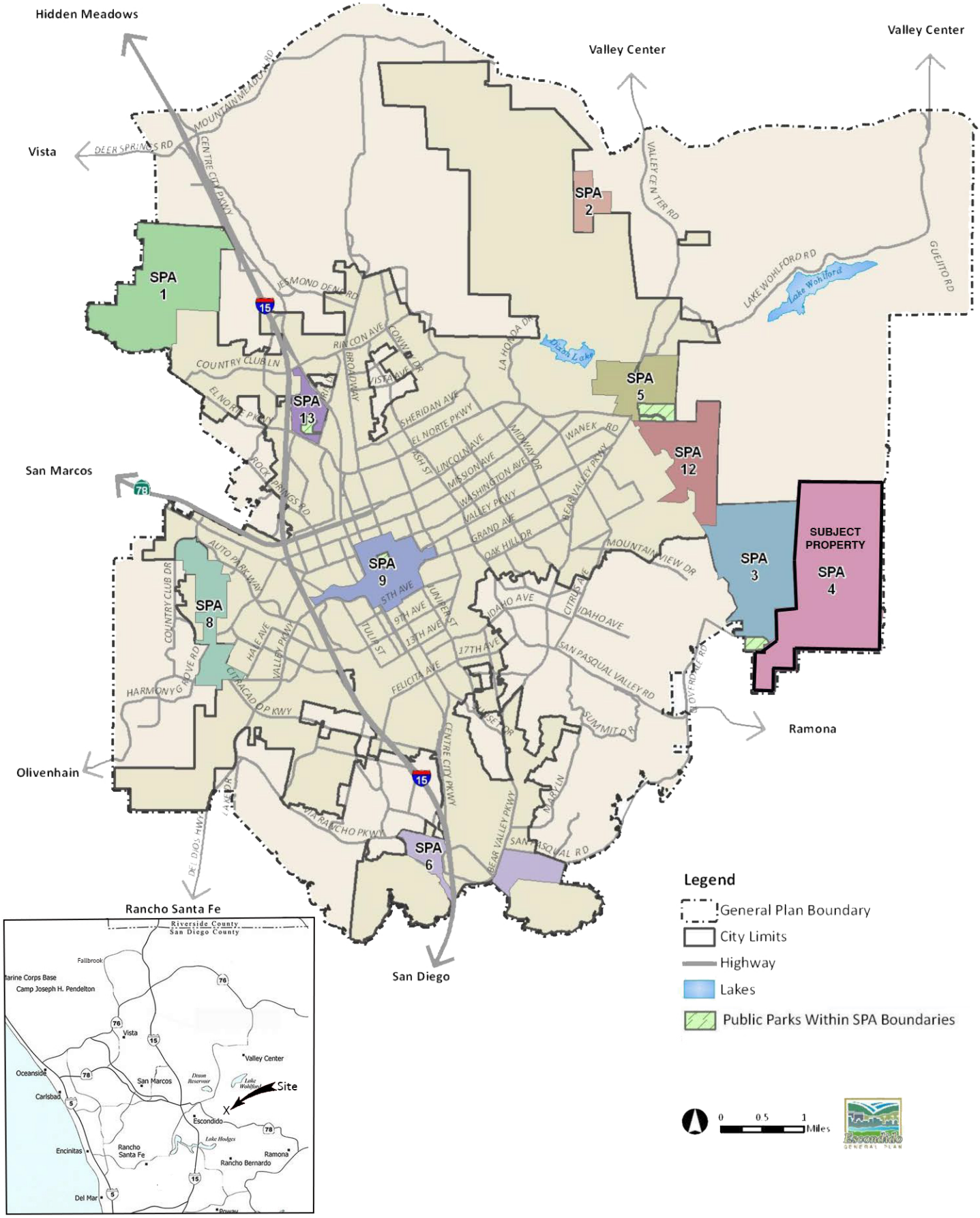
The City's General Plan Trails Map, excerpted here, shows that two trails are planned within the SPA area. These are a Second Local Rural Trail trending north/south through the eastern part of the site, and a Rural Regional Connector trending east/west through the southern part of the site. The Project provides these public trail segments. The north/south segment is provided along Safari Highlands Ranch Road and the east/west segment is provided from the village core to a viewpoint on the western ramparts of the Project slopes.

6. Aesthetics

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

7. Public Services

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



Source: City of Escondido

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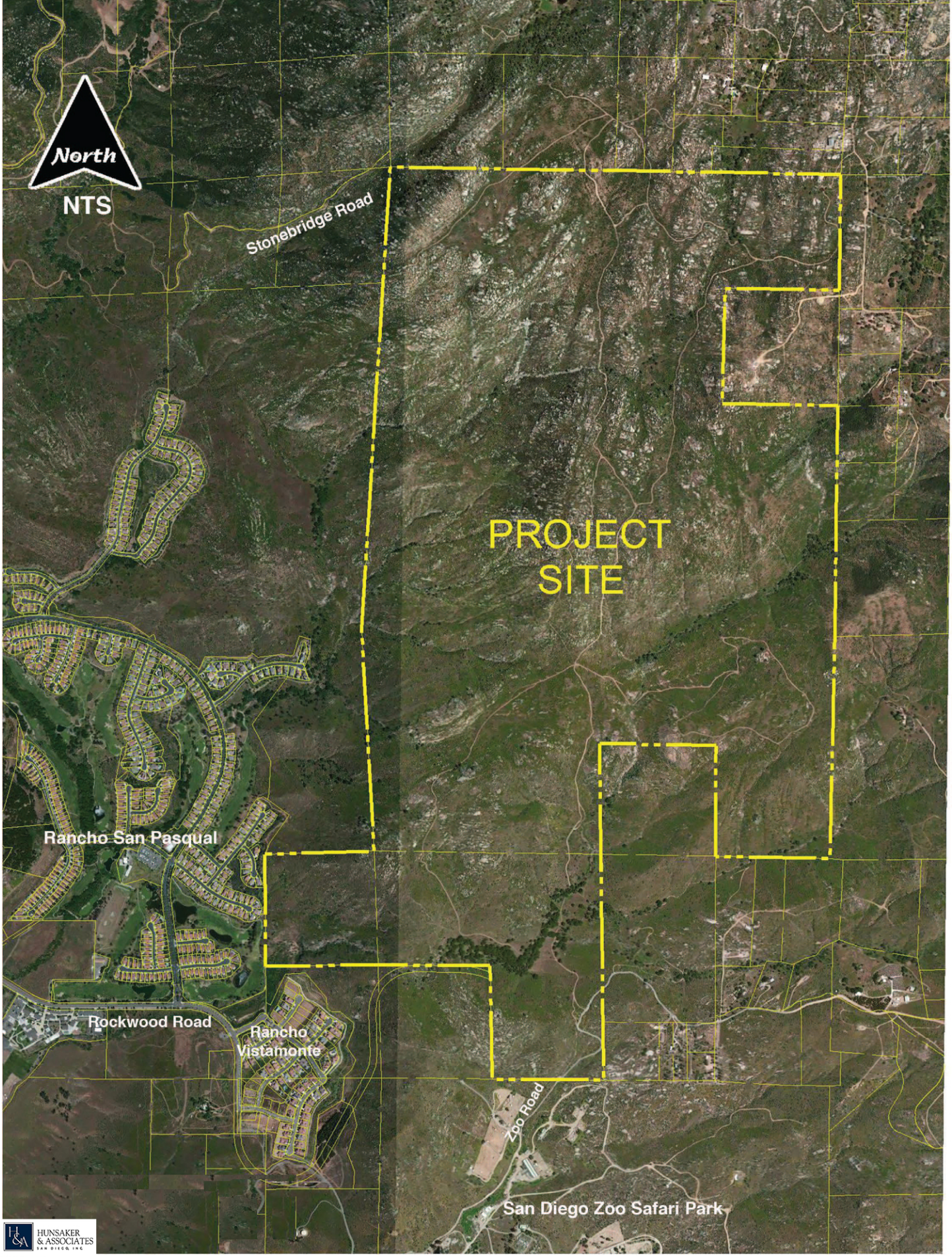
SPA 4 General Location

Figure 2.1



HUNSAKER & ASSOCIATES SAN DIEGO, INC

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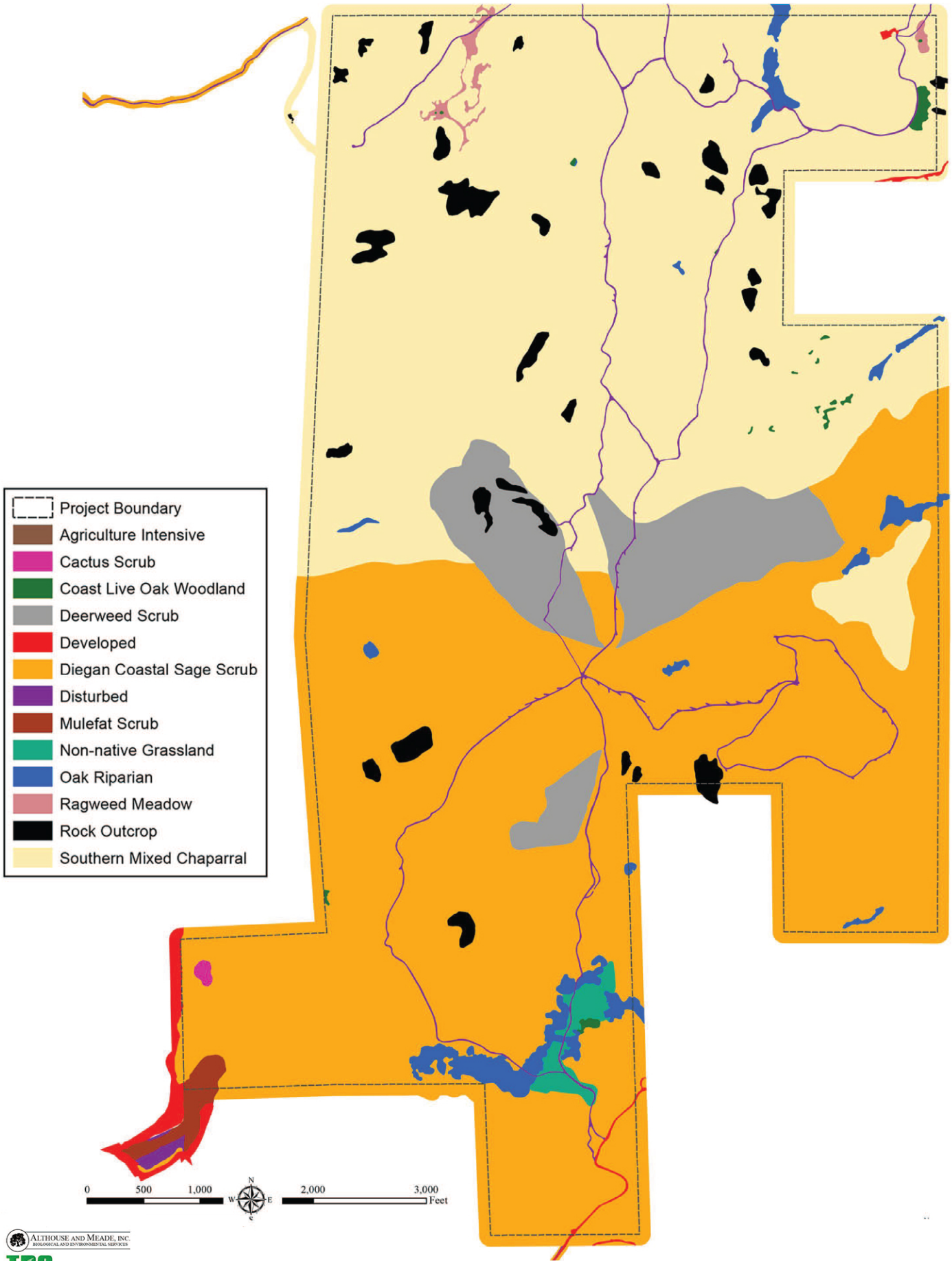
Surrounding Neighborhoods and Site on Aerial Photograph

Figure 2.2



ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

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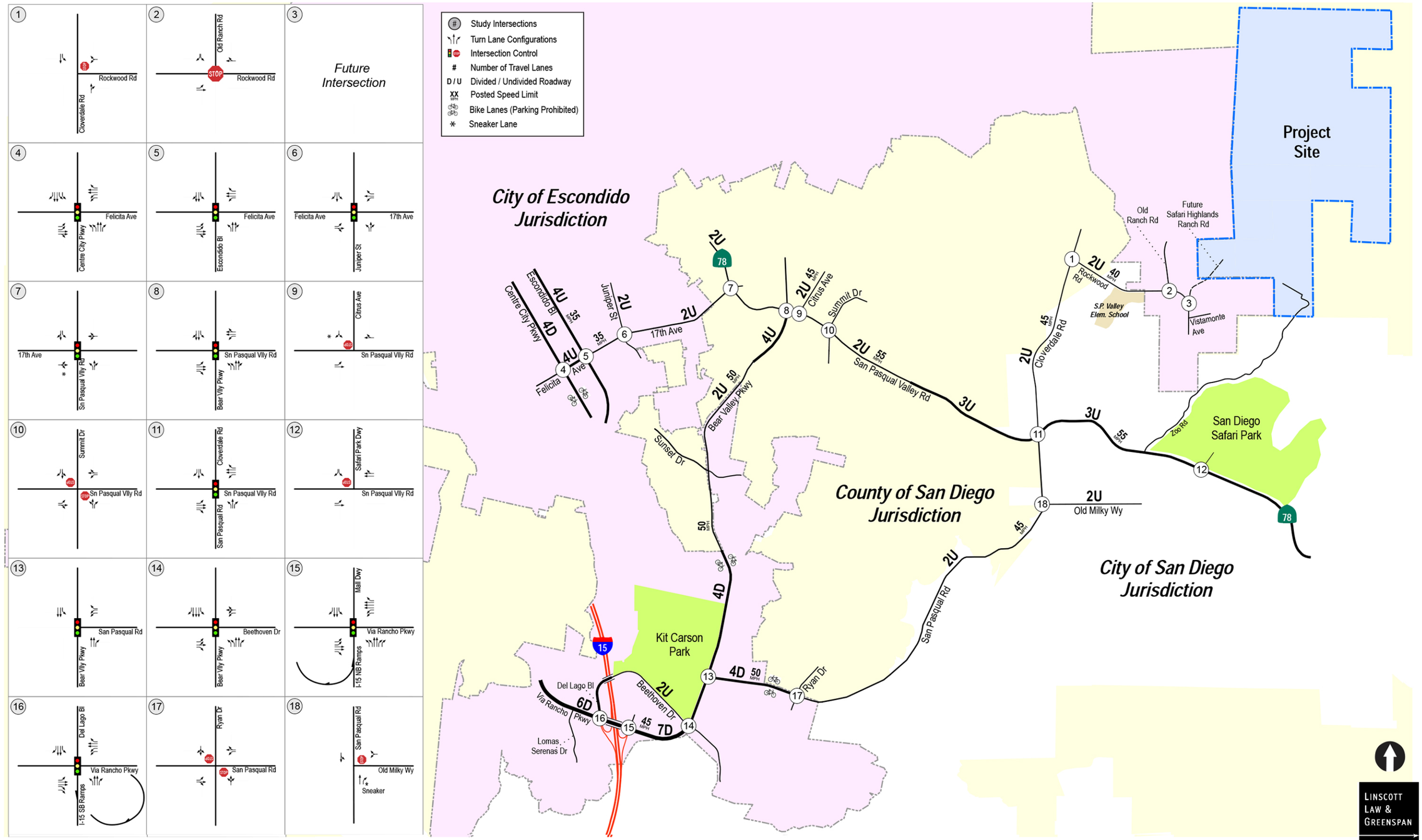
Habitats on Site

Figure 2.4



LINSCOTT LAW & GREENSPAN engineers

TRS CONSULTANTS

Area Circulation

Figure 2.4

A. Planning Principles

1. Topography

Site topography varies dramatically, encompassing a relatively flat northern plateau at 1,560 feet AMSL, then dropping to a smaller southern mesa. Lowest elevations are in the south at 810 feet AMSL. A shallow north/south ridge runs between the plateau and the mesa through the eastern part of the site and is itself transected by several deep drainages which break the line of the ridge. The western parts of the site, particularly in the north and central area, are characterized by steep hills that fall off sharply toward the valley floor and dominate views from the west. Figure 3.1, "Slope Density Analysis," shows that the Project avoids all but three percent of the slopes over 35 percent.

Planning for the site accommodates this topographic variation while minimizing the grading footprint in two ways. One is to cluster to avoid steep slopes and use an alternative access route through Eagle Crest golf course to avoid excessive grading cuts in highly visible areas. Figure 3.2, "Illustrative Plan View of Main Entry," provides a conceptual view of the proposed route. Callouts are provided to indicate landscaping and other features. This design removes the road from a west- facing hillside and thereby greatly diminishes visual impacts to all the residents of the San Pasqual Valley. This alternative is a private road that involves less grading, smaller slope cuts, and is farther away from the existing Rancho Vistamonte neighborhood. Cut slopes will use geogrid or other structurally sound wall systems that can accommodate landscaping to provide visual interest. Use of contour grading that follows the curvature of the land and small-scale knolls in key locations will further screen the road. Landscaping will complement the nearby golf course while adhering to a drought-tolerant planting palette.

Two is to provide compact lots, with an average lot size overall is 12,598 sf. Lots are clustered in seven neighborhoods rather than in one massive area. This provides flexibility in siting neighborhoods, which allows the project to take advantage of the flatter areas of the site. As a result, visually prominent topographic features include numerous rock outcroppings, the western escarpment, deep drainages and most of the intermittent ridgeline, will be left intact and preserved in open space.

2. Biology and Cultural Resources

The site is in a sensitive biological area with relatively undisturbed habitat. The southern 624 acres of the site are within a Pre-approved Mitigation Area (PAMA) of the adopted South County Multiple Species Conservation Planning (MSCP) program. PAMA areas are those where a high level of habitat preservation is desirable. Figure 2.5, "Project in Relation to Adopted MSCP Plan," shows the boundary of the adopted plan. The northern third of the site is not within any habitat plan but is planned as part of the North County MSCP.

The Project will protect the biological and cultural resources with a resource open space that preserves approximately 762.44 acres, or 69 percent of the site. Extensive revegetation will provide an opportunity to establish habitats particularly favorable to some of the sensitive species on the site. Wildlife movement patterns and key natural resources like drainages and rock outcroppings are preserved as well.

3. Community Integration

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

Integrating community character between planning areas is also important. Overall integration is achieved by a unified architectural theme and the commitment to quality non-combustible materials. This is reflected in the architectural styles that reflect a farming theme. The commitment to neighborhood parks, farming and gardening areas, and trailheads in all planning areas is another opportunity to provide the community with an integrated feel. Detailed planning along roadways, for example, provide a unified appearance to these integrating elements. A commitment to a high level of

environmental quality throughout will also serve as an integrating element. The Farmhouse recreational facility will bring everyone together creating community revolving around the working farm, the community green house, and the farm stand. Conversely, each neighborhood will have its distinct identity using square footages, architectural features and color palates that set it apart. Some

neighborhoods, for example, will appeal to families while others will focus on a retired demographic. The Project will effectively preserve these identities by providing unique monumentation for each

neighborhood. Parks will be tailored to the expected demographic, some with a basketball court, others with more seating and passive recreation. However, the overarching theme of the whole park system is an "active lifestyle" approach. Each park will have an active element, from swimming and tennis at *The Farmhouse*, to basketball, bocce ball, pickle ball, workout stations and gardening areas at neighborhood parks. An active lifestyle park system will attract homeowners to recreate on-site and reduce off-site trips. The overarching goal of the park system is to build community through farming and gardening opportunities.

4. Sustainability

Planning for sustainability challenges all development projects today. Sustainability concerns for this Project include the efficient use of water and energy. Water recycling is at the center of the Project's water conservation design, and includes using recycled water for irrigation, specification of efficient landscape water delivery systems, and providing the City with a wet-weather storage tank for excess recycled water during the rainy season. Conservation and recycling, solar energy, use of sustainable home design and materials are also integral parts of the overall Project design. As a result, the Project will be a net-zero energy development and will offset all its carbon emissions.

B. Land Use

Land uses for the Project fall into five general categories: residential, the village core, supporting infrastructure, farming and recreation, and resource open space. Each category is discussed generally before turning to the detailed discussions

that follow. Overall land use is shown on Figure 1.1, "Illustrative Site Plan." The seven neighborhoods are shown in different shades to make them easier to identify.

The Project proposes a gated community of 550 estate residential lots in seven neighborhoods on 1,098.6 acres. Lots will range from an average of approximately 10,618 square feet in neighborhood R-5 to approximately 16,664 square feet in Neighborhood E-1. Overall Project density will be one lot per two acres, though approximately 69% of the site will be permanent open space (both resource open space and HOA maintained habitat).

The village core will support a range of public and private uses composed of a main entry, monumentation, a new fire station, public trail entry point with parking, gate house, private farm and recreation center, and parking. "Illustrative Major Entry," and "Illustrative Village Core from Above Looking East" on pages 5 and 46, present conceptual plan views of the entry and village core and incorporate callouts so that various features can easily be identified. Details are discussed in Section D below.

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

Water from the City's water district will be pumped to an onsite water tank for distribution via pump stations and gravity feed to all onsite structures. The wastewater system proposes a sewer system that will convey effluent to the City's wastewater system. A return system will be constructed to convey treated recycled water to the Project for use in landscaping of public and HOA areas. The system will include an approximate 500,000-gallon storage tank to allow storage of recycled water during wet weather. An elaborate drainage network will control and filter runoff in conformance with the Regional Water Quality Control Board and City standards. Gas, electric, and telecommunication/data systems will also be installed.

Open space will encompass both recreational uses and protected open space. The latter will consist of a 642.12-acre area encompassing the entire western half of the site as well as several areas that are contiguous with offsite undeveloped areas on the north, east, and south. Figure 1.5, "Conceptual Open Space Design," provided the reader with

an overview of the shape and extent of this area. Each land use is discussed below in more detail.

C. Neighborhoods/Planning Areas

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

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

Individual character will be established for the neighborhoods through use of density and lot size variations, entry monuments, and architectural and landscaping detail that will provide residents with a sense of neighborhood identity and arrival. These are summarized below. Refer to Figures 3.4 through 3.9 for a conceptual plan view of each area. Lot areas are approximations based on tentative map designs and may vary with final mapping of the Project, in accordance with provisions detailed in Chapter 6 of this Specific Plan.

1. Planning Area R-1

Planning Area (PA) R-1 is in the southern-most part of the site and is the first neighborhood one reaches after entering the private area of the site. It is located west of the main Project road and extends in a westerly direction. Figure 3.4 provides a visual representation. The roughly c-shaped neighborhood is 19.46 acres in area and consists of 76 lots that have an average area of approximately 11,154 sq ft. Lots range from approximately 7,434 to 21,790 sq ft. Access will be via a main entry off Safari Highlands Ranch Road with an additional access point into Neighborhood PA R-2 to the north.

This neighborhood is designed to have a condensed and family friendly feel with homes in a compact resource-efficient footprint. Some residences will wrap around a large greenspace. The neighborhood includes a park on the edge of the community with extensive westerly views which is 15,252 sf in size. Each park in Safari Highlands Ranch will have farming and gardening areas for the homeowners to gather and garden together. Each plot

will be leased for a nominal amount from the HOA and will be designated to that homeowner. The community will be characterized by a strong framework of formal canopy street trees and will be closest in proximity to the community recreation facilities in the community core. Homes will have a direct view of open space, revegetated areas, or landscaped areas. In this and other communities, the HOA maintained habitat will provide a fire safe but natural transition to the larger area of resource open space. The neighborhood will be marked with a distinctive community name and monument at the access to establish an individual identity and sense of arrival for the residents.

2. Planning Area R-2

PA R-2 is in the southcentral part of the site and is the second neighborhood one reaches after entering the private area of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure 3.5 provides a plan view of the planning area. The neighborhood is 29.01 acres and consists of 111 lots that have an average area of approximately 11,390 sq ft. Lots range from approximately 7,619 to 25,873 sq ft. Access will be via a main entry off the main Project road, with an additional access point into Neighborhood PA R-1 located near its southwest boundary. Neighborhood R-2 shares its southern boundary with PA R-1 but will be separated from it by a large expanse of native open space. PA R-2 will have one neighborhood park on its northern boundary which is 4,787 sf in size along with area for farming and gardening. This park will also provide a trailhead connecting residents to the open space trail network. A second park will be located across Safari Highlands Ranch Road from the main entrance to PA R-2 and is 9,914 sf in size. Homes in the neighborhood will have a direct view of open space or landscaped areas. The neighborhood entry will also be distinctive and will be marked with a unique community name and monument.

3. Planning Area R-3

PA R-3 is in the central part of the site and is the third neighborhood one reaches after entering the private area of the site. It is located east of Safari Highlands Ranch Road and extends in an easterly and northerly direction. Figure 3.6 provides a visual representation of the area. The neighborhood is 23.18 acres and consists of 86 lots that have an average area of approximately 11,739 sq ft. Lots range from approximately 8,483 to 28,415 sq ft. Access will be via two points along Safari Highlands Ranch Road.

Two development nodes are oriented northwest to southeast and are separated by an extensively landscaped slope area. Two parks will be located toward the southeastern side of the neighborhood. The parks are facing each other from the opposite sides of the street to create a synergistic recreational experience. They are 5,903 and 6,226 sf respectively and programmed as an active lifestyle theme along with farming and gardening areas. Conservation open space surrounds PA R-3 on the north, east, and south, so that the natural environment will dominate the feeling of the neighborhood. It will be characterized by slightly larger lots and home footprints than PA R-2 and will provide a luxury estate feel. The landscape character will be slightly more informal and will tie in more strongly with the native habitats surrounding the neighborhood. The neighborhood will be integrated with its open space surroundings by the HOA maintained habitat and extensive slope landscaping using native and area-adapted plants.

4. Planning Area R-4

PA R-4 is in the north central part of the site and is the first neighborhood one reaches after leaving the southern part of the site. It is located east of the main Project road and extends in an easterly and northerly direction. Figure 3.7 provides a plan view of the planning area. The neighborhood is 18.03 acres and consists of 59 lots that have an average area of approximately 13,315 sq ft. Lots range from approximately 9,092 to 24,523 sq ft. Access will be via two points along the main Project road. This neighborhood is sited on the Project's easterly boundary and overlooks the major drainage course. It surrounds a high point in the topography giving it extensive views of the surrounding areas to the east and south. A park will be located in the southcentral area of PA R-4 and is 10,661 sf in size along with farming and gardening plots. The neighborhood has a small, intimate layout with three development nodes forming a rough "W" configuration with the intervening spaces consisting of landscaped and revegetated natural areas. In this way, the neighborhood will have a strong relationship with native habitats and landforms to the east. Home footprints will be similar to PA R-3 and will also reflect a luxury estate feel.

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

5. Planning Area R-5

PA R-5 is in the north central part of the site and is the second neighborhood one reaches after leaving the southern part of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure 3.8 provides a visual representation of the planning area. The neighborhood is 16.57 acres and consists of 68 lots that have an average area of approximately 10,614 sq ft. Lots range from approximately 8,625 to 15,991 sq ft. The single access will be via Safari Highlands Ranch Road. This neighborhood is adjacent to and west of PA R-4 and will have views west toward the valley. It will have a rustic landscape character and reflect the character of the valley with an emphasis on rock outcroppings and agricultural trees.

PA R-5 will have two neighborhood parks within its boundaries, one near the entry road 15,296 sf in size and the other on the west that is 12,462 sf in size, with sweeping views in that direction along with farming and gardening areas. The western park will be near a main trailhead, connecting residents to a trail into the extensive open space area. It is near a viewpoint with views of the major drainage course on site. This park, trail connections and expansive westerly views will give PA R-5 its special character. The neighborhood will be discretely marked with a unique community name and monument thus helping establish an individual identity for the residents.

6. Planning Area E-1

PA E-1 is in the northwest part of the site and is the third neighborhood one reaches after leaving the southern half of the site. It is located west of Safari Highlands Ranch Road and extends in a westerly and northerly direction. Figure 3.9 provides a plan view of the area. The neighborhood is 23.71 acres and consists of 62 lots that have an average area of approximately 16,661 sq ft. Lots range from approximately 12,854 to 24,257 sq ft. Access will be via the main Project road. PA E-1 will be characterized as an estate lots neighborhood and thus will be developed with larger lots and larger home footprints. A neighborhood park will be located near the main entry to PA E-1 which is 13,994 sf in size and has a designated area for farming and gardening. HOA maintained habitat will provide numerous transitions to resource open space. A trail head with benches and shade structures will be provided on the neighborhood's southwest boundary. The trail head connects the lower half of the site to the northern half of the site and offers spectacular views to the west. PA E-1 landscaping will be characterized by

informal and sparse street tree layouts and rustic detailing. Conceptual neighborhood streetscapes include a meandering, colored concrete sidewalk on one side of the street and decomposed granite trail, where the grade is less than 5%, to enhance the rustic estate feel. It will contain a large neighborhood park, trails, and a trail viewpoint within its boundaries.

The layout of the lots and streets is informal and incorporates ribbons of native vegetation and open space lending a feeling of privacy and natural openness. The lots and some interior roadways will have expansive views, primarily to the west and south. The entry concept for both PA E-1 and PA E-2 will begin on the main entry drive, marked by split rail fencing/pilasters, a landscaped median, and estate lot signage. Individual community naming and signage will be added to identify PA E-1 at a point further into the neighborhood.

7. Planning Area E-2

PA E-2 is in the northeastern part of the site and is the last neighborhood one reaches after leaving the southern part of the site. It is located west, north, and east of Safari Highlands Ranch Road and extends largely in an easterly and northerly direction. Figure 3.8 provides an overview of the planning area. The neighborhood is 33.1 acres and consists of 88 lots that have an average area of approximately 16,383 sq ft. Lots range from approximately 11,163 to 31,324 sq ft. This is the second estate lot neighborhood in the Project.

Planning Area E-2 will have many features described for PA E-1 above. The street layout will be informal, consisting of two rectilinear areas separated by greenspace. The views in PA E-2 will be oriented primarily toward the north and east and, as with PA R-3 and PA R-4, this eastern orientation will shape the character of the neighborhood with an emphasis on native vegetation and rustic landscaping. It will contain two neighborhood parks along its northern boundary, as well as trails, and a trail viewpoint within its boundaries. The first park in the center is 5,579 sf while the upper north park is 2,461 sf, both offering opportunities for farming and gardening. This neighborhood will present rustic streetscapes and open space, creating a feeling of openness and a relaxed estate luxury atmosphere.

D. Village Core and Related Amenities

The village core will consist of a mix of public and private uses radiating from a main circular entry. The village core will create a community feeling for the Project and is intended to be the heart of the Community. It will be located on a small southern plateau and will project a distinct sense of arrival and a welcoming feeling.

This will be achieved by creating architecturally inviting structures, ease of access, good signage, and interesting landscaping detail that will encourage exploration and participation. Community involvement in the overall design has been elicited to achieve these ends. The recreational building, called *The Farmhouse*, will be surrounded by a working farm, with multiple crops and citrus groves. There will also be a greenhouse integrated into the farm. Fruit and Produce will be made available in a small farm stand at the entry to the community. A conceptual layout is provided here to create a frame of reference for further discussion "Illustrative Village Core from Above Looking East," provide s conceptual views of the area. The architectural design theme will achieve an upscale approach by integrating the historically rural setting with the rich and varied architectural forms and styles associated with modern farmhouse themes. Typical architectural detailing is provided in Chapter 5, Design Standards and guidelines. Permitted uses are detailed in Chapter 4, Governing Policies. The reader is referred to Table I.4, "The Farmhouse Recreation Center Development Standards."

A primary access entry will be constructed at the intersection of Safari Highlands Ranch Road and Rockwood Road approximately 300 feet west of Vistamonte Avenue. Conceptual design shows it to include a water feature using recycled water, decorative paving, stone veneers and an entry monument building, as well as walks and trails following the road up to the village core. It will be designed to convey a distinctive, pleasant

and inviting setting that transitions to the beautifully landscaped Safari Highlands Ranch Road as it rises to the village core. The monumentation and related walks and landscaping will be owned and maintained by the HOA. A public trail system in the form of meandering colored concrete multi-use walkway paralleling Safari Highlands Ranch Road will begin at this point. The entry is shown in plan view with callouts in Figure 1.2, "Illustrative Major Entry." The entry will be private but the public will be able to use the road to the village core, and trails and walks in the primary access entry area. Safari Highlands Ranch Road up to the village core will be landscaped to provide shade, while accenting vistas of the rural and hilly San Pasqual Valley landscape.

The village core is served by a circular drive. Entry monumentation will convey a distinctive and welcoming sense of arrival. The first structure encountered will be the fire station, located on the right. The Farmhouse recreation facility, private farm and parking area will be seen behind a palisade of trees on the center right. The circular drive in this location will be wide enough to accommodate drop off and pick up activity without obstructing traffic. A trailhead will be located at the edge of the parking area. Finally, the private gated entry will to the left of the *The Farmhouse*.

1. Major and Minor Entries

There are two formal entries and one informal entry to the Project. The first formal entry is at the intersection of Safari Highland Ranch Road and Rockwood Road and the second is the private gated entry. The informal entry occurs on the approach to the village core. The main entry will be located between Eagle Crest Golf Course Hole #14 to the west and Rancho Vistamonte, approximately 290 feet to the east. Safari Highland Ranch Road will rise along the edge of the golf course and away from Rancho Vistamonte. The grading contour on the west side of Safari Highlands Ranch Road will create landforms and knolls to block the visibility of the road from the homes in Rancho San Pasqual. An entry monument, water feature using recycled water, and walks and trails will make this an inviting feature in the neighborhood. This entry will enhance the aesthetics of the streetscape and provide an amenity that will invite pedestrian use. This entry will be open to the public.

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

Individual neighborhood entries will be provided in the private residential

areas. These will make use of existing stone and rock, landscaping, thematic elements such as agricultural trees, and subtle lighting to provide a sense of identity for each neighborhood. Please refer to Chapter 5 for a further discussion of design details.

2. Fire Station

A 1.88- acre area will be dedicated to a public fire station. The facility includes three vehicle bays, office, public reception room, staging areas, storage, living quarters for on-call staff, and a conference room. Parking for the staff and public will be provided. The facility will be landscaped, and architecture will be consistent with the overall themes of the Project, as discussed in Chapter 5. The applicants will seek a mutual aid agreement to allow the San Pasqual Union School to be served by the new fire station to reduce travel time for the delivery of emergency service. The cost of construction and equipment for the fire station will be borne by the developer. The fire station will be owned, staffed, and maintained by the City. Safari Highlands Ranch will form a community facilities district to fund operations of the fire station. The HOA will provide recycled water to the facility for landscaping purposes. The station is located to allow for a multi-jurisdictional partnership with other agencies, including the City of San Diego and CAL FIRE, to provide emergency service needs in this area.

3. Parks, Trails Trailheads, Walks and Viewpoints

Parks, trails, and trailheads-are integral to community enjoyment. Thirteen neighborhood parks and trailheads totaling approximately 2.4 acre are proposed in each neighborhood throughout the Project. Each park offers its own unique "active lifestyle" use, a range of uses including farming and gardening, basketball, bocce ball, pickle ball, workout stations, BBQ's, flex turf and picnic areas. Figures 1.3 highlights park locations and sizes, while Figure 1.3 shows the integrated system of parks and trails. These will provide usable green space close to residential uses that will promote convenience and walkability. Many of the parks will be located at scenic vista points to encourage walking. Trails and walks are provided in and around natural areas and on residential streets. They will range from natural dirt trails across open space to compacted decomposed granite walks along streets in the estate neighborhoods PA E-1 and PA E-2. A landscaped meandering concrete walking path will parallel the length of Safari Highlands Ranch Road to provide an inviting pedestrian experience and unify the trail system. The walking system being proposed makes every area and facility

on the site accessible by foot, though the conservation open space may prohibit pedestrians from walking through sensitive habitat. Trailheads are used to make trails easy to find and viewpoints are used to provide attractive destinations for hikers and walkers. All trails will be accessible to the fire department and will be wide enough for a motorized ATV (large enough for a gurney) to access in the event of an emergency. Bike lanes will be provided along the entire length of Safari Highlands Ranch Road. These facilities will be owned and maintained by the HOA but public use of the trail system will be allowed.

Approximately 9.3 miles of walks and hiking trails will be provided throughout the Project, as shown in Figure 1.4. The key component of the system will be a landscaped walk/trail parallel to Safari Highlands Ranch Road from Rockwood Road to Neighborhood PA E-2 in the north. This is shown with a dotted line in Figure 1.3. The public will access the trail system from a public parking area in the village core, or from Rockwood Road. Trail heads and associated parking are included in the figure. They will be a public amenity and may include features such as benches and shade areas. Conceptual designs of key parks are shown in Figure 3.9"Conceptual Neighborhood Parks." Callouts identify park features for each layout.

4. Private Recreation Center - The Farmhouse

A 3.6- acre community swim and tennis club recreation facility, called *The Farmhouse*, will be provided for the use of Project residents. It will be in the village core, making it an important gathering place for the Project community. *The Farmhouse* will be surrounded by a working farm with a greenhouse and a produce stand. The community farm will hire a local farm operation to run the farm, educate homeowners on the art of farming, and sell its produce or donate to those in need. The HOA will host farm-to-table dinners with local chefs brought in to prepare locally grown meals for the homeowners. The facility also includes an indoor clubhouse, gym, and outdoor pool(s), spa, possible tennis courts, shade structures, children's water play area, private meeting/event spaces, and space for community movie nights and similar design elements. The facility will be owned and maintained by the HOA and will be for the use of residents. Please refer to the Chapter 4, Governing Policies, Section D for details about the design and operation of *The Farmhouse.*

5. Parking

Off-street parking will be provided for the fire station, public trail system, and the private recreation center. No street parking will be allowed inside the roundabout. Parking lots will provide

Americans with Disabilities Act (ADA) parking areas, and will provide an electric vehicle (EV) charging station and preferred parking for electric vehicles. Street parking will be permitted in all neighborhoods and each residence will accommodate a minimum of two vehicles. The number of parking spaces required will be determined in coordination with the City Development Services Department with reference to the City's Zoning Code for parking space requirements (Section 33-765). No less than three (3) EV charging stations will be installed at the recreational center. Parking is currently conceptually designed to accommodate 55 spaces near the recreational building with 65 more overflow spots. Street parking allows another 220 parking spots within walking distance. No RV parking has been designated for this project. Many outdoor storage lots are in the vicinity to accommodate RV storage.

E. Infrastructure

1. Circulation System

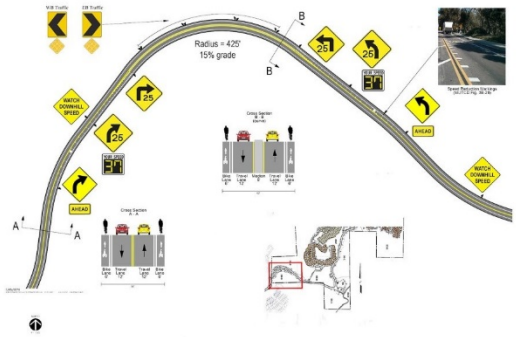
A private roadway system will be provided. All roadways will be landscaped, as shown in Figure 3.10,

"Street Tree Placement." Landscaping will be used to tie together the multi-modal nature of the system by complimenting driving as well as bicycling, and pedestrian movement. This will be done by providing unifying canopies, shade, and visual variation. Small groves of trees will also be employed to preserve the agri-hood feel of the Project.

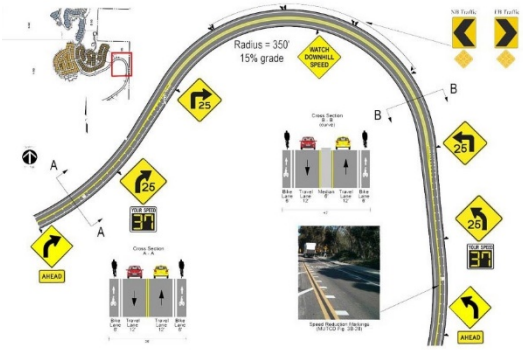
Traffic safety will also be a feature of

the system. Safari Highlands Ranch Road will include traffic calming

measures along long curved sections to discourage excessive speeds. The road segments and measures proposed are shown on "Traffic Calming at Village Entry," and "Traffic Calming at



Traffic Calming at Village Entry



Traffic Calming at Residential Neighborhood R-4

Neighborhood R-4."

Roadway cross sections summarize the overall engineering and landscaping proposed for the Project. Figure 3.11, "Key to Roadway Cross Sections," shows a plan view of the entire system. Roadways differ in width and other details depending on intended use and the level of traffic they are projected to carry. Figure 3.11 is color coded to correspond to the specific road design that will be used in each area. Figures 3.12 through 3.16 present the conceptual cross sections. The color bar located in the lower right of each cross section corresponds to the color code on Figure 3.11. Typical vehicle, bicycle, and pedestrian placement, landscaping, and conceptual guardrail and fencing are shown to provide a complete picture of the typical street layout.

All streets will be private, although two road segments will allow public access. First, the segment of Safari Highlands Ranch Road from Rockwood Road to the village core will allow public access. It will be classified as a local collector and due to topography, use of super elevation and lower turn radius may be used in compliance with AASHTO standards. Second, the road segment from Safari Highlands Ranch Road to Zoo Road south of the Project will also allow public access. The major reason for public access is that Safari Highlands Ranch Road will provide residents along Zoo Road with access to SR-78. Zoo Road west of the intersection, which currently provides access to SR-

78, will be gated to prevent its use for daily access. This will provide these off-site residents with a newer, safer road built to AASHTO standards. Zoo Road would be gated and used for emergency purposes only. Cross sections that apply are shown in Figure 3.15, "Street Sections D – Private Residential," and Figure 3.16, "Street Section E – Emergency Access." No parking will be allowed along these segments.

Safari Highlands Ranch Road will become an Estate Street in Neighborhoods E-1 and E-2. Cross-sections for these segments are shown in Figure 3.12, "Private Estate Street with Median and Private Estate Streets." Sixteen-foot travel lanes with no parking will be allowed on median streets and estate residential will be 10 feet with parking allowed. Residential streets within Neighborhoods R-1 through R-5 are shown in cross section D, Figure 3.13. Travel lanes will be 10 feet with parking allowed.

Two emergency roads will be provided, to the northwest and to the south. These will be two lane roads with 24 feet of pavement on a 30-foot right of way with grades and radii satisfactory to the Escondido Fire Department. Cross section E on Figure 3.14 depicts this design. It is expected these roadways will provide emergency access for approximately 700 residences north and south of the site where none exists today.

Exceptions to design standards have been proposed along the entry road and would be subject to approval by the City. As noted, the entire road system will be private, and will be maintained by the HOA. Off-site road improvements are discussed in Section G 1 and 2 below.

2. Water System

The Project will annex to the City of Escondido service area. Water will be received from the City through the Reed Pressure Zone at a hydraulic grade of 945 feet. The Project's elevations are at approximately 900 feet ASML or greater, so it will be necessary to increase the hydraulic grade within the Project using a pumping station. The pump station will be designed to convey a flow equal to that of the maximum daily demand plus fire flow recharge over three days. The station will be designed to convey 600 gpm with a requirement of 230 horsepower. The water system will be owned and operated by the City. A potable water reservoir will be included in the Project and will be designed in accordance with the City Master Plan (June 2012), resulting in a minimum required storage capacity of approximately 429,037 gallons.

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

3. Wastewater System

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

The system will convey wastewater to the Hale Avenue Resource Recovery Facility (HARRF) for processing. All existing and proposed gravity sewers will be designed to convey peak dry weather flow in accordance with the Escondido 2012 Wastewater Master Plan. Based on current regulations, for pipes with a diameter of smaller than 12-inches, the sewers will be designed to convey this flow when half full. For pipes with a 12-inches and larger, the sewers will be designed to convey a peak dry weather flow when flowing three-fourths full by depth. All new sewers will be designed to maintain a minimum velocity of two feet per second at design capacity to prevent the deposition of solids. Construction will follow regulations current at the time of implementation and these design parameters may vary in detail from this design when final plans are drawn up for the Project. The new system will be owned and operated by the City.

Treated wastewater from HARRF will be re-conveyed to the site's 500,000-gallon recycled water wet weather

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

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

- Reduced Project Demand for Potable Water – The use of recycled water for irrigation will meet 100 percent of the Project HOA's irrigation needs, thereby reducing the need for potable water for this purpose
- Potential Reduction of Potable Water Use by Others -- The re-conveyance pipe system in public roads will be designed to allow other existing or future potential users along the route to use recycled water. Currently facilities along Rockwood Road such as the golf course, school, and the HOAs for the Rancho San Pasqual and Vistamonte neighborhoods do not have access to recycled water
- More Effective Use of Recycled Water – The recycled water produced at the HARRF facility is presently underutilized. The proposed extension of the re-conveyance system will allow large amounts of recycled water to be put to more effective use
- The 500,000-gallon recycled water tank will allow for storage of recycled water during rainy months, when demand for this type of water typically declines. This storage tank will reduce the City's need to upsize the outfall pipe discharging excess water. The tank will also improve water pressure in the City's recycled water system
- The City will still collect all wastewater impact fees from the developer for use of the City's wastewater system
- The system can be integrated with other water reclamation efforts such as rainwater capture to increase recoverable water quantities.

A drainage study and water quality report by Hunsaker and Associates has been prepared for the Project. The drainage report estimates peak runoff in both existing and developed conditions in compliance with the County of San Diego Drainage Design Manual and City requirements. It provides the necessary hydrological studies and design solutions to assure

discharge of peak runoff at rates not exceeding existing conditions. The water quality report evaluates water quality impacts from the proposed development and recommends mitigation for discharging clean water from the site. It also includes hydro-modification management calculations sufficient to recommend storm water storage capacities to meet the requirements of the 2013 Regional Water Quality Permit R9-2013-001.

Hunsaker and Associates has designed a drainage system to meet current State, Regional Water Quality Control Board, and local

regulations. The system includes basins throughout the site to retain and detain water, as needed, to control runoff. Basins act as both detention and retention basins to slow and sequester runoff. Drainage and storm water control facilities will be owned and maintained by the HOA.

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

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

F. Open Space

1. Resource Open Space

An approximately 642.12-acre resource open space is proposed to protect

sensitive habitats and species, cultural resources, topographic features, and overall connectivity of open space. The open space configuration is shown on Figure 1.4, "Conceptual Open Space Design." The prominent west-facing slopes and associated rock outcroppings form the core of the resource open space area. The entire 2.1-mile-long western boundary of the Project is included in open space, excepting the major entry, thereby preserving connectivity with existing offsite open space and undisturbed areas. The major stand of Oaks mixed with Non-native grassland in the southeast is retained in open space. Major drainages are avoided to the maximum extent practicable and impacts are limited to those necessary to create roadway crossings. The open space areas facing east are smaller but are associated with drainages that support riparian habitat. All of them are designed to connect with undeveloped off-site areas to maintain continuity and provide for wildlife movement. Similarly, there is offsite continuity with existing open space to the south.

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

The open space will be designed to protect a maximum area of habitat. Design features will include minimizing the boundary areas of the open space in favor of a large block of area. Corridors will be designed with the awareness that they could be wildlife movement areas. This will be accomplished by avoiding creating pinch points and habitat cul de sacs and by maintaining corridor widths as much as possible around natural pinch points.

Where the Project roadway must bridge drainages, wildlife movement tunnels and fencing will be used to maintain and direct movement patterns. See the Project Biotechnical Report for more detail.

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

A HOA-maintained habitat of approximately 120.24 acres will serve three functions. It will act as a fuel modification zone II, which will provide a fire-safe setting for residents, but will be revegetated with a plant palette emphasizing native vegetation so that the natural habitat value of the area can be maintained. It will also provide resource open space a buffer from any edge effects from the development. As with the RMP, the HOA maintained habitat will include supervision and maintenance provisions to be performed by the HOA.

2. Recreation Open Space

Recreation is an important element in the Project design in order to emphasize enjoyment of views and a sense of the outdoors that the site affords. This will be achieved by (1) providing extensive facilities, and (2) interconnecting these elements into a network that is accessible, convenient, and attractive. A key feature of the recreational design is *The Farmhouse* and its surrounding working farm. The farm will be professionally managed by a local source. The community will be able to grow their own food through volunteer programs, farm tours, education classes, and farm-to-table dinner experiences. The farmed produce and citrus will be showcased in the farm stand on weekends, with an anticipated "pay what you can" system. The working farm will be the central and key feature of this Agri-Neighborhood. This location is accessible to vehicles, bicyclists, and pedestrians from within the Project, and is associated with uses that make it a desirable destination from which to participate in outdoor activities, such as farming hiking, informal sports activity on the turf areas, tennis, swimming, dining, family celebrations, live music, trivia & game nights,

outdoor yoga, or small public events at *The Farmhouse*.

A neighborhood park and trailhead system with 14 locations encourages local participation. Each park has raised planters and in-ground garden bed opportunities where neighbors can come together to farm and garden together while their kids play in the park. All are closely connected with the local neighborhoods by walks and encourage participation because they are well marked and landscaped. Finally, the walks and trails are connected to residential streets and Safari Highlands Ranch Road in a unified system so that sidewalks and walks and trails lead to desirable locations and have access to the main circulation system.

The paths will be constructed with six-foot wide colored concrete that meanders along Safari Highlands Ranch Road. In the upper Estate neighborhoods, the path converts into a DG walkway with rustic fencing. In the event the DG exceeds 5 percent, the material will be concrete to prevent erosion.

G. Offsite Improvements

1. Circulation

Primary access will be provided via Safari Highlands Ranch Road from Rockwood Road onto the southwest corner of the site. The construction of Safari Highlands Ranch Road will use the technique of landform grading, creating knolls and hills bordering the road in order to screen the visual impacts of the road from the neighboring communities. The road will continue from the eastern-most point of Rockwood Road and trend east and north as it ascends to the Project area. Once it reaches the plateau, the road will pass the village core. The public portion of the road will terminate at a gated entry that will include a gatehouse and turnaround. Emergency only access will be provided from two points: Stonebridge Road to the northwest and Zoo Road to the south.

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

similar device that will allow the fire authorities to open the gate on demand.

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

2. Offsite Circulation

Existing area traffic conditions have been evaluated in *Traffic Impact Analysis Draft: Safari Highland Ranch* (September 13, 2016) and the *Safari Highlands Ranch Updated Traffic Operations* addendum dated February 2019, prepared by Linscott Law and Greenspan, Engineers, to which the reader is referred for a detailed discussion.

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

landscaping, and traffic calming measures.

An analysis of current and projected traffic conditions was conducted between March and June of 2014 and updated in 2017 through 2019. Included in this study was a focused study area representing the roadway network within the immediate vicinity most susceptible to Project impacts. This assessment was undertaken to identify significant impacts and existing issues within the focused study area under existing and Year 2035 conditions, and to assess mitigation that could address negative effects. Additional impacts or issues may be identified when the Project study area is analyzed under Near-Term and Year 2035 conditions in a full traffic impact analysis.

Seventeen intersections and eighteen street segments were analyzed and are identified in Figure 2.4, "Area Circulation." This includes all key roadways in the vicinity.

The local circulation network falls under four jurisdictions, which are the City of Escondido, the City of San Diego, County of San Diego, and the State of California Department of Transportation (CalTrans). Figure 2.4 shows the location of these jurisdictional boundaries in relation to existing roadways. These jurisdictions will have approval authority over offsite improvements within their respective boundaries. The Project has coordinated with each jurisdiction with respect to the roadways within their area of control. Descriptions of the roadways in the area are provided in Chapter 2 Section B 4.

Project trips consist of vehicular trips on the street system, which begin or end at the Project site and are generated by the proposed development. The Project traffic generation calculations were conducted using the trip generation rates published in the SANDAG's "Not so Brief Guide of Vehicular Traffic Generation Rates for San Diego Region" (April 2002). The Project is calculated to generate 5,907 daily trips with 500 trips (159 inbound, 341 outbound) in AM peak hour and 589 trips (409 inbound, 180 outbound) during PM peak hour according to SANDAG's generation rate.

Existing traffic volumes were assessed, and the projected Project traffic was added to provide a concept of how the Project would affect intersection and road segment operations. The Final Environmental Impact Report

(FEIR) for the Project will present the definitive impact and mitigation assessment for the Project's traffic.

Traffic improvement measures currently proposed are detailed in Chapter 3, Sections E1, G1 and G2.

Details are provided in the traffic analysis provided for the Project by LLG dated 2017 and the Addendum dated 2019. The FEIR for the Project, as noted above, will make the ultimate determination of impacts and mitigation. Appropriate permits from the various jurisdictions will be obtained prior to work in their rights- of way. Improvements to public roads will be made in accordance with the requirements of the jurisdiction in which they occur. Improvements will be owned and maintained by the respective jurisdictions.

The Project is consistent with the City's General Plan Land Use Element and corresponding Specific Plan #4, designating this site for residential uses at the density proposed. Therefore, the buildout volumes and analysis presented in this report are representative of the operations forecasted per the adopted General Plan.

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

1. The neighboring community, especially Rancho Vistamonte, would prefer the access not be placed on the hill above the development where there currently exists the access Irrevocable Offer of Dedication. This access would have been aesthetically unpleasing and would've been visible from all the homes in the San Pasqual Valley.

2. The existing residents desired to preserve the rock drainage that provides a waterfall in the event of heavy rain. The design of the entry street avoids the drainage by briefly traversing off-site and onto the Irrevocable Offer of Dedication easement located on the Rancho Vistamonte open space area (Parcel Map 3247).

3. The community has expressed concern about existing traffic speeds, congestion, and safety in the vicinity of San Pasqual Union School.

The Project is responsive to these issues and proposes to incorporate the following measures to lessen the noticeable effects of the Project and address other operational and safety issues. The Project has elected not to use the existing irrevocable offer of dedication above Rancho Vistamonte.

A new primary Project entry will be created approximately 302 feet west of Vistamonte Avenue, using the much less visually impactful route across the Eagle Crest Golf Course Hole #14. This distance is in conformance with the minimum separation allowed for adjacent streets as set by the City. The intersection will be in conformance with *Caltrans Design Manual and Figure No. 14* regarding sight distance (Design Standard #9).

The relocation will have the effect of placing traffic at a new intersection removed from Rancho San Pasqual on the west and Rancho Vistamonte on the east. Depending on the results of the analysis at this intersection (to be presented in the Project's full Traffic Impact Analysis study), an additional turn lane may be needed and a three way stop sign will be installed. Congestion at the school is addressed in the next section.

H. Grading and Construction

Earthwork is expected to be balanced on site. Cut slopes are proposed at a maximum inclination of 1.5:1 (horizontal: vertical). Fill slopes are proposed at maximum inclinations of 2:1. These slopes are associated with Project access points and drainage crossings. A range of grading techniques will be used including contour grading and terracing, to reduce overall grading. All slopes will be planted for erosion control and major slopes will be landscaped in accordance with an approved landscape plan.

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

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

Potentially compressible topsoil, colluvium and alluvium are present and will require remedial grading where structural improvements are planned. Grading for crossings will avoid riparian areas where alluvial deposits may require remedial grading. The preferred construction method for crossing will be boxed or arched culverts to preserve seasonal water flow and animal movement. See the Project Biotechnical Report, Appendix 2.3 of the FEIR, for more detail on the under crossings.

Specific site and soil conditions such as the risk of rock fall and liquefaction potential will be analyzed in the normal course of grading. If issues are identified in construction areas, remedial action such as grading and/or geotechnical ground

improvement techniques will be employed. The proposed excavations in the formational materials should be stable if free of adversely oriented structural features such as faults, fractures or joints. All cut slope excavations will be observed during grading by an engineering geologist to confirm that soil and geologic conditions do not differ significantly from those anticipated. Fill slopes constructed from properly compacted soils should possess acceptable stability if inclined at 2:1 or flatter. The Project will follow the recommendations of a soils engineer in the assessment of soil stability.

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

I. Availability of Public Services

1. Water

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

2. Wastewater Disposal

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

3. Police

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

4. Fire

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

5. Schools

The Project in located in two school districts. School services are available for 268 proposed residences (114 students) in the south part of the site from the San Pasqual Union School District and Escondido High School District. School services are available for 282 proposed residences (120 students) in the north part of the site from the Valley Center – Pauma Unified School District.

6. Library

Library services are available from the City.

7. Recreation

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

8. Solid Waste

Escondido Disposal, Inc. is a private company that provides solid waste handling to the area under contract with the City. The company uses an integrated waste management

technique that is characterized by a combination of waste disposal and waste diversion. As such, it operates disposal programs and recycling programs.

9. *Energy*

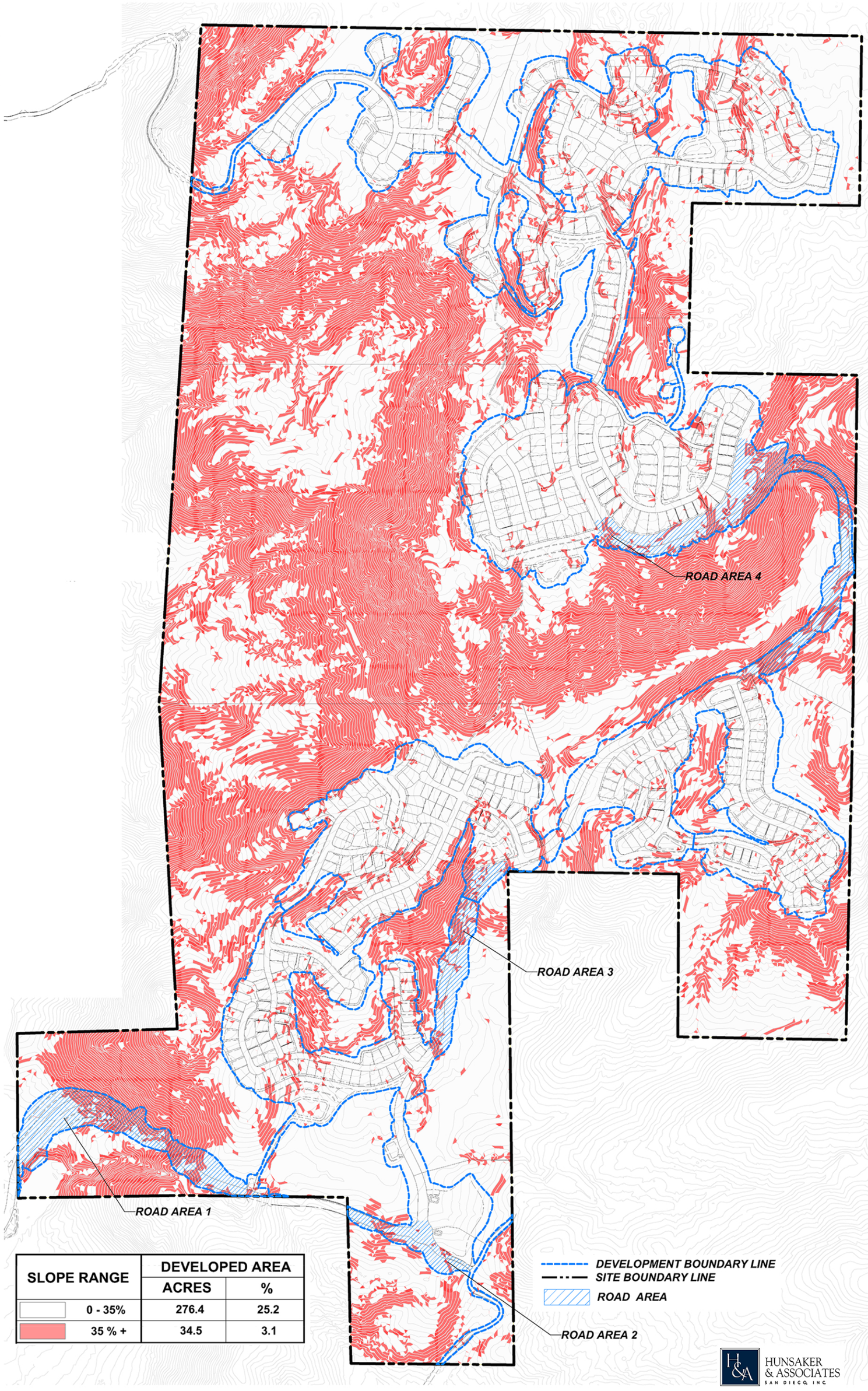
Gas and electric services will be provided by San Diego Gas and Electric, which has facilities in the area.

10. Phone

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

11. Cable

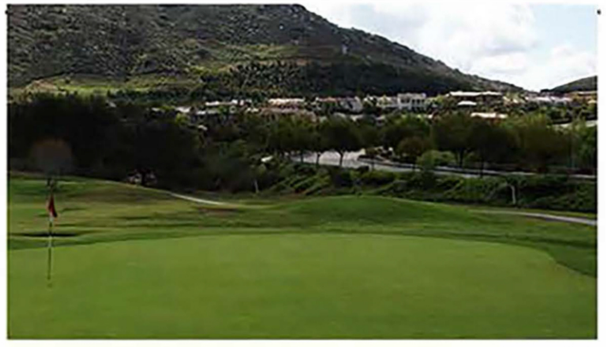
Times Warner Cable provides cable TV services in the area. As with phone service, a wide range of alternatives are available beyond traditional cable. These include satellite TV through providers such as Dish ® and Direct TV®.

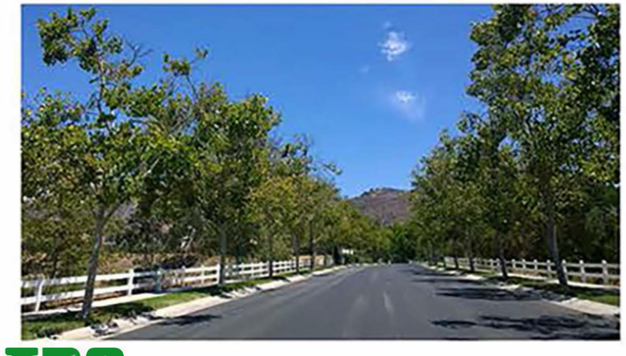


SLOPE RANGE	DEVELOPED AREA	
	ACRES	%
0 - 35%	276.4	25.2
35 % +	34.5	3.1

Slope Density Analysis

Figure 3.1





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

1" ~ 41' NORTH

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Illustrative Plan View of Main Entry

Figure 3.2

North
NTS

APN 240-251-02 ANNETT
APN 240-251-04 ANNETT
APN 240-251-03 SUN
APN 240-251-07 SUN
APN 240-433-02 RANCHO SAN PASQUAL COMM. ASSN.
APN 240-141-25 ISAKOVICH TRUST
APN 240-141-24 OSBORNE J T
APN 240-141-23 BIENAS
APN 240-141-22 HALE FAMILY TRUST
APN 240-141-38 ACKERMANN
APN 240-141-14 OSBORNE J T
APN 240-270-32 ESPARZA TRUST
APN 1 FROCK
APN 2

LEGEND

- HOA MAINTAINED AREA- DETENTION BASIN
- HOA MAINTAINED AREA- NEIGHBORHOOD PARK
- HOA MAINTAINED SLOPE- FUEL MODIFICATION ZONE 1 AND 2 PLANTED SLOPE AREAS
- HOA MAINTAINED SLOPE- FUEL MODIFICATION ZONE 2 THINNING AREAS
- HOA MAINTAINED SLOPE- INTERIOR (NON FUEL MODIFICATION) AREAS
- HOA MAINTAINED- PARKWAY/ STREETSCAPE AREAS
- HOA MAINTAINED PRIVATE RECREATION FACILITY
- MAINTAINANCE STAGING AREA- ON STREET DEDICATED PARKING
- PERIMETER SOLID FENCING
- PERIMETER VIEW FENCING

* INTERIOR LOT FENCING NOT SHOWN
* "HOA" REFERS TO MASTER SAFARI HIGHLANDS HOME OWNERS ASSOCIATION

MATCHLINE - SEE FIGURE 1-14

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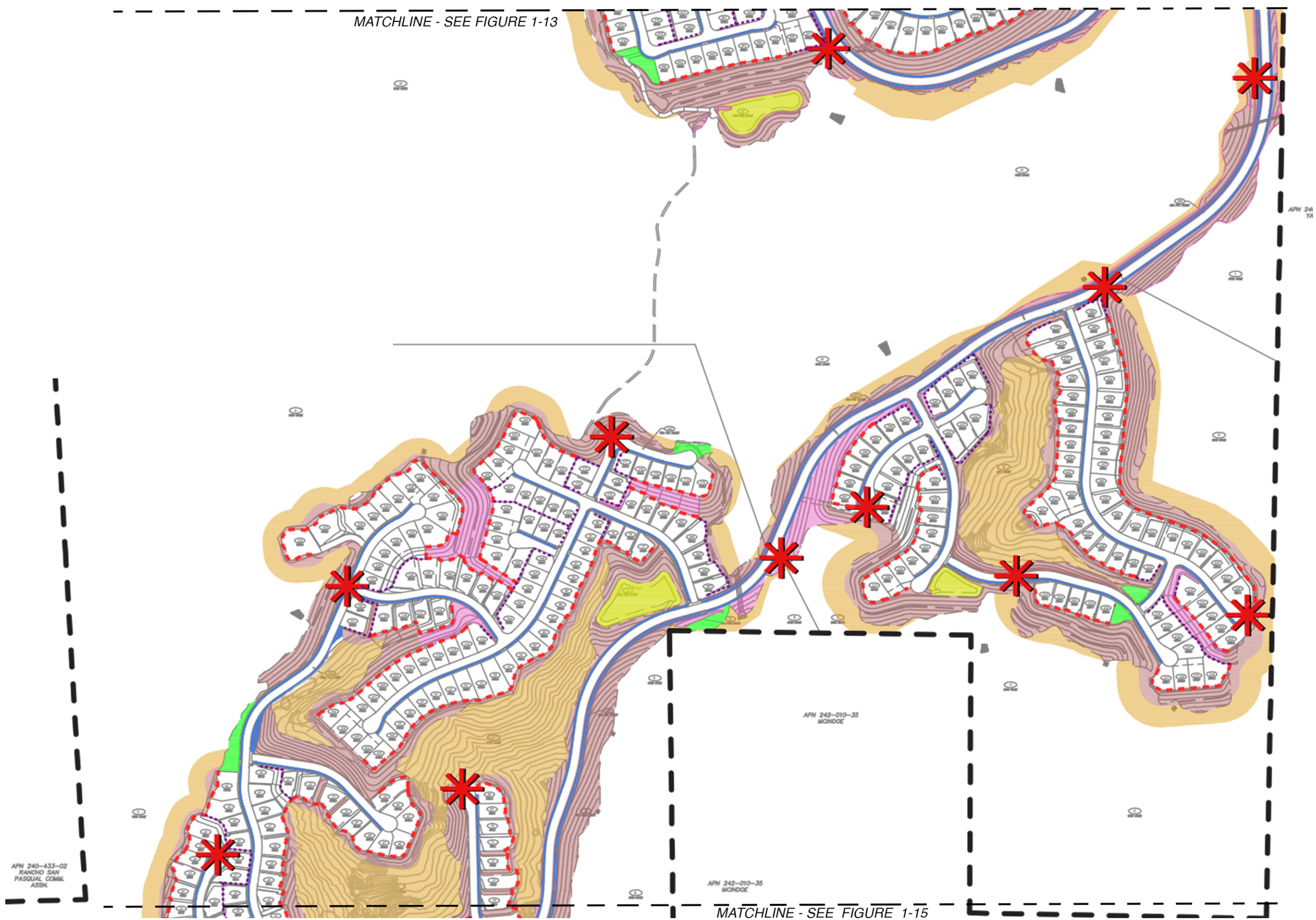
Conceptual Landscape Maintenance Plan - North

Figure 3.3 1/3

North

NTS

MATCHLINE - SEE FIGURE 1-13



MATCHLINE - SEE FIGURE 1-15

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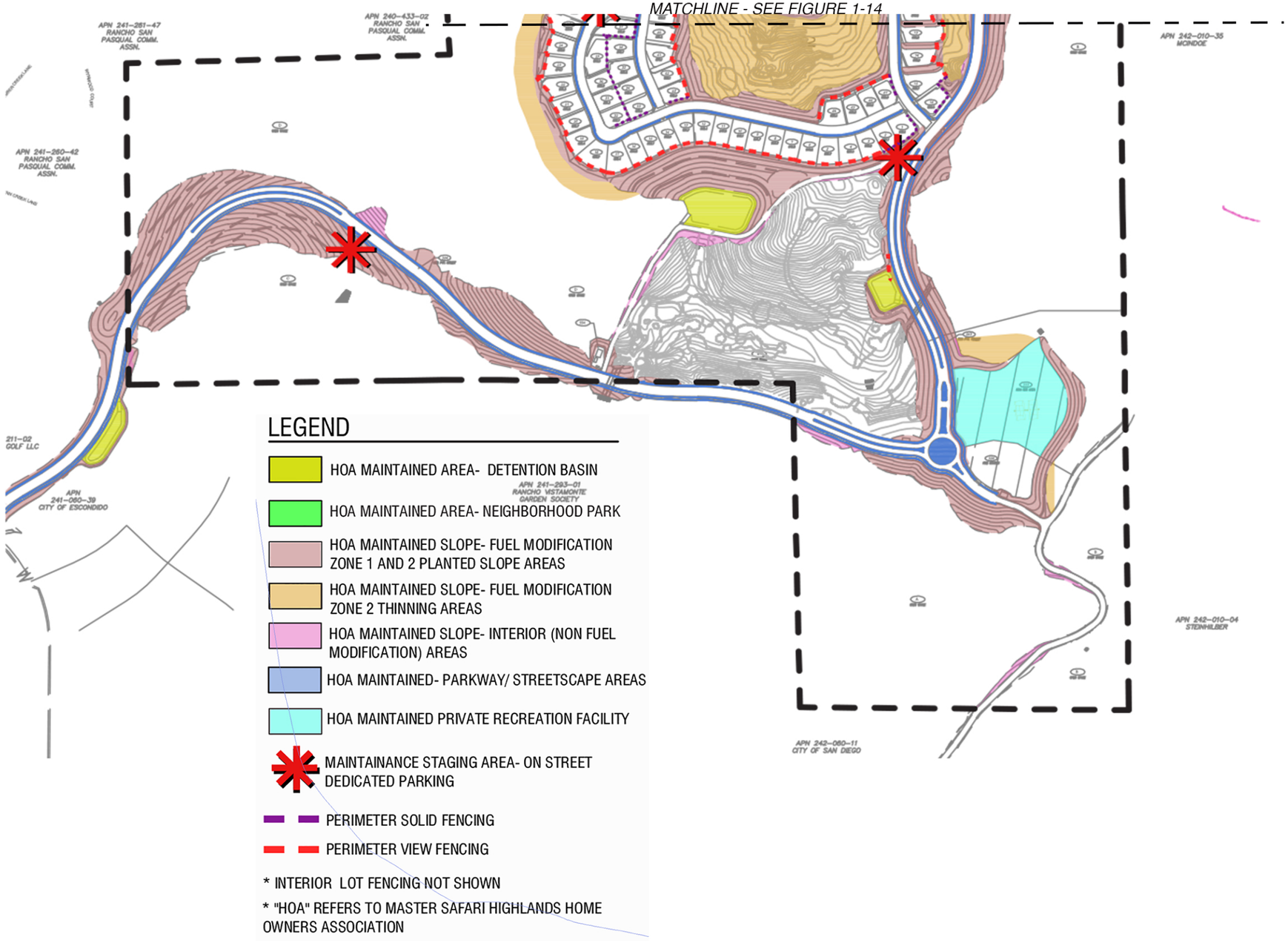
Conceptual Landscape Maintenance Plan - Central

Figure 3.3 2/3

North

NTS



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Conceptual Landscape Maintenance Plan - South

Figure 3.3 3/3

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Illustrative Neighborhood R-1

Figure 3.4

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Illustrative Neighborhood R-2

Figure 3.5

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Illustrative Neighborhood R-3

Figure 3.6

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Illustrative Neighborhood R-4

Figure 3.7

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Illustrative Neighborhood R-5

Figure 3.8

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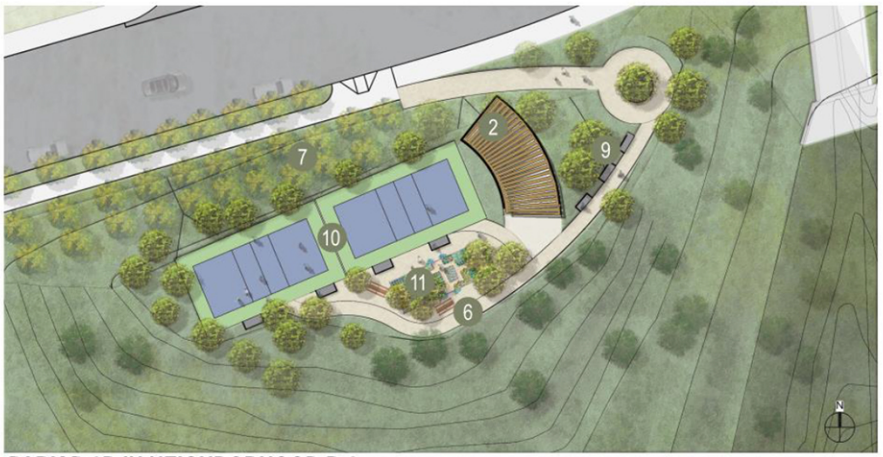
Illustrative Neighborhoods E-1 and E-2

Figure 3.9



PARK P-2B IN NEIGHBORHOOD R-2

PARK P-3E AND P-3D IN NEIGHBORHOOD R-3

PARK P-4F IN NEIGHBORHOOD R-4

LEGEND

1. Nature Play
2. Shade Canopy with Seating
3. Flex Turf Space
4. Dog Park
5. BBQ
6. Decomposed Granite Walk
7. Citrus Orchard
8. Tube Steel Fence
9. Concrete Seatwall or Bench Seating
10. Sports Court
11. Community Rentable Farming Garden

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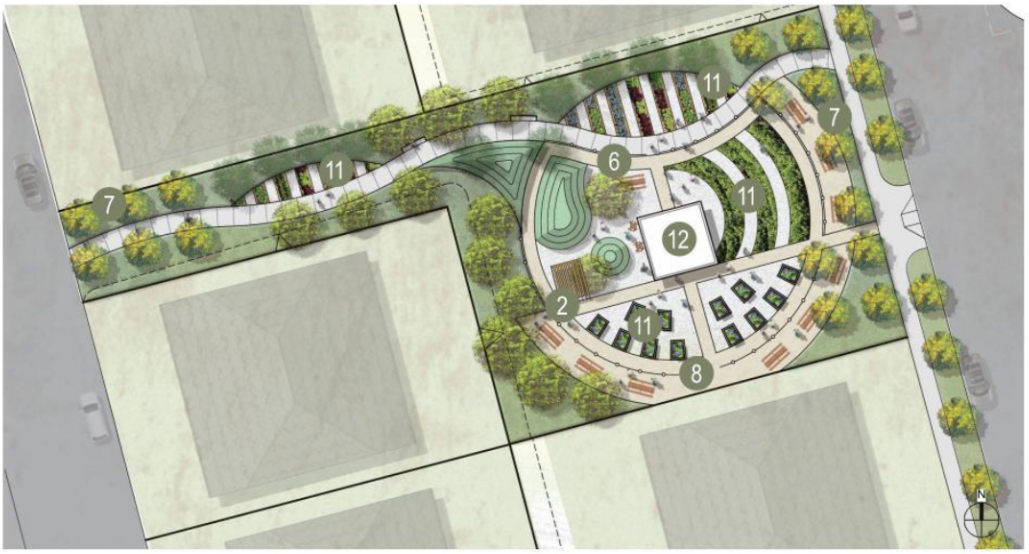
Conceptual Community Parks

Figure 3.10
1 of 4



PARK P-5H IN NEIGHBORHOOD R-5

LEGEND

1. Nature Play
2. Shade Canopy with Seating
3. Flex Turf Space
4. Dog Park
5. BBQ
6. Decomposed Granite Walk
7. Citrus Orchard
8. Tube Steel Fence
9. Concrete Seatwall or Bench Seating
10. Sports Court
11. Community Rentable Farming Garden
12. Community Greenhouse

TRS CONSULTANTS

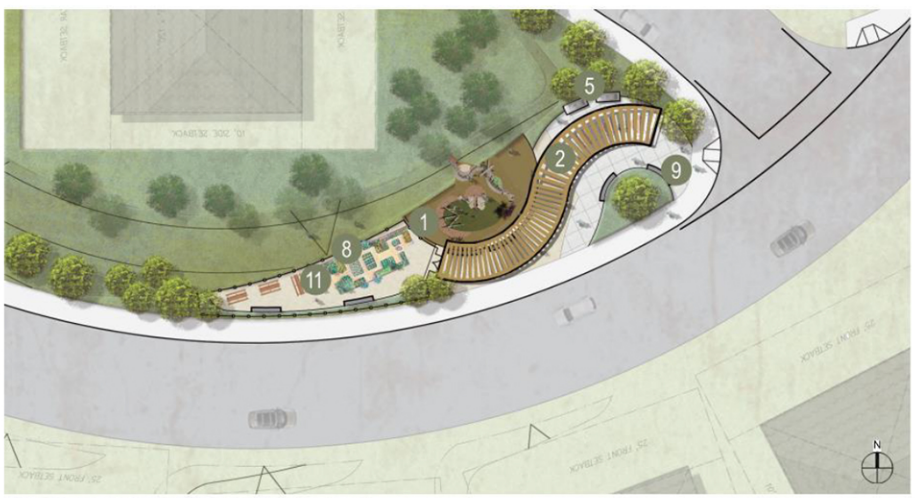
Conceptual Community Parks

Figure 3.10
2 of 4

LEGEND

1. Nature Play
2. Shade Canopy with Seating
3. Flex Turf Space
4. Dog Park
5. BBQ
6. Decomposed Granite Walk
7. Citrus Orchard
8. Tube Steel Fence
9. Concrete Seatwall or Bench Seating
10. Sports Court
11. Community Rentable Farming Garden
12. Water Station

PARK P-EI IN NEIGHBORHOOD E-1



PARK P-EK IN NEIGHBORHOOD E-2

TYPICAL VIEWPOINT / TRAILHEAD PARK - Parks P-4M, PE-L, PE-J

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Conceptual Community Parks

Figure 3.10
3 of 4

PARK P-2C IN NEIGHBORHOOD R-2

LEGEND

1. Nature Play
2. Shade Canopy with Seating
3. Flex Turf Space
4. Dog Park
5. BBQ
6. Decomposed Granite Walk
7. Citrus Orchard
8. Tube Steel Fence
9. Concrete Seatwall or Bench Seating
10. Sports Court
11. Community Rentable Farming Garden

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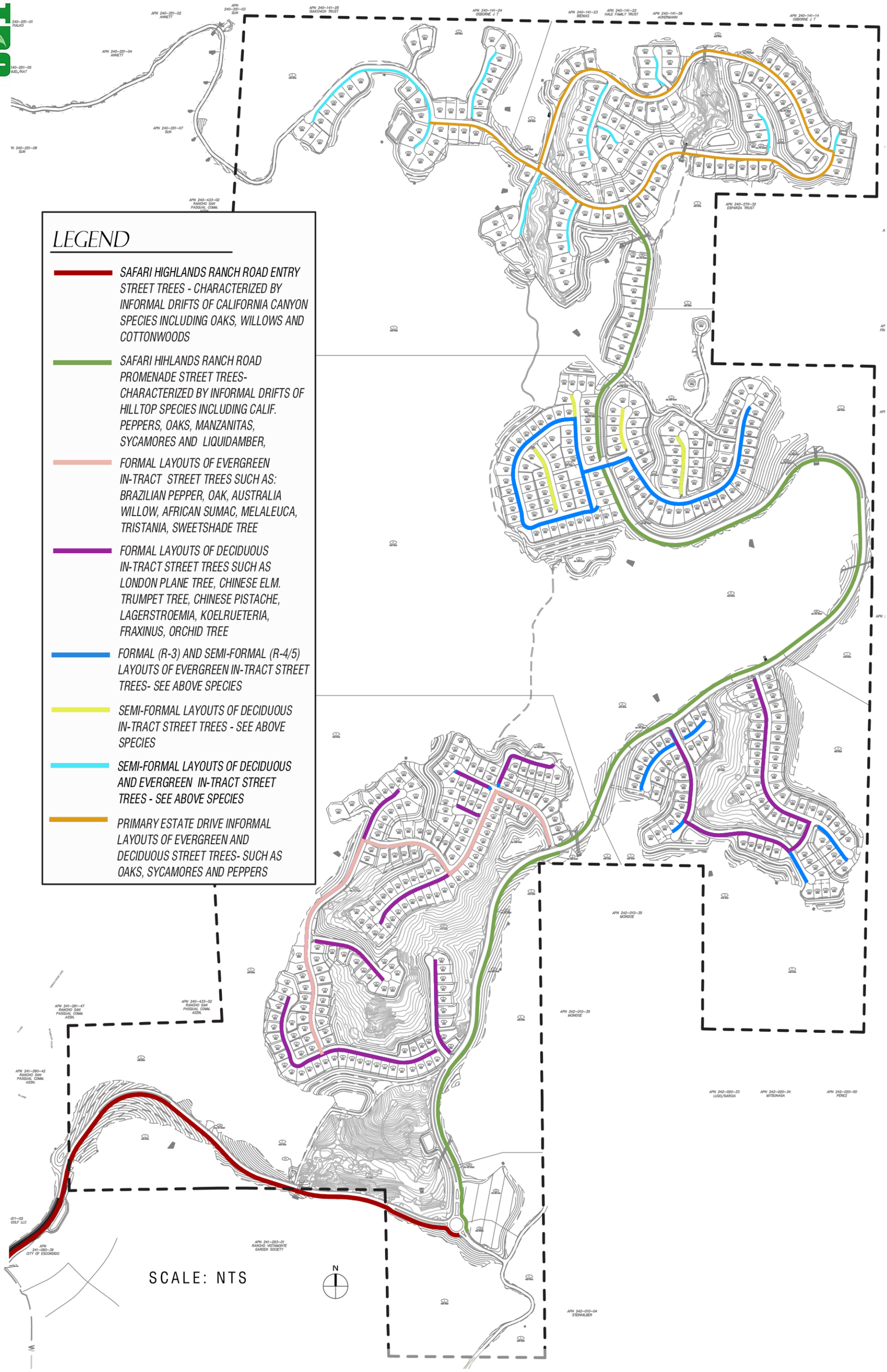
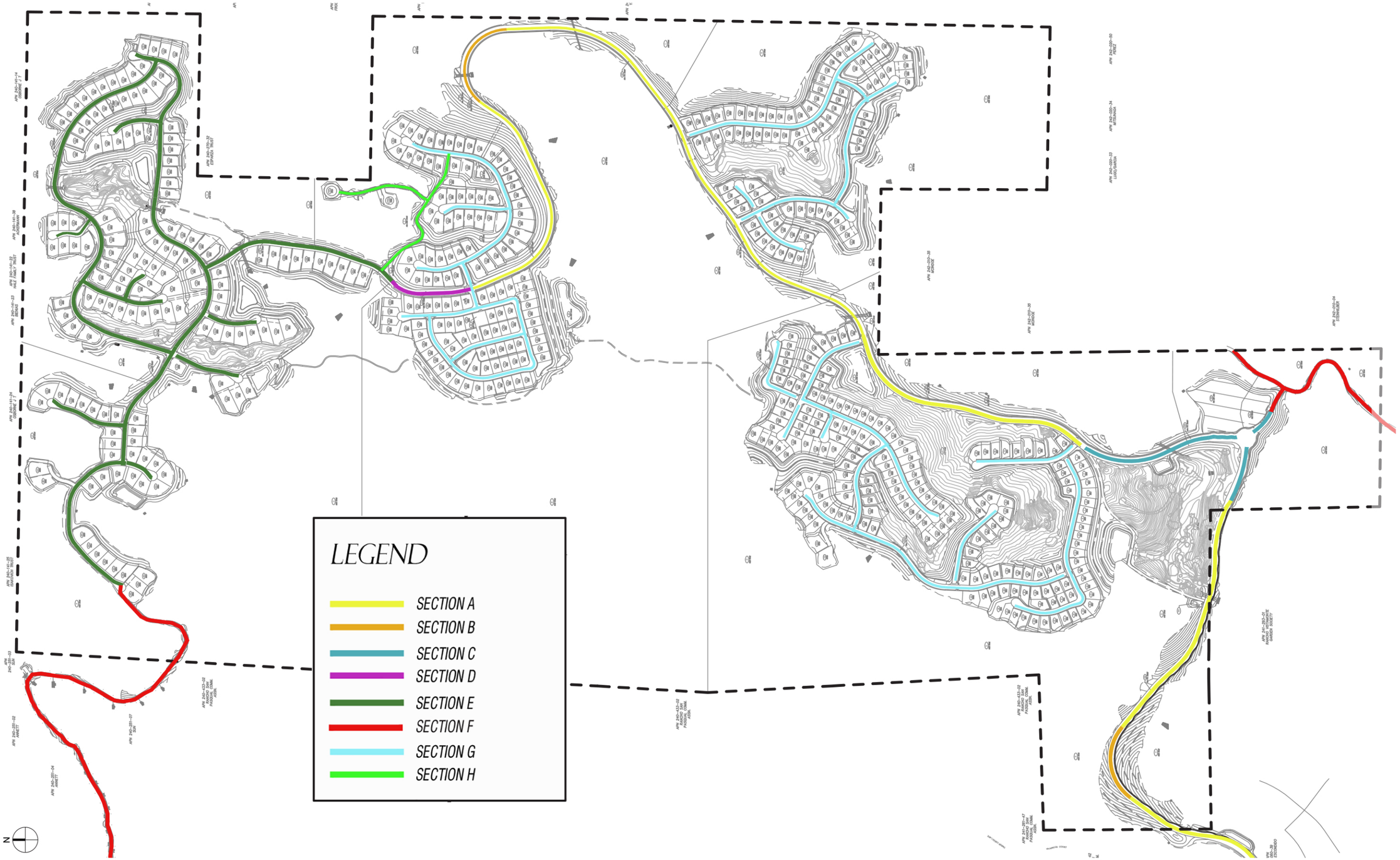
Conceptual Community Parks

Figure 3.10
4 of 4



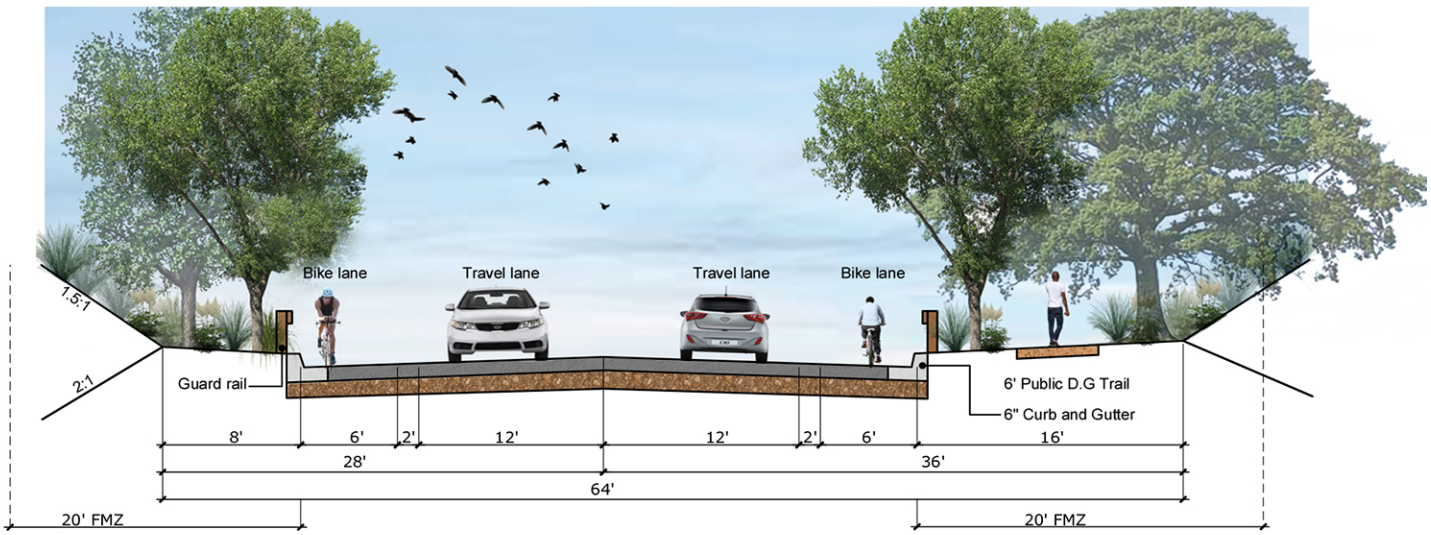
Street Trees

Figure 3.11



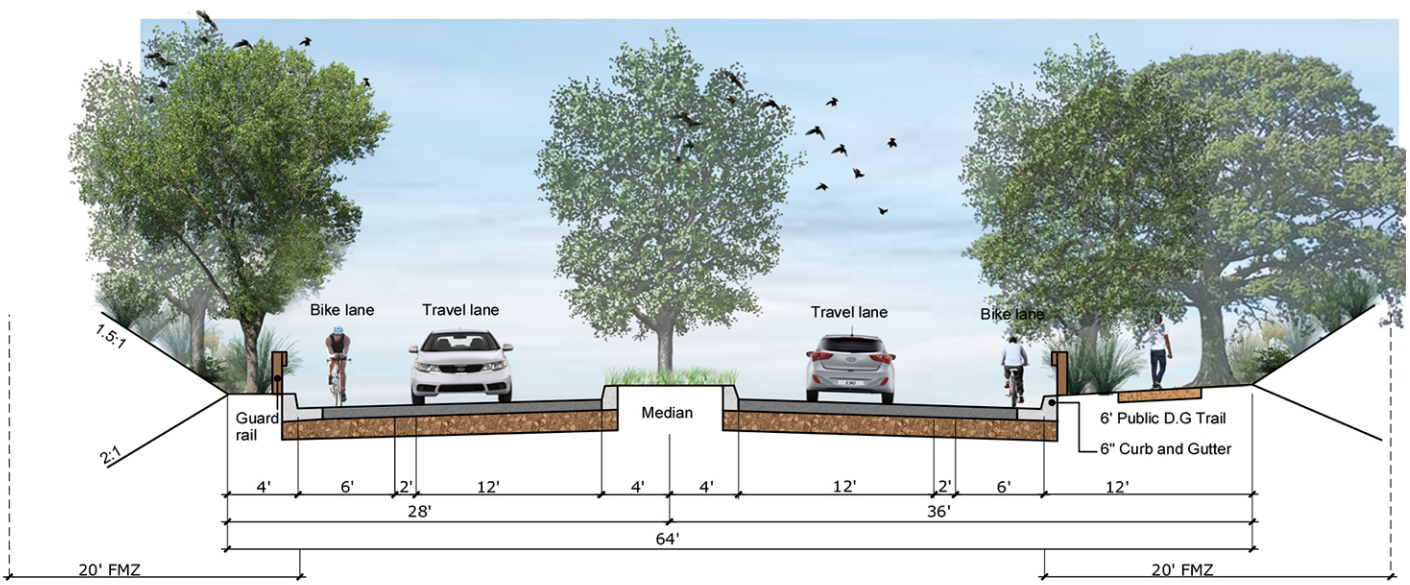
Key to Roadway Cross Sections

Figure 3.12



PRIVATE COLLECTOR STREET

KEY MAP COLOR **A**



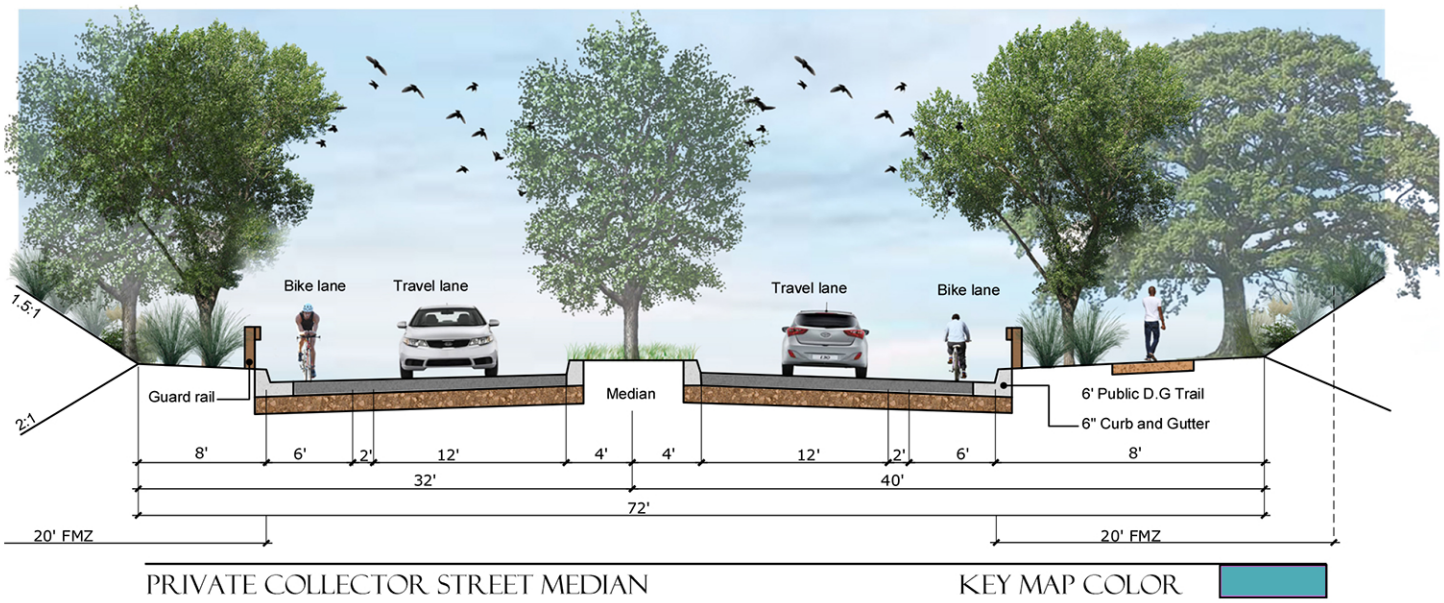
PRIVATE COLLECTOR STREET

KEY MAP COLOR **B**

TRS CONSULTANTS

Street Sections A and B
Private Collectors

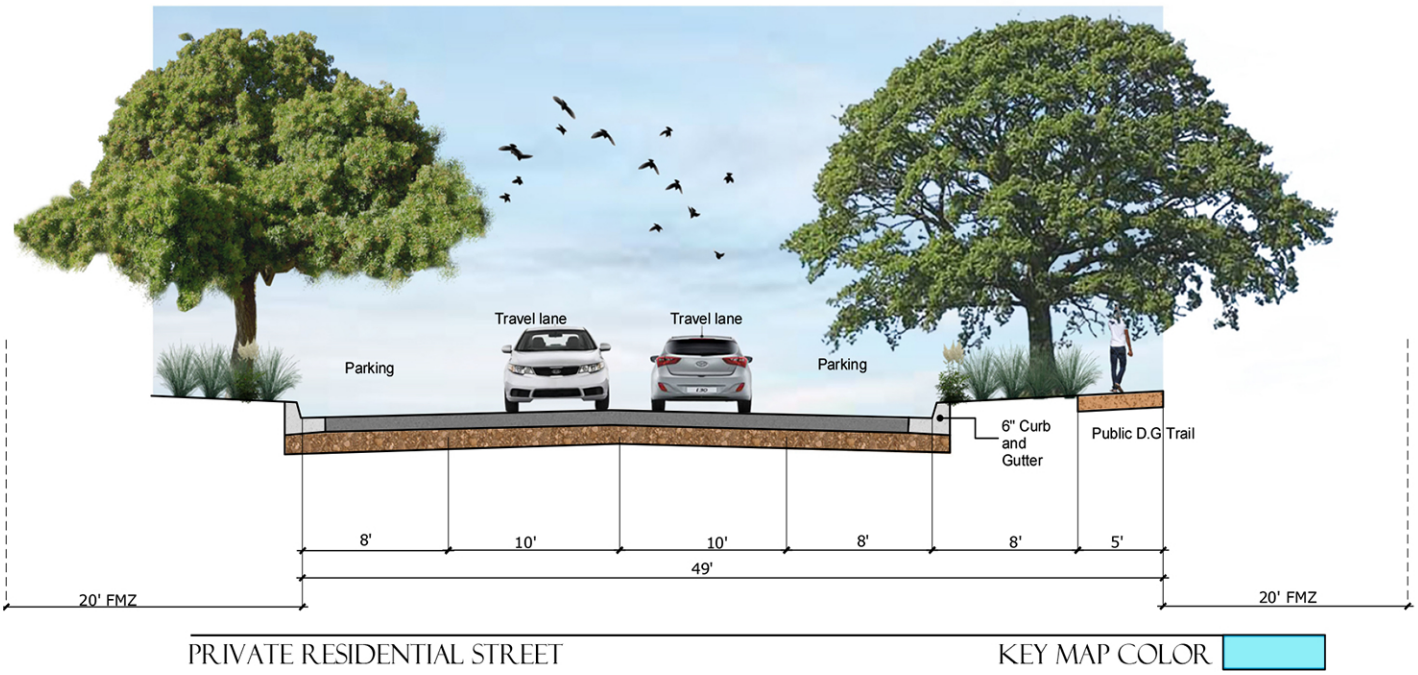
Figure
3.13



TRS CONSULTANTS

Street Section C-
Private Collector with Street Median

Figure
3.14



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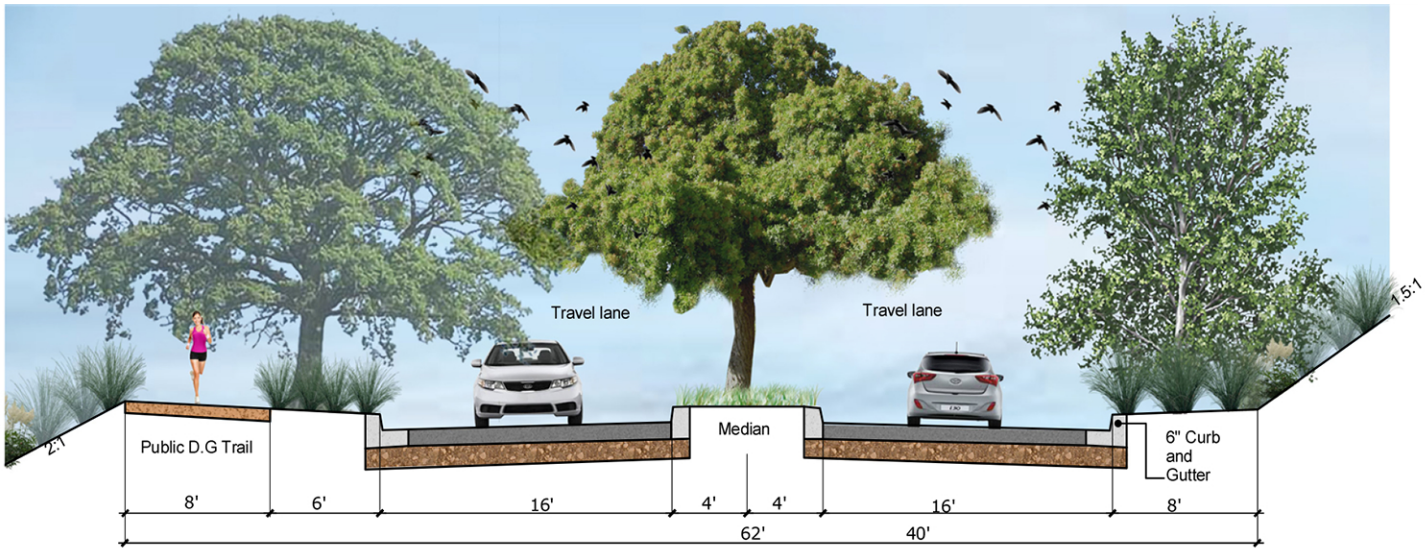
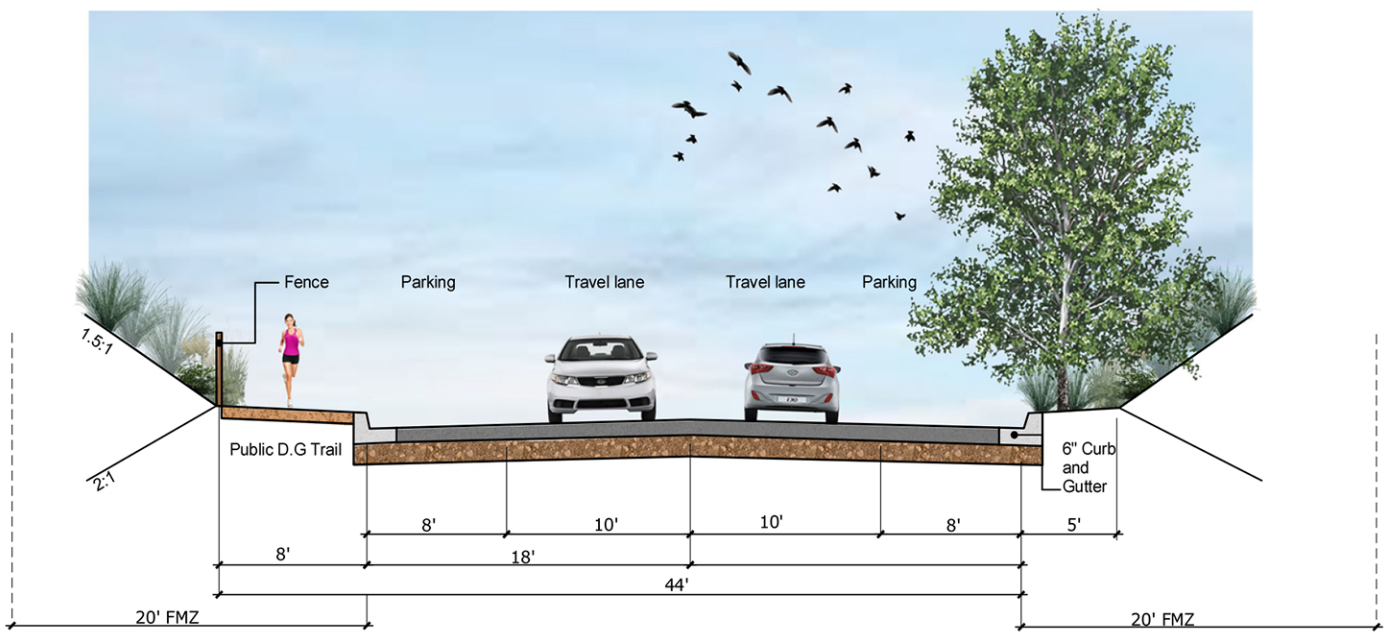
Street Section G -Private Residential

Figure 3.15



PRIVATE ESTATE STREET MEDIAN

KEY MAP COLOR **D**



PRIVATE ESTATE STREET

KEY MAP COLOR **E**

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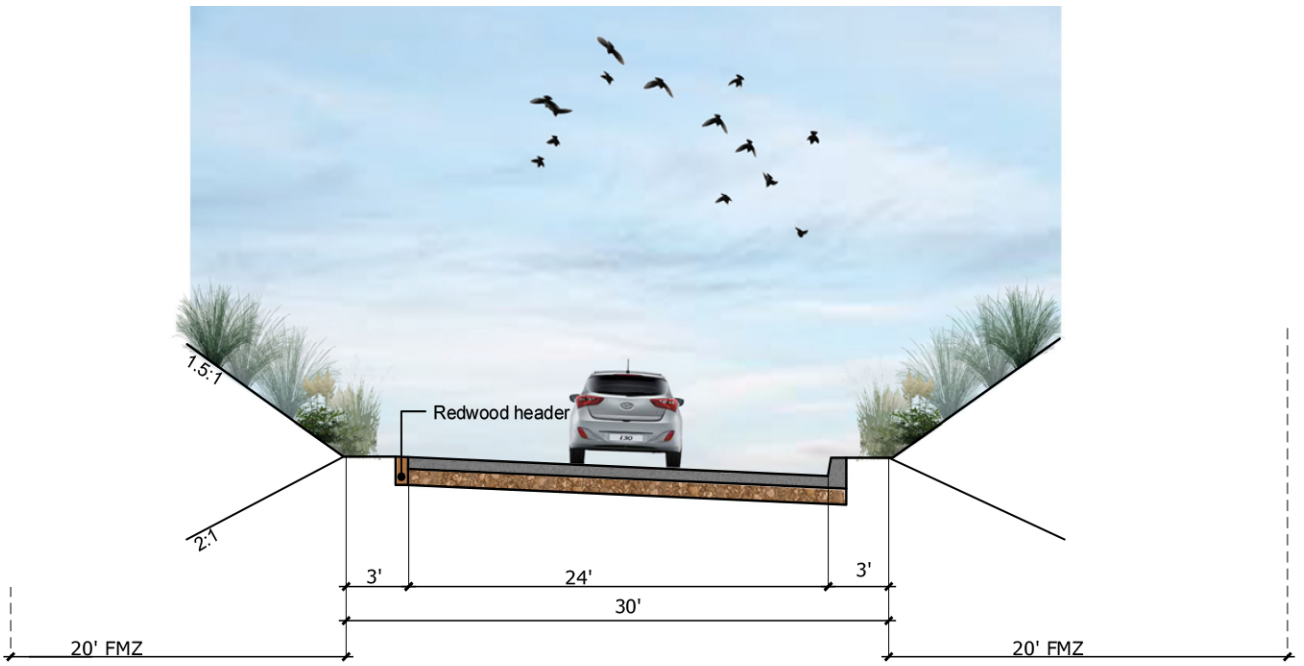
Street Sections D and E-
Private Estate Street with Median and Private Estate Street

Figure 3.16



EMERGENCY ACCESS ROAD

KEY MAP COLOR

Street Section F - Emergency Access

Figure 3.17

A. Residential Land Uses

Residential land uses will be restricted to the areas shown in Figure 1.1, "Illustrative Site Plan." Please see Table I.3, "Neighborhood Development Standards." for residential building standards and Table 1.4 for *The Farmhouse* recreation center standards. The following restrictions will apply to all residential areas:

1. The maximum number of residential lots that will be permitted is 550.
2. One single family dwelling unit will be permitted per lot.
3. The minimum lot size will be 7,000 square feet.

a. Minimum lot width will be 50 feet, excepting flag lot and cul de sacs.

   i. Flag lots may be created provided: (1) the body of the lot has a minimum width of 70 feet, and (2) the lot access to a private street has a minimum width of 20 feet.

   ii. Cul de sacs may be created provided lot frontage on the cul de sac is a minimum of 30 feet.

4. Dwelling units may be up to two-stories. Two-story dwelling units may not exceed 35 feet in height with chimneys, or other appurtenances. Single- story dwelling units may not exceed 28 feet at the roofline. Lots located on the west-facing perimeters of Neighborhoods PA R-1 and PA R-2 will be subject to the following limitation related to their second story:

a. Dwellings will step back the second story from the westerly direction a minimum of 10 feet. Alternatively, reductions may be obtained by use of the variable front and rear yard setback allowed for homes with this restriction, as specified in Table 1.3.

5. Each lot will take access from a private street.
6. Accessory structures will be allowed in accordance with the City Zoning Code Section 70.

a. Lots of less than 10,000 SF have a maximum size limitation of 500 SF for an accessory dwelling unit.

7. Front and rear yard setbacks will be variable and will equal a minimum total setback as defined in Table 1.3.

8. Yard restrictions:

a. Front yard: Vehicle parking will be restricted to the driveway portion of the front yard.

b. Side yard: A side yard adjacent to a street will have a minimum width of 10 feet. Vehicle parking will be restricted to the driveway.

c. Projections into yards are limited as follows:

   i. Fences and walls are allowed provided they conform to both City Zoning Code Section 33-1080, and architectural and landscaping design guidelines in Chapter 5 of this SPA.

   ii. Architectural elements may protrude up to six (6) feet into side yards, but shall not protrude into front yards. These elements include features like porches, decks, balconies, bay windows, chimneys, buttresses, beams, eaves, trellises, and articulations such pilasters. Balconies, porches, decks, and built-in elements such as outdoor food preparation areas may project up to eight (8) feet into the rear yard.

   iii. Mechanical units may project up to two (2) feet into yards.

9. Building requirements are as follows:

a. Architectural design will be generally modeled on five styles: Modern Farmhouse, Americana, California Cottage, Craftsman, and California Bungalow. Descriptions of these styles with visual examples are provided in Chapter 5 of this SPA.

b. Lot coverage will be limited to up to 65 percent of the lot area.

c. Building materials will have the following characteristics. Additional details are provided in Chapter 5, Section D 4:

   i. Exterior materials will complement the architectural design styles specified above.

   ii. Material selection should be guided by principles of sustainability such as local sourcing, renewability, certified content such as certified wood, and efficiency in material design, production, and function.

   iii. Contrasting materials may be employed in areas in which special emphasis is desired, such as building entrances and patios.

   iv. Exterior materials will include finishes and colors that are consistent with the color palette and architectural styles specified above.

v. Building materials will reflect the high quality of Project overall and should be durable and require little maintenance.

vi. Building materials and colors should complement the natural, climatic and architectural environment of the Project.

10. Accessory Uses

a. An accessory use shall be a building, part of a building or structure, which is subordinate to and the use of which is incidental to and detached from the main building, structure or use on the same lot. If an accessory building is attached to the main building either by a common wall, or if the roof of the accessory building is a continuation of the roof of the main building, such accessory building shall be considered a part of the main building.

b. Accessory uses and structures are permitted in all neighborhoods provided they do not substantially alter the character of the principal use or structure. Typical accessory uses that are allowed are:

i. Buildings such as garages, lath houses, gardening sheds, storage sheds, recreations rooms, and other structures customarily used in conjunction with the principle use or structure on the site.

ii. Recreational facilities such as swimming pools and tennis courts without nighttime lighting

iii. Guest house provided the lot area is a minimum of 15,000 square feet.

iv. Buildings to serve as a living quarters for person(s) deriving a major source of their income from employment on the premises, provided the lot area is a minimum of 15,000 square feet.

v. Second dwelling units, subject to the provisions of Article 70 of the City Zoning Code.

c. Accessory uses on steep slopes (slopes over 35 percent) will not be permitted.

11. Parking Requirements

a. Each residential lot will have a garage capable of storing a minimum of two automobiles.

b. Parking or storage of recreational vehicles (RVs) such as campers, boats on or off boat trailers, motor homes, or similar vehicles intended for recreation use or as a mobile living space will not be permitted in the residential area, except that

recreational vehicles may park in front of the residence for which it is present for a maximum period of 72 hours in any 30-day period.

c. Commercial vehicles may park in front of the residence for which it is present for a maximum of 48 hours.

d. Parking in conformance with Americans with Disabilities Act requirements will be provided at the fire station, park, and private recreation facility parking areas.

e. Preferred parking for electric vehicles will be provided at the private recreation facility parking areas.

i. A minimum of three charging station for electric vehicles will be provided in the parking area for the private recreation facility.

ii. Each home will be plumbed and wired for Electric Vehicle (EV) chargers in the garage and each home will have a Battery Charger installed and ready for use.

12. Residential Sales Office

a. A temporary sales complex may be established within the Project area. It may consist of a sales office, parking area, temporary signage, and up to five model homes per neighborhood. Permitting and construction will be in conformance with City regulations and standards.

B. Commercial Uses

1. A commonly owned commercial space may be constructed and operated or leased by the Safari Highlands Ranch Homeowners Association (HOA) within the village core of the Project. This use is intended as an accessory to the private residential area to improve convenience and reduce traffic trips. This store will not be available to the public.

2. The building accommodating the use shall be one story with a maximum height of 35 feet.

3. The recreational building and all accessory uses will not operate between the hours of 11 PM and 7 AM.

4. A separate outdoor farm stand may be provided to sell produce from the on-site farm.

C. Entries

1. The Major Entry will provide the following features:

a. Major entry road will be constructed to local collector standards, as defined in the County

of San Diego General Plan Mobility Element.

b. The roadway will provide bike lanes in each direction.

c. Landscaping and entry monumentation will be provided.

d. The architectural style of structures, monuments, and fences will be consistent with architectural details provided in Chapter 5.

e. Sidewalks or walkways will be provided from the intersection with Rockwood Road to allow pedestrian access to the Project. Sidewalks will connect to existing sidewalks on the north side of Rockwood Road in front of the entry.

2. The private entry will provide the following features:

a. A turn around will be provided to allow vehicles not proceeding through the gate to turn around.

b. The entry will be landscaped.

c. The architectural style will be consistent with design measures detailed in Chapter 5.

3. Neighborhood Entries

a. An entry monument will be provided for each neighborhood, PA R-1 through PA E-2.

b. Monuments will be situated adjacent to or on the median of the main Project road.

c. Neighborhoods PA E-1 and PA E-2 will be provided with and additional monument indicating arrival at the estate portion of the Project.

d. Entries will be distinctive to give each neighborhood a sense of identity and arrival.

e. Entries, neighborhood landscaping, and neighborhood parks will present internally consistent features such as shared themes, tree types, and vegetation density.

f. Entries will be consistent with the design guidelines in Chapter 5.

D. Private Recreation Facilities – *The Farmhouse*

A private recreation facility called *The Farmhouse* will be provided for Project residents. It will be located adjacent to the fire station and will consist of both structures and outdoor recreation areas.

1. The facility will not operate between 11 PM and 6 AM.

2. The recreation building will be a Temporary Refuge Area (TRA) for any metered evacuations from the site.

3. The building will be built with fire retardant materials such as

masonry, hardie-board, stucco, non-combustible wood and clay tile or steel roofing, such that evacuees have the option of taking temporary refuge in the fireproof structure.

4. The recreational building may include:

a. Recreational activity room, TV room

b. A full-scale kitchen equipped to prepare HOA sponsored meals, using gardened goods from the working farm on-site

c. Restrooms

d. Library, reading room, or group meeting room(s)

e. Pool house with lockers or changing rooms

f. Recreation rooms supporting uses such as use of exercise equipment, group exercise, table tennis, pool tables, or card room

g. Commercial sundry shop for the homeowners.

5. A special events building may be provided as an additional recreation area facility to accommodate events such as weddings and celebrations.

a. The facility will not operate between 11 PM and 6 AM except by special arrangement with the recreation center director.

b. It may be two story with a maximum height of 35 feet

c. Features may be included in the special events building that would facilitate a special event such as:

i. A food preparation area with sink and ovens

ii. Restrooms

iii. TV room or lounge

iv. Fireplace or other decorative features

6. Outdoor amenities that are planned for the facility as permitted uses are:

a. A working farm professionally managed by local farmers selected and managed by the HOA

b. A farm stand which will operate on Saturday's which will sell local produce and fruit to homeowners (garden to table)

c. Chickens may be permitted near *The Farmhouse* should the HOA choose to hire a manager of the animals. No roosters are allowed.

d. A swimming pool with maximum dimensions of 25 by 50 yards

e. A wading pool or splash pad with maximum dimensions of 15 by 20 yards

f. A sun deck area associated with the swimming pool

g. Jacuzzi

h. Courts for tennis, volleyball, badminton, pickle ball or basketball

   i. Courts will be regulation size

   ii. Up to four (4) courts of any type may be constructed

f. Gazebos, ramadas, and covered walks

g. Outdoor sculptural or decorative local art

h. BBQs, picnic tables, exercise stations, and benches

7. Parking in compliance with the City parking requirements will be provided. Specific features to be provided are:

a. ADA-compliant parking

b. An electric vehicle charging station

d. Preferred parking for electric vehicles

e. Bicycle racks

8. The water delivery system pumping facilities and water tank will be located away from residential areas:

a. The water tank for the Project will be a maximum of 35 feet high

b. The tank will be painted with earth-toned colors to match the surrounding topography or vegetation

8. The recycled water pumping facilities will be located away from residential areas.

a. A recycled water storage tank with a capacity of up to 500,000 gallons will be provided by the Project for the City's recycled water system. It will be a maximum of 35 feet high

b. The tank will be painted with earth-toned colors to match the surrounding topography or vegetation

9. An enclosed trash area will be provided in compliance with the design guidelines outlined in Chapter 5.

10. The recreation facility structures, including buildings and ancillary structures such as gazebos and ramadas, will conform to the architectural guidelines detailed in Chapter 5.

11. The facility will be landscaped in accordance with landscaping guidelines in Chapter 5.

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

E. Trailheads, Trails, and Viewpoints

1. A system of trailheads, trails, and viewpoints will be provided.

2. The system will be open to the public but will be owned and managed by the HOA for the Project.

3. A trailhead will be located at the village core and marked with directional signage at the parking area.

4. Other trailheads may be located in the Project to provide a coherent trail master plan.

5. Trailheads may include amenities such as benches, shade structures, and/or message board type signage or kiosk for the purpose of informing hikers about the trail and the community.

6. Trailheads may be provided with lighting for public safety.

7. Trails will conform to the City of Escondido Master Plan for Parks, Trails, and Open Space (1999). At a minimum, the trail system will consist of two components. The first will be a landscaped walk that parallels Safari Highlands Ranch Road from Rockwood Road in the southwest to Neighborhood E-2 in the north. The second will be trail segments from the village core extending to the west.

8. Trails will range from 5 to 8 feet in width depending on intended use. Trails will be fully accessible by small motorized vehicle in case of emergency. Additionally,

    a. Trails will include appropriate construction features, such as steps and drainage channels, as needed, to control erosion

    b. Trials may include directional and informational signage such as trail name and length

9. Viewpoints may be provided at appropriate locations. These may include benches, safety fencing, and/or signage

10. Grading and construction will be minimized to preserve the rural nature of trials and their surroundings.

11. Natural construction materials such as DG, stone, concrete and wood consistent with the rural setting will be used as needed.

12. A six-foot meandering concrete pathway will be located adjacent to Safari Highlands Ranch Road throughout the project. However, a DG path will take its place in PA E-1 & E-2 when the gradient is at or under 5 percent to enhance the

rural nature of these planning areas.

13. Signage for trailheads, trails, and viewpoints will be painted in earth toned colors and will complement the natural setting in which they are located.

14. Public parking associated with the trailhead in the village core will be in conformance with City requirements for parking lot design.

F. Neighborhood Parks

1. A series of neighborhood parks will be provided. These parks will be privately owned and operated by the HOA.

2. All neighborhood parks will be integrated with the proposed circulation system by either a roadway, sidewalk, walkway, or trail.

3. The design of each park will be consistent with the neighborhood in which it is located.

4. Parks will be designed with an "Agri-hood" theme and will encourage an active lifestyle. The range of features could include basketball, bocce ball, pickle ball, workout stations, as well as farming and gardening areas in each neighborhood park. Each neighborhood park has various components relating to farming. Homeowners will have the opportunity to farm their own produce in grow beds located in the parks. The grow beds located in the park will be rented out by the HOA to individual homeowners.

G. Resource Open Space

A resource open space area will be established to protect biological, cultural, visual, and landform resources.

1. The open space will protect sensitive resources as follows:

a. Uses will be limited by easement

b. Restrictions will not permit building or road construction, trespass, removal of vegetation, or other uses except as specifically provided for by the easement. Typical allowed uses are enumerated in Section 2 below

c. Fencing and signage, as appropriate, will be used to prevent intrusions where they are most likely to occur

d. A Resources Management Plan will be provided to oversee ongoing activities which may include patrolling, maintenance, and reporting. Resource open space will not occur on private lot areas.

2. Uses typically would be limited to the following:

a. Patrolling for the purpose of habitat and maintenance assessments

b. Habitat conservation and restoration purposes such as biological surveys, removal of invasive plants, and planting and maintenance of restoration areas

c. Fire suppression activities

d. Maintenance of drainage facilities and other infrastructure related to the Project

e. Use of existing easements by others, as permitted by law

f. Hiking on designated pre-established trails, per the Project tentative map

3. Activities under the Resource Management Plan will be carried out under the direction of the HOA by a qualified third party that will provide stewardship of the resources open space. The HOA will exercise ownership responsibility and it will hire a qualified resource management specialist to manage the open space on an on-going basis. The qualified resource management specialist will have a minimum of five years of experience in managing designated open space areas as described in the Resource Management Plan.

4. Trail design will be subject to wildlife agency standards and approvals

5. Resource open space will consist of lots dedicated exclusively to this purpose

6. Revegetation of manufactured slopes in Zone 1 of the fire protection plan will be permitted, in conformance with the Fire Protection Plan

7. Management of HOA maintained habitat areas (Zone 2 of the fire protection plan) is addressed in Section H below

8. Resource open space will not be located on private lots

H. HOA Maintained Habitat Area

An HOA maintained habitat area corresponding to Fuel Modification Zone 2 of the fire protection plan will be established to provide a fire protection buffer, and to protect biological, cultural, visual, and landform resources from edge effects of development.

Protections will be provided as outlined in Section G above. Note that thinning of vegetation will be allowed to provide a fire protection buffer between resource open space and the built environment.

1. The area will be revegetated with native and non-native but fire authority-approved plantings with the goal of maximizing its natural habitat value while providing required fire protections.

2. Homeowners may modify up to 12 feet of a slope bordering their rear yard, but the homeowner will assume cost of modifying irrigation and plantings.

   a. Modifications may include things such as swimming pools, relocated fencing down the slope, retaining walls or low walls

   b. The HOA will establish a process by which residents can apply to effect this modification

   c. Modifications may not compromise the fire safety or buffering effect of the HOA maintained open space

   d. In no event may a homeowner encroach past the property line into the HOA slope.

3. The area will be managed by the HOA.

4. Lot lines bordering HOA-maintained habitat will be located at the top of slope except where Section 2 above is applicable.

I. Circulation

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

J. Sustainability

Sustainability shall be pursued as a Project objective. The following measures will apply:

1. Solar panels will be provided on every residence
2. Construction will conform to the relevant Title 24 provisions for sustainable construction and any subsequent revisions
3. Sustainable design measures will be incorporated to the greatest extent possible as detailed in Chapter 5.
4. The Project will work with an energy consultant to help design the community as a Net Zero Energy project. The community will be Net Zero Energy by producing enough renewable energy to meet the homes' consumption requirements, thereby reducing the use of non-renewable energy. This level of energy efficiency can be achieved through smart building strategies and the installation of solar on all the homes.

5. The project commits to being Carbon Neutral. Carbon neutrality, or having a net zero carbon footprint, refers to achieving net zero carbon emissions by balancing a measured amount of carbon released with an equivalent amount sequestered or offset, or by buying carbon credits to make up the difference.

K. Modifications

1. Homeowners will obtain HOA approval for exterior improvements in accordance with HOA CC&Rs. HOA approval for improvement does not obviate the requirement for relevant permits from the City.

2. The Specific Plan by its nature is a general document. While the above regulations are meant to be comprehensive, they are not meant to be all inclusive. Issues that arise outside the provisions provided here are expected to conform to the goals and objectives of the City's General Plan text for SPA 4 and this Specific Plan, as represented by the Project Objectives, the regulations provided here, and the design guidelines in Chapter 5. Flexibility in interpreting the above regulations is implied. Authority for determining compliance will lay with the Director of Development Services for the City of Escondido.

5. Design Standards and Guidelines

A. Purpose

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

- Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals during the implementation and construction phase(s) of the Project
- Provide a framework for the preparation of Covenants, Conditions and Restrictions
- Provide guidance in formulating precise development plans and all residential components of the Project
- Provide the City with the necessary assurances that the Project will be developed in accordance with the quality and character proposed in this specific plan document.

These standards and guidelines are meant to compliment but not supersede the development regulations provided in Chapter 4.

B. Overall Design Themes

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

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

The design theme of the landscape concept plan will unify and reinforce the upscale community theme of the Project. This will be accomplished through the design of streetscapes that incorporate informal patterns of naturalized street trees, entry monuments using natural materials, and historical landscape areas using site specific native and naturalized plant palettes and groves. The circulation plan will be designed so that roadways

flow with the natural terrain while avoiding steep slopes and ridgelines wherever possible. The landscape theme will reinforce this flow by incorporating agriculturally themed grove trees along roadways, use of native vegetation, and a focus on transition zones between the built and natural environments. Details are provided in Section D below.

The architectural design theme will achieve an upscale approach by integrating the historically rural setting with the rich and varied architectural forms and styles associated with modern farmhouse and early Southern California design. It will employ five styles that have long defined the integration of luxury homes in rural southern California settings. These are commonly known as Modern Farmhouse, Americana, Craftsman, California Cottage and California Bungalow. Details are provided in Section E.

The existing environmental setting of Safari Highlands Ranch includes hills of coastal sage scrub and southern maritime chaparral which are bisected by riparian drainages that support oaks, sycamores, and cottonwood among others. This setting provides the inspiration for a rural landscape design theme that emphasizes the integration of the Project with open space resources. The natural theme will be reinforced by drought tolerant plant materials that transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. Revegetation of selected areas with native and drought tolerant plant palette will provide naturalized habitat for sensitive species in the area. Table 5.1, "Landscape Planting Palettes," outlines the range of plants planned in revegetated areas. The use of reclaimed water to irrigate the landscaping will enhance the environmental and sustainable components of the Project.

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

C. Zero Energy Homes

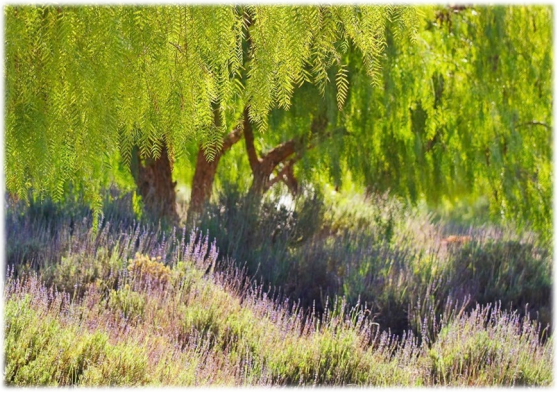
Sustainability is an important underlying theme for the Project and has been incorporated into all aspects of the Project design. Community landscaping will be designed to use water efficiently and to use recycled water where available.

Architectural styles are adapted to the arid Southern California conditions, and emphasize features such as roofing tiles and insulating stone and stucco that conserve energy by reducing the need for heating and cooling. Construction methods used will emphasize sustainability, for example use of:

- Local vendors and materials,
- Recycled materials or materials with high pre- or post-consumer recycled content,
- Readily renewable resources, such as certified wood, and sustainably manufactured materials,
- Efficient controls on heating, air conditioning, and lighting systems,
- Super-insulation with high R values and specification of glazing (windows) with high ratings for reflectivity and insulating capacity,
- High efficiency super seal of the building envelope,
- Use of the Sun for Solar Tempering through south facing windows to optimize the passive use of the sun's heating,
- Use of heat recovery ventilation (HRV) to expel stale air while recovering its heat and returning that same heat to the home with the fresh air,
- Energy efficient appliances and electronics minimizing the plug loads of the appliances,
- Solar panels on each home, and lastly
- Electric Vehicle (EV) chargers in each home.
- Installation of EV Chargers and Battery Walls in every home to encourage the use of electric vehicles

The combination of all these integrated steps will allow Safari Highlands Ranch the opportunity to deliver the first San Diego community with Net Zero Energy homes.

D. Landscape Design



1. General Concept:

Landscape design themes for the Project will emphasize the upscale character of the Project. Themes will integrate the built and natural environments, and will reflect the rural and development portions of the current community setting. Figure 1.1,

"Illustrative Site Plan," provides an overview of the landscaping design themes for the Project. Figure 3.3, "Conceptual Landscape Maintenance Plan", shows a range of possible design features, their locations, and probable maintenance activity associated with them.

The overall community design theme is thus established by the natural site features, the circulation plan of flowing streets and trails, and an extensive landscape master plan. These plans integrate development with the natural features of the site and allows for extensive open space preservation. Groves and naturalized plantings are planned along major streetscapes and adjoining slopes. These will reflect the agricultural heritage of the San Pasqual Valley areas. Accent plantings of Oaks and Sycamores will occur at drainage crossings where these trees naturally occur. Traditional materials such as stone and wood that complement the natural and rural setting will be used. The community theme is also reinforced through the design and landscaping of recreation areas, trail heads, the use of groves and drought tolerant and naturalizing plant materials to transition to natural open space areas. Sustainability is emphasized by a range of conservation techniques, as discussed below.

2. Water Conservation:

The community landscape will be designed for efficient use and conservation of water resources. Recycled water from the City will be used for irrigation throughout the common areas of the Project. The use of this treated recycled water will greatly reduce the need for imported potable water. All irrigation systems will be designed to use the latest weather-based control technologies and the most efficient distribution systems. The project will also build for the City Water Utilities department a storage tank for unused recycled water during wet weather. This allows the City to store excess water rather than having to discharge it into the outfall pipe in the Pacific Ocean. Further, extension of the recycled water infrastructure saves the City the costs and allows them to also serve the other existing communities in the Valley. All irrigation systems on-site will be designed to use the latest weather-based control technologies and the most efficient distribution systems. These irrigation technologies include:

- Drip irrigation
- Low precipitation heads, bubblers, and high efficiency sprays that minimize water loss through evaporation.

- Centrally controlled and/or Weather Based Irrigation Controller systems
- Automated master valve closure and flow sensing technology to limit waste and damage caused by leaks or damaged equipment
- Use of an internet- based centrally controlled irrigation system

Plantings will be grouped into hydrozones according to water requirements to better ensure water is used efficiently. The planting palette will emphasize native drought tolerant plant species and the plan will call for bark mulches or other ground cover that assists in the retention of water. Turf grass will be limited to areas of active play and not used in areas for pure aesthetic function.

The working farm on-site will focus some of its growing area to aquaponics (and aquaponics education for the homeowners) which not only helps to grow healthy farm-to-table foods, but also conserves water by recycling its use using fish and an integrated recycling system. Aquaponics is a sustainable method of growing food that combines aquaculture (raising aquatic animals) and hydroponics (cultivating plants in water). In this circulating system fish waste acts as a natural fertilizer for plants, and plants purify the water for the fish. An aquaponics farming area will be located near *The Farmhouse* recreation center.

Rain-water capture technology will also be available as an option to allow the

use of rainwater to irrigate homeowner landscaping. "Laundry to Landscape" cisterns and conversion kits will be available in each home. Further, rain barrels will capture all the runoff from the recreation building and the rain barrel captured water will be used to irrigate the common area.

3. Preserving Natural Land Features:

Drainages and natural rock outcroppings will be preserved wherever possible. They will be in open space except where road crossings are required. Major drainages will be bridged with either arch or box culverts to avoid obstructing seasonal water flow and preserve animal crossings. Depending on how steep the drainage undercrossing might be and the velocity of water flow, the culvert bottom may be natural or in the event of a box culvert, concrete bottom. The approaches to these crossings will be landscaped to compliment the native vegetation at each area. Rock outcroppings will be avoided and

protected in open space. Those in the path of improvements will be repurposed as feature elements. Re-use of onsite stone for walls, boulder elements, facades and art will be a priority and enhance the effect of blending the site into the natural surroundings.

Existing mature trees will be preserved onsite where possible. There will be an extensive effort and/or requirement to re-establish the Coast Live Oak

Woodland trees disturbed onsite as well as other revegetation efforts within sensitive habitats as referenced in this Specific Plan in Section 4(4)b below.

4. Common Area Landscape and Plant Palettes:

A consistent landscape theme will thread throughout common areas, serving as a link for the various Project land-uses. The Project's themed plant palettes, signs, and site furnishings will be used in community recreation areas such as parks and trailheads, streetscapes, entries and slopes to create a cohesive community identity. Common area landscapes and recreational areas will be linked by a network of trails. Plant palettes will be customized for the various landscape uses, as discussed below. Conceptual palettes are shown in Table 5.1 "Landscaping Planting Palettes."

Manufactured slope planting will be carefully selected to compliment adjacent land use. "Internal" manufactured slopes within development areas may incorporate small informal groves of fruit-bearing trees such as avocado or citrus and ornamental plant species with soil retention attributes. "Transitional" manufactured slopes adjacent to natural open spaces will use very selective plant materials compatible with native plant communities.

Additionally, trees will be planted on slopes, along streets, and within HOA maintained habitat open space areas to visually buffer the community from view and any edge effects. The reader is referred to Figure 3.10, "Street Tree Placement," for the tree planting plan. Primarily native or indigenous trees and shrubs such as Sycamores, Oaks, Willows, Madrone, Manzanita, Currant, and Toyon may be planted along parkways. All slope landscape should be drought tolerant whether internal to

the Project or transitional in nature along the community edges.

Fuel Modification Slopes/Open Space Transition Landscapes: Manufactured slopes adjacent to natural open space preserve areas will incorporate Fuel Modification Zones and will contain plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Community. Special attention will be paid to the Fire Protection Plan and the approved plant communities in the Fuel Modification Zones 1 and 2 to ensure not only species compatibility but fire protection. Zone 2, the HOA maintained habitat, will be the focus of an extensive revegetation effort to preserve its native habitat value while allowing for vegetation management to provide fire protection. To this end the planting palette will emphasize native species that will require a minimum of trimming so that areas can remain as undisturbed as possible. Invasive plants will be prohibited in all zones.

5. Park Landscapes

Neighborhood and pocket park landscapes will focus on native and naturalized plant material. Some drought tolerant ornamental plants will be incorporated to provide visual variety in form and color. Park landscape will also incorporate turf areas for active play or passive picnicking usage. In general, the landscape palettes for the parks and trailhead areas should be functional to their use and be colorful and visually pleasing. There should be a focus on flowering plants when possible. Adjacency will be respected in the park landscape designs. For example, transitions will be used where park use areas border resource open space.

The landscape plant palettes for the detention basins shall be specially design with water loving grasses and plants. The plant palette should be supported by the wildlife agencies for their use in detention basins; specifically, for their function in enhancing water quality and survival in flood scenarios. The basins should strive to be visually pleasing year-around and the landscape within the basins shall follow guidelines set in the storm water management plan for the community.

6. Habitat Re-vegetation Landscapes

The Project will revegetate selected areas within HOA maintained habitat open space, which will consist of the Zone 2 fire safety zone provided in the fire protection plan. A native plant palette will be used to return these areas to a natural open space condition. Areas designated for revegetation are shown in Figure 1.4, "Conceptual Open Space Design." In these areas specially designed native

plant palettes shall be used, as presented in Table 5.1, "Landscape Planting Palettes." No invasive species shall be used.

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

5. Streetscapes

The landscape plan includes streetscapes which feature meandering concrete and soft surface paths (where under a 5% incline), split rail fencing and plantings of trees and groves in informal patterns as befitting a natural setting. Several figures have been developed to provide a better understanding of the approach used. Figure 3.10, "Street Tree Placement," provides an overview of the tree groupings that will be used along roadways. Figure 3.11 "Key to Roadway Cross Sections" provides a color-coded plan view of the Project, with colors corresponding to customized palettes. Street sections with conceptual landscaping have been provided in

Figures 3.12 through 3.16 to indicate what the planting design may look like. The design will emphasize shaded cover for vehicles, bicycles, and pedestrians. As shown in the accompanying conceptual photograph, soft surface trails, fencing, and vegetation will be combined to make for a desirable walking environment.

As Safari Highlands Ranch Road ascends from Rockwood Road there will be a distinct rural yet high-end landscape aesthetic established. The features of split-rail fencing, low pilasters, informal drifts of evergreen and deciduous trees and a six-foot meandering concrete pedestrian path can be used to set the tone for the landscape theme. In the estate lots to

the north, the meandering path will be composed of DG trails up to 5% grade and harder surface material over the 5% grade. The natural topography adjacent to the entry road is a large natural drainage. In this location canyon or riparian trees are suggested such as Willows, Oaks, Cottonwoods and Alders.

Into the village core, landscaping will consist of colorful, pedestrian scaled plantings with accent plantings of naturalized trees. Trees may include species such as Oaks, Sycamores, Manzanitas, California Peppers, and Liquid Ambers. Medians shall be planted in a similar fashion while respecting sightline regulations. A series of low-profile entry monuments, composed of natural elements such as rocks promote the landscape theme and provide further design continuity for the community while referencing the rural yet luxurious setting. The lighting design will emphasize downward directed or muted lighting that is both safe and respectful of the rural setting. Specific lighting styles will be discussed below. Within the neighborhood streetscapes, tree planting is designed to allow landscape diversity but also helps develop a hierarchy of streets within that layout. The framework also helps to establish a visual connection between the various neighborhoods as the tree species shall be repeated in certain cases.

6. Trail and Walkway Systems

An extensive pedestrian friendly trail and walkway system will be provided throughout the site. Figure 1.1, "Illustrative Site Plan", shows the location of proposed parks and trailheads. Figure 1.3, "Parks, Trails, and Walks," provides details of the integrated system. To show how the elements discussed below can be integrated, conceptual park and trailhead designs are presented in Figure 3.9.

This system provides three types of paths throughout the community and adjacent to open space:

1. Green, open space trails
2. Six-foot wide multi-use meandering trail soft-surface trail
3. Six-foot wide multi use trail adjacent to street, meandering hard surface

These allow a range of recreational activities such as mountain biking, jogging, hiking, and casual walking. It is a Project priority to ensure an "active lifestyle" walkable community that will

help to reduce vehicular use and encourage building community and interaction with the natural environment. Figure 5. 1 "Open Space and Trail Imagery" presents some conceptual imagery of trail and streetscape designs. The pedestrian system accomplishes this by providing ready access, connectivity, and attractive trail facilities.

Trails and walks adjacent to streets (Designs 1, 2, and 3 of Figure 5.1) are meandering or straight sidewalks which are often separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, fencing and pedestrian safety features such as guard rails. These street-adjacent paths may be either soft surface or hard

surface allowing for a variety of uses. The pathways will be primarily 6 feet wide and will be composed of either 6' colored concrete or soft surface DG trails (under 5% gradient). Overall, 9.3 miles of public trails will be provided. Planting palettes that may be used are provided in Table 5.1, "Landscape Planting Palettes."

The pedestrian circulation system also provides an extensive soft surface off-street trail system for public and private use (Design 2 above). These connect into the open space and provide links throughout the community for residents.

Approximately 9.3 miles of open space trail will be provided, taking in panoramic views of the San Pasqual Valley. This open space trail system will work within habitat restrictions and will make use of many existing rural pathways, dirt roads, utility easements and/or natural low-lying routes to the extent feasible to minimize environmental impacts. All neighborhoods are interconnected through these community trail systems which will provide residents with an enjoyable, easy but controlled access to the surrounding nature preserve.

Public parking and staging for the public open space trail system will be provided at the village core. Private residents will access the trail system through various trail head parks throughout the gated community. Street parking is provided at some parks while others are provided without parking to encourage exercise and provide a desirable walking destination.

7. Entry Monumentation and Signage:

Monumentation will be naturalistic to fit into the rural setting of the Project. Three types of monumentation are proposed. These consist of a primary entry at Safari Highlands Ranch Road and Rockwood Road, a gated entry for the residential areas, and several minor entries into each neighborhood. Refer to Figure 5.2, "Walls and Fences Imagery" for suggested design motifs. The primary entry will provide an attractive community amenity that will be welcoming of the public and reflect the upscale nature of the Project. The gated entry will be understated and will emphasize continuity with the village core. Community entries will serve to establish an identity for each neighborhood, while emphasizing the rural theme through appropriate plant materials and theme signage. Conceptual photographs of design possibilities are shown at right.

The primary entry will serve a dual purpose. First it will be welcoming and reflect the upscale character of the Project. Second, it will represent an amenity for the community, an attractive feature that adds interest for travelers on Rockwood Road and invites pedestrian participation with walks and viewpoints. It is expected that design features will be adjusted with the receipt of community comments. Depending on public comments, the entry could include such things as split rail fencing, re-purposed boulders, a tower element bridge aesthetic, way-finding flags, light poles, enhanced paving, and drainage/ retention pond element. Architectural detail on the building, bridge, and walls will be consistent throughout.

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

There will be minor community entry monuments announcing the arrival of

the individual neighborhoods of the Project, and signage for the public trail. These will be rustic and naturalistic, but will evoke an individual sensibility for each location. Examples of entry statements are boulder mounds, rocky landscaped streambeds, groupings of grove trees, and emphasis on native vegetation in a sandy surround, and use of shade tree. They will be integrated with the streetscape so the street and entry function together. The public park entry will be welcoming and will feature key elements of the overall design themes of the Project, specifically its integration with the natural setting, its upscale character and sustainable orientation.

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

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

In summary entry monuments shall share the following design standards and guidelines:

- All monumentation shall be in proportion to the areas they are identifying, and plant material shall reflect the character of the neighborhood.
- Standards monumentation for each neighborhood shall not exceed more than 15 square feet of front elevation and shall not be higher than 5 feet in height.
- All signs and monuments shall conform with Article 66 Zoning Ordinance
- All monumentation shall be designed to be natural or native to the site and complement the community style. Large boulders and site specimen trees will be utilized as main elements in the designs.

- The monumentation/signage shall retain the slopes behind when applicable with a dense back drop of colorful vegetation and Project theme trees.

- Hierarchy of monuments shall be clear and visible. Minor, major and gated type entries should be easily distinguished due to shared landscape aesthetics and functional elements. Lettering Style and application shall be consistent but might vary in size.

- City sign code standards will be followed in the design of monumentation.

8. Neighborhood Parks and Trailheads

There are 14 neighborhood parks and viewpoints dispersed throughout the community. Many are located to take advantage of views and or special natural features. They are located to take advantage of trail locations and act as a trailheads. A conceptual distribution is shown in Figure 1.1.

The parks may include many amenities based on size and need. Please see Figure 5.3, "Park Imagery" for conceptual examples of park features. At a minimum the neighborhood parks will include shade canopies or ramadas, seating, landscaping, a recreational component or tot lot, and trash receptacles. The parks are conceptually programmed with active lifestyle amenities in each park, such as basketball, pickle ball, bocce ball, workout stations, dog parks, flex turf for yoga and stretching, BBQ's, gardening, and eating areas. The depicted programming is conceptual only and will be refined in consultation with the Community Development Department during final engineering. Amenities will reflect the luxury character of the area as called for in the General Plan. Dog parks, if proposed, will include fencing and dog waste dispensers. Trash collection at parks and trailheads will be included in the general waste disposal program established for the Project.

Park designs will be subject to review through the City of Escondido, Community Development Department plan check process, and the HOA, if one is in place at the time of construction. If no HOA has been formed when the park design(s) go forward, the developer will design the park to reflect the demographics expected in the neighborhood.

Neighborhood park landscaping will be designed with the specific community in mind. Local park landscaping will tie in with the entry monumentation for that neighborhood. There will be special attention placed on the park use and maintenance aspects with regards to plant and material selections in each park or trailhead. Plant selection in

parks will emphasize durability and compatibility with adjacent native plants. Although a consistent community theme will be maintained, each park will emphasize the character of its setting in relation to its neighborhood placement, topography, and overall purpose. The maintenance of all private parks, trails, trailheads, and overlooks will be the responsibility of the HOA.

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

Trailheads in neighborhoods will include seating and at least one shade structure. See Figure 3.9 for a conceptual plan view of a trailhead.

General Park Landscape Concepts include:

- Sidewalks and trails will connect to roads for those who wish to arrive on foot. Parks may provide for vehicle parking.
- Parks may serve as trailheads if applicable.
- Plant palettes shall blend with their surrounding landscape especially when the park is adjacent to native open space.
- Park areas shall be functional while providing amenities that are desired by the residents in the neighborhood.
- Shade structures, variegated seating, and a recreational component will be provided.

9. Open Space Viewpoints

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

10. Conceptual Lighting Guidelines

Exterior lighting of the landscape and built structures will play a significant role in the character and mood of a community. In keeping with the vision

of the Project, the lighting will be designed to be at a level necessary for safety while remaining subdued and understated. The Project lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve.

Generally lighting shall follow the below guidelines:

- Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street.
- Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of each village and its specific function.
- Lighting in the village core and along Safari Highlands Ranch Road in its various segments shall have a consistent feel.
- Lighting in the recreation center may include pool lighting and outdoor lighting sufficient to allow nighttime use of decks and other outdoor amenities. The Tennis court lighting will be downward facing and may operate between dusk and 10 p.m., when the recreation center will close.
- Community lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over lighting. Lighting at village core parking areas will be downward directed or shielded, as needed, to avoid over lighting and spill. Parking areas, access drives,

internal vehicular circulation and outdoor pedestrian use areas shall have enough illumination for safety per City standards.
- Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space.
- Lighting, including all landscape low voltage decorative lighting, shall comply with the County's light pollution code. LED fixtures are encouraged for energy savings.

- Architectural lighting shall be indirect, such as soffit lighting or shall incorporate a full cut off shield type fixture. Down lighting is encouraged. Lighting should aim to articulate and animate the building design.
- LED-type lighting technology will be used due to its high efficiency and low heat output

11. Conceptual Fence and Wall Guidelines

A comprehensive system of walls and fences is planned for the Project. General locations of perimeter fencing and entry monuments are shown in Figure 5.2, "Walls Fences and Monuments,"which provides some conceptual designs. Figure 5.4, "Walls and Fences Map," locates wall types throughout the Project. These will be appropriately designed for their intended functions, with privacy or screening fencing consisting of solid and opaque materials while open space fencing will meet wildlife agency requirements.

Fences will use traditional materials such as stone, aesthetically designed concrete block, tubular steel or glass view fencing

and pre-cast split-rail fences, and standard wood fencing as permitted by the Uniform Fire Code. No combustible fences or gates will be allowed attached to dwellings.

These fence elements represent their function while reflecting the Project identity.

The perimeter fencing represented in the text is conceptual. Site plans for each future implementing tentative map will include a detailed Fence and Wall Plan for the Project. Fencing between lots, fence locations in parks, basins, entries and along streetscapes is not depicted. Site plans for each future implementing tentative map shall include a more detailed, comprehensive fencing and signage for the development. However fencing standards shall remain consistent throughout the master development once a specific fence /wall material is selected.

Pre-cast fire retardant split rail fencing may be located along the primary entry

road which weaves throughout the entire community to reinforce the rural character of the area.

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

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

Walls and Fences shall generally follow these guidelines:

a. They shall not exceed 6 feet in height, except for a game court such as tennis or other sports court, if proposed, where fencing up to 10' may be used. Fencing design criteria in Section 33-1081 of the Escondido Municipal Code shall apply in the Village Core.

b. Provide massing breaks along long wall expanses. Where a minimum 2 feet horizontal offset is provided, within which screening vegetation is provided to the satisfaction of the Director of Community Development, the fence/wall may not be considered one continuous structure and may be exempted from Design Review.

c. Private property fencing shall be of a non-combustible material.

d. Whenever feasible, to allow views and openness, walls will use an open design such as tubular steel or view glass or an alternative open construction the builder may propose. View walls facing on community areas or Project perimeters shall be a consistent material regardless of which community it falls within.

e. View fencing shall be utilized around Project perimeters to limit view impact for the valley residents below.

f. Solid walls with pilasters will be utilized along major streets and shall remain consistent throughout the Project. It is recommended that at least pilasters accept a stone façade and that native site

stone is utilized as much as feasible for these elements.

g. Low decorative walls may be made entirely of site stone when feasible and within the community core a look incorporating ample site stone is encouraged.

h. Chain link fencing is prohibited except in low visibility areas such as around a tennis court, dog park, or sport court, if proposed.

i. Entry theme walls shall have some unifying elements. Some variation is encouraged to maintain visual interest.

j. Materials to enhance entry walls can include stone, split rail, brick, stucco, heavy wood timbers and other enhanced materials.

k. The HOA shall maintain the structural integrity and exterior of perimeter walls. If a perimeter wall occurs on a property line bordering a homeowner's lot, the homeowner shall be responsible for the maintenance of the interior of the wall.

12. Landscape Sustainability

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

a. More compact development and housing footprint reduces the energy and water needed in the community HOA and private lots and encourages community walkability.

b. An efficient compact community design allows for resource open space and HOA maintained habitat preservation of over 762.36 acres, over 69 percent of the site. It will include a Resource Management Plan and wildlife transit tunnels to avoid habitat and wildlife impacts.

c. The preservation and revegetation of sensitive habitat areas and Oak Woodland communities shall be implemented.

d. A well-developed trail system both encourages walkability and allows users to connect with the natural surrounding open space.

e. Best management practices and forward thinking in storm water management including appropriately sized detention basins and inlet designs such that there is no effect on downstream drainage facilities, both natural and manmade. Sustainable walkway designs will include bio filtration and permeable material when feasible will be included for

drainage management. Hydromodification measures will ensure excess water re-enters the groundwater table in the San Pasqual Valley.

f. Integration of community market, multiple community gardens and possible farmers market limits automobile trips.

g. The ample use of trees and landscaping greatly reduces the heat island effect and sequesters carbon emissions. The Project will aim to exceed tree planting requirements per acre of development and will adhere to a tight on center spacing for trees along roadways.

h. Drought tolerant plants and the maximally efficient means of irrigation will be required throughout the Project.

i. Sustainable home construction techniques will be encouraged as discussed in previous sections.

j. Integration of many water conservation principles will be encouraged as well as use of recycled water, as discussed in previous sections.

13. Agricultural Uses and Standards

Agricultural operations and activities require special site design and limitations to operating characteristics to avoid potential adverse effects to the surrounding residential area. The following procedures and standards shall apply to the review and approval of agricultural related operations and activities in the working farm at *The Farmhouse* recreation center and the neighborhood gardens.

1. Agricultural Permit Required to Operate**.** Agricultural operations and activities are permitted only upon issuance of an Agricultural Permit. No agricultural operation or activity for which an Agricultural Permit is required shall commence until an Agricultural Permit is obtained. "Agricultural operations or activities" means an agricultural use or activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes the cultivation of land and the production or processing of agricultural field crops; the operation of agricultural machinery and equipment; the application of fertilizers, insecticides, pesticides, fungicides and herbicides for agricultural purposes; or the collection, transportation, storage, application, use, transfer, and disposal of manure, composting materials and the like.

2. Application. The owner or the owner's authorized agent of the real property on which the

agricultural operation or activity is proposed shall make application for an Agricultural Permit to the Director of the Community Development Department on a form approved by the Director. The application should include a Plot Plan and any additional plans and information required by the Director.

3. Regulations and Requirements. To protect the public health and environment, the Safari Highlands Ranch HOA has the authority to regulate operations and activities of agricultural uses at the Village Core.

a. Agricultural Operations and Activities. All activities shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

b. Hours of Operation. The time during which noise created by agricultural operations and activities shall be limited. No noise audible to adjacent residential uses shall be created before 7:00 A.M. on weekdays or 8:00 A.M. on weekend days or holidays; or after dusk.

c. Parking. No parking is required but for on-street parking or parking at *The Farmhouse* Recreational Center.

d. Water Use. Potable and/or Recycled efficient irrigation techniques such as drip irrigation or micro-spray systems with timers to control watering times are encouraged. All hoses shall be equipped with a positive shut-off trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.

e. Additional Performance Standards for agricultural operations at the working farm and neighborhood gardens include:

1. All fertilizers, pesticides and herbicides shall be organic or non-toxic to humans.

2. All mechanical equipment shall be either electrical (including storage battery) operated or muffled to the most practical extent possible if operated by internal combustion.

3. Composting facilities for organic material produced on-site shall be located a minimum of 100 feet from and not produce odors detectable from adjacent residential uses. Only organic material produced onsite shall be composted. At no time shall substances that pose a present or future hazard to human health or the environment be used to produce compost.

i. Composted material shall be only those materials generated on-site or contributed by active members of the of the community garden.

ii. Composting containers shall be as far away from adjacent residential uses as practicable.

4. The keeping of chickens (hens only, not roosters) at *The Farmhouse* working garden shall be permitted subject to the Animal Overlay Zone of the Escondido Zoning Code. No keeping of livestock shall be permitted.

5. Neighborhood Gardens. The HOA shall appoint a committee to manage the community gardens. Homeowners may, for a nominal fee decided by a vote of the committee, rent the neighborhood garden beds and garden them for a period of two years. If the gardens are highly desirable, a lottery for selection every two years may take place.

D. Architectural Standards

1. Design Intent

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

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

The guidelines are in sum intended to shape a community that will provide a high-quality living environment with a distinctive identity. The development process will ultimately result in a design review process which will be used to evaluate design modifications.

2. Design Theme

The architectural design theme for Safari Highlands Ranch has been created by integrating the historically rural setting of the Safari Highlands site with the rich and varied architectural forms and styles associated with traditional farming activity and mid-20th Century California designs. These are Modern Farmhouse, Americana, Craftsman, California Cottage, and

California Bungalow. The Modern Farmhouse theme finds its roots in Scandinavia and Germany. Spreading to Canada and rapidly across the United States starting in the 1700s. This form expanded in scale and popularity as rural electrification in the 1930s enabled urban type amenities to modernize the previously spare style. The style is currently undergoing a resurgence with entire neighborhoods dedicated to the design, such as Sendero in Rancho Mission Viejo, California. Americana is an elaboration of the farmhouse form which adds detailing such as bull's eye windows and stick detail on porch columns. Craftsman reflects smaller scale early designs founded in the Arts and Crafts movement popular in the early 20th Century. Good examples are found in North Park, San Diego and in Oceanside. California Cottage styles were adopted from English working-class neighborhoods and feature asymmetrical designs and steep roofs that allow for individuality, lending the style charm and a welcoming feel. The popular California Bungalow finds its origins in Bengal, India, where it was adopted by the British due to its sensible open, centrally integrated living space. It spread to England and the United States due in large part to its smaller scale and affordability when compared to the then predominant Victorian style.

The commonality of these styles can be described as traditional, agricultural, rural, neighborly, and quality oriented. They will lend the Safari Highlands Ranch neighborhoods an overall unity that will be further reinforced through a strong street tree programs and use of colors that are similar in intensity and value.

It is the intent of the Specific Plan to establish these general themes around which variations in the size, mix, type of detailing and colors can be incorporated to fit individual preferences. It is expected that the five design themes could be applied to three or four floorplans of different sizes. Each neighborhood would include three design themes, three floorplans in growing sizes, and five color schemes per neighborhood. One of the floor plans will be single story in each neighborhood, intended mostly for larger lots. Single story plans are expected to constitute approximately 8 to 10 percent of the overall housing types.

3. Architectural Styles

The five architectural styles have been selected for Safari Highlands Ranch to allow for distinctive individual housing choices while preserving compatibility between adjacent homes. Details are provided below.

The Modern Farmhouse

The modern farmhouse combines a balanced blend of rustic and refined elements and reflects simplicity and functionality. A broad, open covered front porch is often a defining characteristic, sometimes employing a wrap- around design. Gable roofs are common, often with dormer windows. Vertical plank siding and timber framing are often used, particularly at the entrance and interior living room spaces. An open floor plan is used to emphasize interior spaciousness. Tall vertical windows are strategically placed around interior spaces to provide optimal views and allow ample natural light into key living areas. Modern Farmhouse styles are usually a shade of white. Overall appearance is one of symmetry, solidity, and stability. The goal is to create a home that has an authentic presence in the surrounding natural landscape and strong visual and physical connections to the site.

Americana

Americana is an elaboration of the Farmhouse style, with additional ornamentation and detailing. Still featuring a front porch, often symmetrically positioned, variations include railings with decorative balusters and stick work at porch columns and gable points. The roof tends to be less pitched so the overall form can be more compact than the Farmhouse. The style employs vertical muntined windows as with the Farmhouse, but are often emphasized with shutters. Clapboard siding with both vertical and horizontal alignment is used. As with Modern Farmhouse, they feature white exteriors. Gabled ceiling interiors, and reclaimed materials can be used to create rustic accents. Fresh, homey, and rustic, with folk art accents characterize this style.

Craftsman

The Craftsman style was a return to a hand-made ethic, so its key features emphasize customized elements. Key features include low-pitched roof lines, or hipped roof, and wide, deeply overhanging eaves. Exposed rafters or decorative brackets can be used under eaves and a front porch is often placed beneath an extension of the main roof. A key visual feature is the tapered, square or round columns supporting the overhanging roof. Double-hung or casement windows are used, with a balanced vertical/horizontal shape. Stone detailing used for porch supports or the chimney are characteristic. Reflecting its Arts and Craft historical association, Craftsman exteriors features such as lighting, doors, windows, and railings have a hand-crafted look. Color variations are common and often two-toned to emphasize design elements.

The California Cottage

The California Cottage features an asymmetrical architecture. The roof is typically steeply pitched with the principal roof being gabled, augmented by side gables. Many homes have half-timbering, often with face brick. Gabled dormers are common, with modest eave extensions. Windows are muntined and have a balanced vertical/horizontal orientation and casements. Usually of modest scale, both in footprint and curbside appearance, the California Cottage-style homes feature natural siding materials such as stone or brick for texture. It incorporates attention to exterior details such as painted moulding, muntins, shutters, and arched doorways. The design is associated with window boxes, a small front garden, decorative pathway to the front door, chest-high natural stone or wood fences, or decorative gates. The overall feeling is one of comfort, ease of living and charm. The California Cottage provides an opportunity to introduce a picturesque and romantic element to the streetscape.

California Bungalow

A key feature of the California Bungalow is a one and a half story construction with low pitched roof and exposed roof beams. The exterior is balanced rather than symmetrical and the from porch is modest, although larger bungalows might have asymmetrical "L" shaped porches. The porches were often enclosed as the design evolved. Most of the living space is on the ground floor. Early bungalow styles sought to cluster the kitchen, dining area, bedrooms, and bathroom around a central living area. They commonly have shingles, horizontal siding or stucco exteriors, as well as brick or stone exterior chimneys and a partial-width front porch

4. Architectural Design Standards and Requirements

Building Materials

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

Acceptable building materials include, but are not limited to:

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

Discouraged materials include the following:

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

- Painted stone
- Painted brick unless it is integral to the architectural style
- Aluminum or vinyl/plastic siding
- Asphalt shingle roofing.

Colors

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

Building Mass, Form and Scale

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

- Use patio walls and balconies to break-up the monotony of exterior walls.
- Utilize projections and recesses to provide shadow and relief at exterior walls and roof areas.
- Combine one and two-story architectural elements within facades. Elevation changes, roofline variances, step-backs and other architectural relief are encouraged.
- Utilize a variety of floor plans to create variations in elevations and rooflines.
- Use handcrafted details such as knee-braces, columns, and multi-paned windows where appropriate to the architectural style.
- Provide overhead structures (porches, trellises, pergolas, etc.) at entries.
- Use varied roof forms, provide interest by jogging the roof lines, varying plate lines and roof heights, including pop outs and gabled roof forms. Use a variety of roof colors in each neighborhood.
- Maintain a strong indoor/outdoor relationship.
- Recess windows and doors to provide depth. Accent trim and color-divided window lights and raised panels are examples of

detailing that provide individuality and interest. Awnings are permitted, if they are consistent with the overall architectural style of the building.

- Use balconies to break up wall masses and to take advantage of views of the surrounding open space, ocean views and hillside areas. Materials should match those used on the main buildings.
- Keep private walls and fences consistent with community wall themes and compatible with the architectural style of the buildings. Foreground plantings, indigenous vines, and espaliers are strongly encouraged to soften stretches of walls and fencing.
- Screen from public view mechanical equipment, such as air conditioning equipment, soft water tanks, gas meters and electric meters.
- Where possible, conceal gutters and downspouts with architectural features. Gutters and downspouts should not be placed in walls. If they must be exposed, they should be designed as a continuous architectural feature, painted to match the adjacent building surface. All flashing, sheet metal, vent stacks and pipes should be painted or colored to match the adjacent building surface.
- Fully integrate garage doors into the design of the architecture. They should be simple in design and recessed from adjacent walls. Accent colors may be used to compliment the architecture and provide visual variety along streetscapes. Recessed garages and side-entry garages are encouraged to further vary the streetscape.
- When used, skylights should be designed as an integral part of the roof. Their location and color should be related to the building.
- Solar panels will be integrated into the roof design, flush with roof slopes, and efficient placement of panels to face the sun. Frames should be colored to compliment the roof. Ancillary solar equipment should be enclosed and/or screened from view.
- Solar heating shall be used for pools in recreation areas.
- Use patio trellises, pergolas and other exterior structures to soften building mass, provide shade and define spaces. As with main buildings, clean forms are encouraged, using materials and colors complimentary to building architecture and Project design themes.
- Favorable building orientation in relation to sunlight is encouraged to

maximize resulting heating and cooling benefits

- For residential buildings that border designated open space areas, use of walls, balconies, and patios to focus activity away from the open space boundary is encouraged.

Building Elevations

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

Roofs

Roofs should serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the Project. This will result in a variety of roof lines and planes on each home to break up massing and add visual interest. Design of roof lines will tie in with the building massing and constitute maximum efficiency for south and west facing gables for solar placement. Roofs should be consistent with the product-type architectural concept and the style, materials and scale of the building. Roof overhangs are encouraged, as are solar panels and skylights, and should be designed as an integral part of the roof form.

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

Roofing materials should emphasize fire safe characteristics. Acceptable roofing materials include, but are not limited to; clay, tile and concrete tile

and synthetic shakes. Tile shapes include S-Tile, Barrel, Flat, Slate, Italian and Low Profile. Unacceptable roofing materials include wood shakes and composite asphalt shingles.

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

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

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

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

Chimneys

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

Door and Windows

By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located close to each other. Windows and doors may be recessed into or projected out of structures to emphasize important areas of the building. Window boxes and built-in planters may be utilized to further enhance the individual identity of each structure, but must be easily accessible for plant maintenance.

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

Garages

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

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

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

1. Side-Loaded Garages – Side loaded garages may turn the garage 90 degrees to hide the doors from the street. Careful attention should be paid to the articulation of the street-facing portion of the garage.

2. Split Garage – In this configuration a one- car and a two-car garage are split to provide a variation on the street-facing façade. Either the one or two-car garage is turned 90 degrees to the street to minimize the appearance of garage doors from the street. Careful attention should be paid to the articulation of the street-facing portion of the side-loaded garage.

3. Three-Car Garage with Tandem Parking – This garage configuration minimizes door openings while parking two cars in line with one another. Additionally, the configurations can be shallow recessed or deep recessed depending upon the lot size.

4. Attached, Deeply Recessed Garage – In this configuration, the garage is located behind the house, but is accessed from the street as seen in some older residential neighborhoods. To further de-emphasize the garage façade, a *porte cochere* or covered entry can be provided to create a gateway into a courtyard shared by the garage.

5. Detached, Deeply Recessed Garage – The detached garage is deeply recessed, preferably with a *porte cochere* or covered entry providing an enhanced street scene. A "recessed garage" must be located a minimum of 5 feet behind habitable area of the front façade.

Porches, Arcades and Entryways

Entrances to buildings should be clear and easily recognizable. Covered entrances, porches and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. Front entrances should be designed as significant architectural

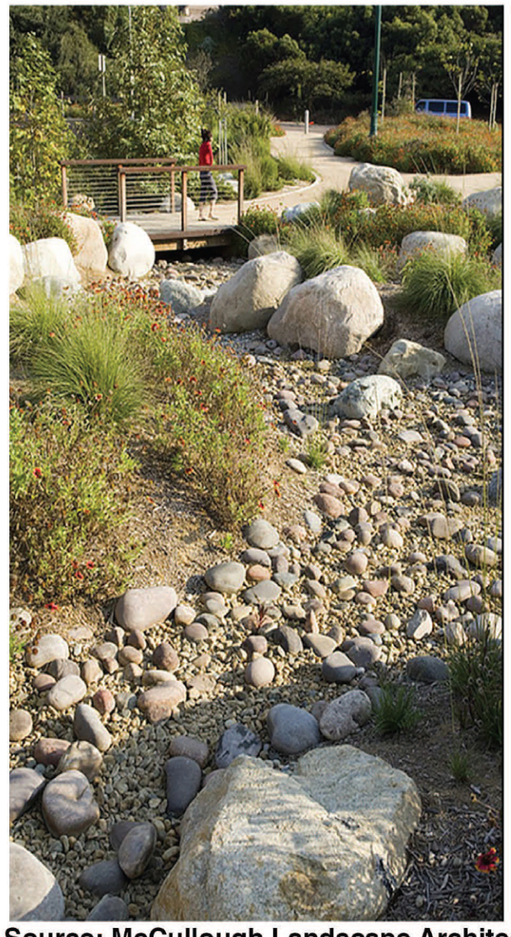
features. Porches and entryways may be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale. Porches may be used on buildings of two of more stories as a transition from nearby one or two-story structures. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Decorative wrought iron railings are permitted and acceptable.

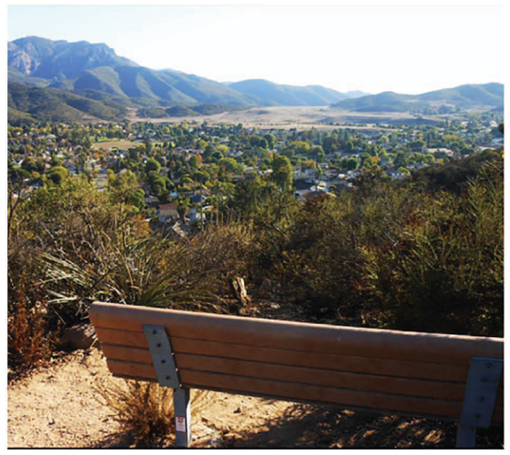
Balconies and Overhangs

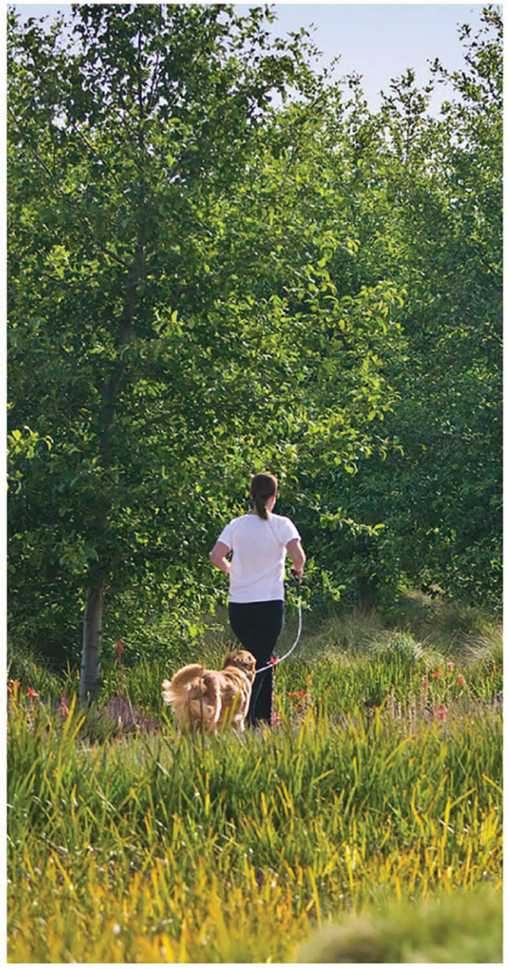
Balconies and overhangs are desirable elements of a building, because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors and creating a sense of human scale. Balcony railings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

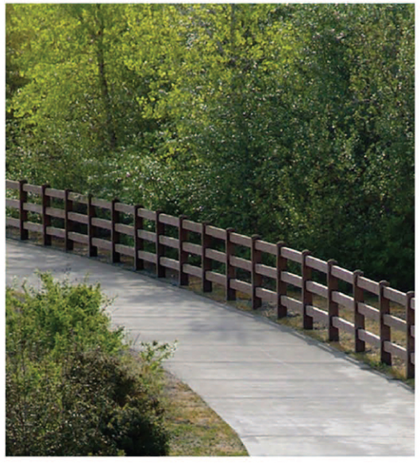
E. The Farmhouse Recreational Center Design Standards

The Farmhouse recreational center will be the main hub for the homeowners to gather and build community. *The Farmhouse* will be nestled in between the working farm and the citrus groves. Modern Farmhouse architecture will adorn the façade of the building. The Farmhouse will also have a swimming pool, jacuzzi, splash pad, gym, tennis court, pickle ball court, greenhouse, fruit and produce stand and plentiful parking. *The Farmhouse* will also serve as a temporary refuge site for homeowners in the event of a fire or other emergencies. *The Farmhouse* will use the most stringent fire safe building materials and methods to ensure there is a safe building to refuge residents during a fire emergency. The standards noted in Table 6.1 will be used in construction and maintenance of the building. Parking in the lot, on the streets, at the fire station (and on the farm fields if needed), will be available in the event of an emergency.









Source: McCullough Landscape Architects,Inc.

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Open Space and Trail Imagery

Figure 5.1

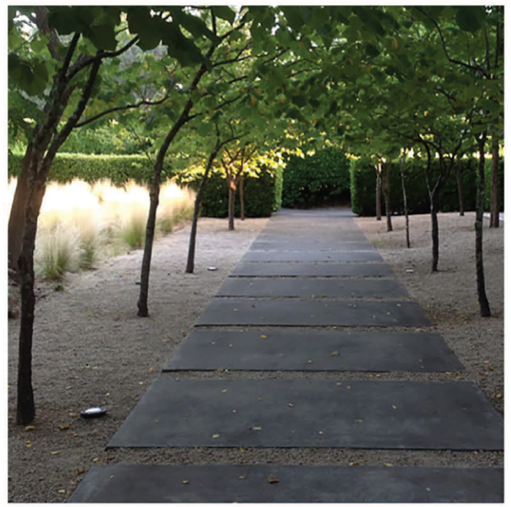
FENCE AND WALL IMAGERY

NEIGHBORHOOD MONUMENT AND SIGNAGE IMAGERY

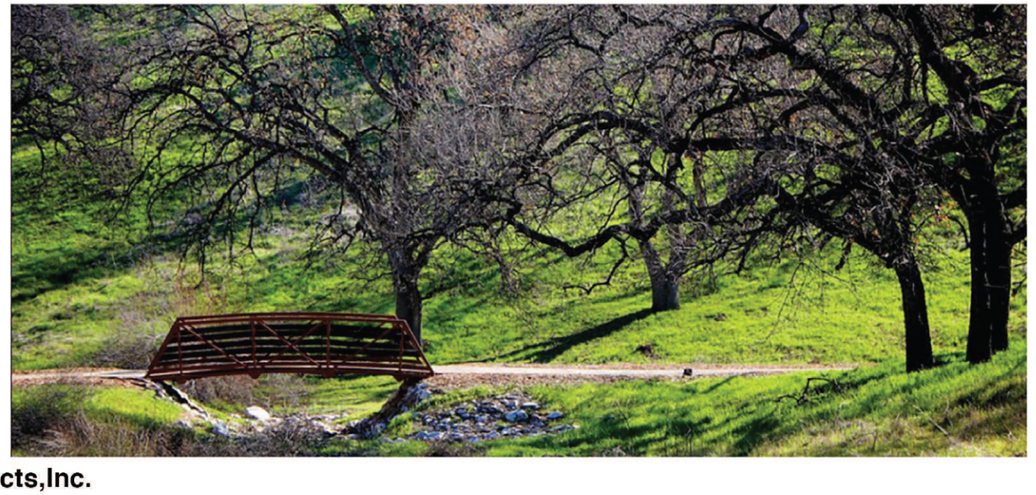
TRS CONSULTANTS

Walls, Fences and Monuments Imagery Figure 5.2







Source: McCullough Landscape Architects,Inc.

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Park Imagery

Figure 5.3

BOTANICAL NAME

EVERGREEN/DECID. SCREEN TREE

LYONOTHAMNUS FLORIBUNDUS SSP ASPLENIIFOLIUS
HYMENOSPORUM FLAVUM
CONFERTA
POPULUS NIGRA ITALICA
PLATANUS RACEMOSA
PLATANUS ACERFOLIA
LIGUSTRUM LUCIDUM
FICUS SPP.
PODOCARPUS GRACILIOR

STREET TREES AND STREET ACCENT TREES

TIPUANA TIPU
METROSIDEROS EXCELSUS
POPULUS NIGRA ITALICA
ULMUS PARVIFOLIA
LIQUIDAMBER STYRACIFLUA 'PALO ALTO'
MAGNOLIA GRANDIFLORA
ARBUTUS 'MARINA'
ALNUS RHOMBIFOLIA
PLATANUS RACEMOSA
PLATANUS ACERFOLIA
QUERCUS ILEX
QUERCUS AGRIFOLIA
QUERCUS ENGELMANIA
PYRUS 'BRADFORDI'
TRISTANIA CONFERTA
FICUS SPP.
SALIX SPP.
CERCIDIUM HYBRID 'DESERT MUSEUM'
POPULUS SPP.
TABEBUIA IMPETIGINOSA
GEIJERA PARVIFOLIA
LYONOTHAMNUS FLORIBUNDUS SSP
KOELREUTERIA BIPINNATA
PISTACHIA CHINENSIS
LAGERSTROEMIA INDICA
CITRUS SPP.
FRUIT SPP.
CERCIS CANADENSIS 'FOREST PANSY'
PERSEA AMERICANA

EVERGREEN SCREENING SHRUB

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

EVERGREEN VERTICAL ACCENT SHRUB

LEPTOSPERMUM LAEVIGATUM
MONARDELLA SUBGLABRA
CYATHEA COOPERI
DRACENA MARGINATA
ALOE BAINESII
HETEROMELES ARBUTIFOLIA
LEUCOPHYLUM SPP.
LEUCODENDRON SPP.
ELAEOCARPUS DECIPIENS
FREMONTODENDRON SPP
MAHONIA SPP
EUPHORBIA INGENS

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.
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.
ECHIUM FASTUOSUM
ESCALLONIA FRADESII
EUONYMUS SPP.
EUPHORBIA SPP.
FOUQUIERIA SPLENDENS
GAILLARDIA X GRANDIFLORA
GAURA LINDHEIMERI
GREVILLEA SPP.
GREWIA OCCIDENTALIS
HETEROMELES ARBUTIFOLIA
HESPERALOE PARVIFLORA
HEMEROCALLIS HYBRIDS
KALANCHIE BLOSSFELDIANA
LANTANA SPP.
LAVANDULA SPP.
LAVATERA MARITIMA
LEPTOSPERMUM SPP.
LEUCOPHYLLUM FRUTESCENS
MYRTUS COMMUNIS 'COMPACTA'
NANDINA DOMESTICA
OPUNTIA ROBUSTA
POLYGALA X DALMAISIANA
PHORMIUM SPP.
PROTEA CYNAROIDES
PHOTINIA FRASERI
PRUNUS LYONII
RHAPHIOLEPIS 'MAJESTIC BEAUTY'
RHAMNUS CALIFORNICA
RUSSELIA EQUISETIFORMIS
ROMNEYA COULTERI
RHODODENDRON SPP.
ROSA SPP.
RHUS INTEGRIFOLIA
RUSSELIA EQUISETIFORMIS
SANTOLINA VIRENS
WESTRINGIA FRUTICOSA
YUCCA SPP.
RIBES SPP.
IVA HAYESIANA
DIETES VEGETA
ECHINOCACTUS GRUSONII

EVERGREEN FLOWERING GROUND COVER

BACCHARIS 'PIGEON POINT'
FESTUCA OVINA 'GLAUCA'
X GRAPTOVERIA
CRASSULA FALCATA
SENECIO MANDRALISCAE
ECHEVERIA HYBRIDS
ARMERIA MARITIMA
ARTEMISIA 'POWIS CASTLE'
BERGENIA CRASSIFOLIA
SCAEVOLA 'MAUVE CLUSTERS'
AEONIUM 'PSEUDOTABULAEFORME'
CEANOTHUS GRISEUS HORIZONTALIS
GERANIUM SPP.
LANTANA SPP.
MYOPORUM PARVIFOLIUM
MYOPORUM PACIFICUM
THYMUS PRAECOX ARCTICUS 'REITER'S'
TRACHELOSPERMUM JASMINOIDES
PELARGONIUM SPP.
HEUCHERA SANGUINEA
OSTEOSPERMUM SPP.
GAZANIA SPP.
LIRIOPE MUSCARI 'LILAC BEAUTY'
CAREX SPP.

EVERGREEN FLOWERING VINE

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

SOUTHERN CACTUS SCRUB COMMUNITY

CONTAINER PLANTS

OPUNTIA LITTORALIS
OPUNTIA PROLIFERA
SAMBUCUS MEXICANA
CNEORIDIUM DUMOSUM
ENCELIA CALIFORNICA
ISOCOMA MENZIESII
ISOMERIS ARBOREA
KECKIELLA CORDIFOLIA
NASSELLA LEPIDA
SOLANUM XANTII
YUCCA WHIPPLEI

HYDROSEED MIX

ERIOPHYLLUM CONFERTIFLORUM
ESCHSCHOLZIA CALIFORNICA
GNAPHALIUM CALIFORNICUM
LUPINUS TRUNCATUS
PLAGIOBOTHRYUS NOTHOFULVUS
MIMULUS AURANTIACUS
NASSELLA LEPIDA
NASSELLA PULCHRA
PLANTAGO INSULARIS
SISYRINCHIUM BELLUM

WILLOW WOODLAND COMMUNITY

CONTAINER PLANTS OR SEED MIX

BACCHARIS GLUTINOSA
ROSA CALIFORNIACA
RUBUS URSINUS
SALIX HINDSIANA
ANEMOPSIS CALIFORNICA
ARTEMESIA DOUGLASIANA
ARTEMESIA PALMERII
ELYMUS CONDENSATUS
IVA HAYESIANA
JUNCUS ACUTUS
ORTHOCARPUS PURPURASCENS
PHACELIA CAMPANULARIA

HYDROSEED MIX

SEE ABOVE

TREES

QUERCUS AGRIFOLIA

COASTAL SAGE SCRUB COMMUNITY

CONTAINER PLANTS OR SEED MIX

ENCILIA CALIFORNICA
ERIOPHYLLUM CONFERTIFLORUM
ESCHSCHOLZIA CALIFORNICA
FESTUCA MEGALURA
LOTUS SCO[RIUS
LUPINUS BICOLOR
LUPINUS SUCCULENTS
ORTHOCARPUS PURPURASCENS
PHACELIA CAMPANULARIA
SISYRINCHIUM BELLUM
STIPA LEPIDA
STIPA PULCHRA

HYDROSEED MIX

SEE ABOVE

TREES

QUERCUS AGRIFOLIA
QUERCUS ENGELMANII

CANDIDATE PLANT MATERIAL- ORCHARD TREES

TREES

AVOCADO
LEMON
ORANGE
TANGERINE
LIME
GRAPEFRUIT
GUAVA
PERSIMMON
KUMQUAT
LOQUAT
FIG
POMEGRANATE
PLUMS
PEACH
NECTARINES
APRICOTS
PEAR

CANDIDATE PLANT MATERIAL- DETENTION BASIN

CONTAINER PLANTS IN 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'
SESLERIA AUTUMNALIS

TREES

POPULUS FREMONTII
SALIX GOODDINGOO
SALIX LAEVIGATA
SALIX LASIOLEPIS
PLATNUS RACEMOSA
QUERCUS AGRIFOLIA
ALNUS RHOMBIFOLIA

CONTAINER PLANTS ADJACENT TO BASIN/TOP OF SLOPE

BERBERIS REPENS
CEANOTHUS SPP.
CARPENTARIA CALIFORNICA
COMAROSTAPHYLLIS DIVERSIFOLIA
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
TRICHOSTEMA LANATUM
VERBENA LILACINA

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Candidate Plant Materials- Streetscapes, Parks, Entries, Common Areas

Table 5.1 2/3

SOUTHERN CACTUS SCRUB COMMUNITY

CONTAINER PLANTS

OPUNTIA LITTORALIS
OPUNTIA PROLIFERA
SAMBUCUS MEXICANA
CNEORIDIUM DUMOSUM
ENCELIA CALIFORNICA
ISOCOMA MENZIESII
ISOMERIS ARBOREA
KECKIELLA CORDIFOLIA
NASSELLA LEPIDA
SOLANUM XANTII
YUCCA WHIPPLEI

HYDROSEED MIX

ERIOPHYLLUM CONFERTIFLORUM
ESCHSCHOLZIA CALIFORNICA
GNAPHALIUM CALIFORNICUM
LUPINUS TRUNCATUS
PLAGIOBOTHRYUS NOTHOFULVUS
MIMULUS AURANTIACUS
NASSELLA LEPIDA
NASSELLA PULCHRA
PLANTAGO INSULARIS
SISYRINCHIUM BELLUM

WILLOW WOODLAND COMMUNITY

CONTAINER PLANTS OR SEED MIX

BACCHARIS GLUTINOSA
ROSA CALIFORNIACA
RUBUS URSINUS
SALIX HINDSIANA
ANEMOPSIS CALIFORNICA
ARTEMESIA DOUGLASIANA
ARTEMESIA PALMERII
ELYMUS CONDENSATUS
IVA HAYESIANA
JUNCUS ACUTUS
ORTHOCARPUS PURPURASCENS
PHACELIA CAMPANULARIA

HYDROSEED MIX

SEE ABOVE

TREES

QUERCUS AGRIFOLIA

COASTAL SAGE SCRUB COMMUNITY

CONTAINER PLANTS OR SEED MIX

ENCILIA CALIFORNICA
ERIOPHYLLUM CONFERTIFLORUM
ESCHSCHOLZIA CALIFORNICA
FESTUCA MEGALURA
LOTUS SCO[RIUS
LUPINUS BICOLOR
LUPINUS SUCCULENTS
ORTHOCARPUS PURPURASCENS
PHACELIA CAMPANULARIA
SISYRINCHIUM BELLUM
STIPA LEPIDA
STIPA PULCHRA

HYDROSEED MIX

SEE ABOVE

TREES

QUERCUS AGRIFOLIA
QUERCUS ENGELMANII

CANDIDATE PLANT MATERIAL- ORCHARD TREES

TREES

AVOCADO
LEMON
ORANGE
TANGERINE
LIME
GRAPEFRUIT
GUAVA
PERSIMMON
KUMQUAT
LOQUAT
FIG
POMEGRANATE
PLUMS
PEACH
NECTARINES
APRICOTS
PEAR

CANDIDATE PLANT MATERIAL- DETENTION BASIN

CONTAINER PLANTS IN 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'
SESLERIA AUTUMNALIS

TREES

POPULUS FREMONTII
SALIX GOODDINGOO
SALIX LAEVIGATA
SALIX LASIOLEPIS
PLATNUS RACEMOSA
QUERCUS AGRIFOLIA
ALNUS RHOMBIFOLIA

CONTAINER PLANTS ADJACENT TO BASIN/TOP OF SLOPE

BERBERIS REPENS
CEANOTHUS SPP.
CARPENTARIA CALIFORNICA
COMAROSTAPHYLLIS DIVERSIFOLIA
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
TRICHOSTEMA LANATUM
VERBENA LILACINA

6 Project Implementation

It is the responsibility of the City to implement Safari Highlands Ranch Specific Plan (SHRSP), to monitor progress towards its implementation, and to amend the Plan when necessary. The implementation program will identify the department or agency responsible for its implementation. Implementation of the Plan should be monitored on a periodic basis by the City for progress towards its implementation and to provide the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

The site is at present located in the unincorporated area of the County of San Diego. However, because the Project will annex into the City as part of the concurrent processing, the focus of the implementation discussion is on City requirements. The City's Community Development Department will take responsibility for implementation of the Plan. If any issues arise which are not covered by this document, the most applicable provisions of the Escondido Zoning Code or Municipal Code shall prevail, as determined by the City's Director of Community Development. Implementation will include regular checks on Project progress.

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

All construction and development within the SHRSP shall comply with the provisions of the SHRSP

A. Processing Overview and Components

Implementing documentation regulations shall focus on the following:

1. Development Agreement

The applicant or subsequent developer will enter into a development agreement or other public financing agreements with the City pursuant to State Government Code Sections 65864 through 65869.5. The General Plan text for SPA #4 A 2 requires such an agreement in instances where increased yield is sought in exchange for community benefits. The development agreement will describe in detail the community benefits the

project provides in consideration for the density allowed by the General Plan. The development agreement shall not expire.

2. Specific Plan

The SHRSP consists of this text and associated exhibits. The SHRSP in effect becomes in effect the zoning and grading ordinance for the Project. Major topics addressed in the SHRSP include land use, circulation, open space, grading, landscape and architectural and environmental management. A description of permitted uses, site development standards and special design criteria are provided in Chapters 4 and 5 ~~of the SP~~. The SHRSP will be reviewed by the City Planning Commission and City Council and adopted by City Council Resolution.

3. Tentative Map

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

The SHRSP will be implemented through the recordation of one or more Final Maps. The SHRSP TM and Grading Exemptions will be reviewed by the Community Development Department, Planning Commission, and City Council and approved by City Council Resolution.

4. Annexation

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

a. Expansion of the City's Sphere of Influence to include the Project

b. Annexation of the Project into the City

c. Annexation of the Property into the Metropolitan Water District (MWD), County Water Authority (CWA)

d. Detachment from the County of San Diego Communications District and San Diego County Fire Authority (SDCFA)

e. Detachment from CSA No. 113, San Pasqual Fire Protection District

f. Optional detachment of a portion of the Specific Plan from the Valley Center-Pauma Unified School District and subsequent reorganization into the San Pasqual Union School District and the Escondido Union High School District. Both school boards would need to agree, at their sole discretion, to reorganize the districts and the school boards

would need to initiate the action with the Board of Education.

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

5. Environmental Impact Report

The EIR prepared for the City, SCH #20100071064, may be used as a baseline document in assessing impacts already identified by that document. It is the intent that the EIR for the SHRSP provide a full and complete analysis of Project impacts and propose mitigation that adequately addresses impacts, so that subsequent implementing development proposals will not require additional environmental review if they adhere to ~~the~~ SHRSP requirements. Approval of the SHRSP will include a certification by the City Council that the EIR has described impacts and proposed all feasible mitigation of the Project's environmental effects.

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

6. Development Process

The Director of Community Development of the City of Escondido will review or coordinate the review of subsequent development applications. Project components will be submitted using the appropriate City application process for review and approval. The development process will cover the following areas:

- Tentative Map & FEIR
- LAFCO Annexation
- Landscape Plan
- Final Engineering & Final Map
- Community Facilities District formation and operation particulars
- Building Permits
- Model Home Permits
- Certificates of Occupancy
- Final Monumentation

Finalized Project documents will be heard by the Planning Commission and ultimately the City Council. A final map will be submitted in accordance with City regulations for administrative review and approval.

7. Phasing Plan

Construction of the homes will take place in seven phases, corresponding to

the seven neighborhoods being proposed. Over the lifetime of the Project the phasing plan may change due to market conditions and other factors. As such, phases may be developed in any order. The phasing plan for the Project will provide for logical development of public services commensurate with need.

It is anticipated Project development will fall into in four major construction phases, shown in Figure 1.6, "Conceptual Phasing Plan" Phase 1 of land development would involve construction of Safari Highlands Ranch Road, all infrastructure required for the phase (streets, sidewalks, wet and dry utilities, drainage facilities, landscaping, etc.), the private recreational building, fire station, parks and amenities, and approximately 187 residential units. Additionally, off-site traffic improvements as identified in the traffic impact analysis prepared for the Project would be completed.

Phase 2-would include the construction of 86 homes. Development would include grading and construction of all infrastructure required (streets, sidewalks, utilities, drainage facilities, landscaping, etc.). Upon issuance of the 274th Certificate of Occupancy for the project, the Fire Station, the potable water tank, grading and surface improvements for the northern emergency access road will be completed. In addition, 10,000-gallon water tanks would be installed at opportune locations along the emergency access road to the north west to allow water trucks to be filled on an as-needed basis. The road will be lined with solar powered lighting to the satisfaction of the Fire Department with multiple turnouts and traffic calming signage for safety.

Phase 3 of the development would include the construction of 127 homes and all public trail systems proposed within this phase. Phase 4 would include the construction of 150 homes. Phasing would be timed to meet market demands.

The phasing plan may be modified provided it can be shown that modifications are in conformance with the provisions of the SHRSP and that all required public improvements and applicable mitigation measures will be provided at time of need as determined by the City engineer. Modifications to the phasing plan will be considered administrative in nature and may be approved by the Director of Community Development, as described in below.

8. Other Project Approvals

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

a. U.S. Army Corp of engineers, for an ACOE 404 Permit if there are wetland encroachments

b. California Department of Fish and Wildlife, for a 1603 Streambed Alternation Agreement in conjunction with creek crossings and wetland encroachments

c. Agreements with San Diego County and both the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to enter into a four-party agreement with the applicant to transfer take from the County to the City for permitting for Project-related gnatcatcher loss. In addition, the annexation agreement would be the implementing document that regulates management of the open space conservation easement.

d. Adoption of a Resource Management Plan (RMP) for the open space conservation easement

e. Approval of City of Escondido's Sphere of Influence Update

f. Formation and approval of a Community Facilities District

9. Open Space

The Project will preserve approximately 642.12 acres or 58 percent of the site in resource open space. The resource open space will be protected by buffers of 150 to 200 feet in width that will protect natural native resources and habitat and provide a fire safe setting with thinned brush. Figure 1.4, "Conceptual Open Space Design," provides an overview of the open space design.

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

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

All areas in the 642.12-acre preserve will be conveyed to the HOA in fee title, and

managed by a conservancy such as the San Dieguito River Foundation or a similar habitat management organization acceptable to the City and wildlife agencies. This action will occur prior to recordation of the final subdivision map. In this way, large areas of land within the boundaries of the Project which have been designated for preservation by the Lake Hodges Segment of the MSCP and the unadopted North County MSCP will be preserved.

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

An RMP Annual Report will be submitted to the City and County (and resource agencies, as applicable), along with the submittal fee to cover City/County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year. Habitat-oriented Project design features that have been incorporated into the Project to lessen potential adverse biological effects of the proposed Project consist of:

a. Conservation of 642.12 acres of habitat conservation open space to be preserved in perpetuity through the placement of a conservation easement over the conservation open space that is acceptable to the City, County of San Diego, USFWS and CDFW

b. Avoidance of the onsite oak riparian habitats, except for necessary road crossings

c. Provide buffers of 150 to 200 feet in width to buffer and protect open space and provide a fire safe design for residents

d. Clustering of neighborhoods where topography and drainages allow maximizing open space blocks and minimizing edge effects

e. Establish a 120.24-acre HOA maintained habitat including Fuel Management Zone (FMZ) 2 to buffer the proposed development and

reduce edge effects to adjacent conservation open space

f. Extensive revegetation program would be implemented within the HOA maintained habitat to better integrate development and natural areas. Such revegetation will include applicable palettes of native plants including oak (*Quercus* spp.) and native cactus (*Opuntia littoralis*). A habitat revegetation plan would be prepared and implemented in these identified revegetation areas. The habitat revegetation plan shall prescribe restoration actions needed to treat temporarily disturbed soils and vegetation, in order to promote native species coverage, remove the establishment of damaging invasive species, and protect the integrity of the adjacent proposed habitat conservation open space.

g. Preservation of primary and secondary local onsite wildlife movement corridors through the design of designated wildlife road under crossings, as provided by the following:

    1) Providing ten wildlife movement undercrossing locations at key points primarily along the main access road (i.e., Safari Highlands Ranch Road) including the primary and secondary riparian wildlife movement corridors, along with traffic calming features including signage, speed bumps/rumble strip, and speed enforcement;

    2) Designing appropriately sized and suitable wildlife under crossings. Wildlife undercrossing suitability relates to the ratio of the cross-sectional area to the length of an undercrossing. This is known as the Openness Ratio (OR = [height x width]/length). Many researchers have recommended a minimum OR of 0.75 (Ford 1976, Cain et al. 2003, Clevenger and Waltho 2005) to support a wide range of small and large-sized wildlife species. The OR formula shows that the longer an undercrossing is, the greater the cross-sectional area must be.

    Other design factors also play a role in the enhancement of the suitability of under crossings, including providing a dry floor, native substrate on the bottom of the culvert/bridge, funneling features such as fencing or wingwalls, and predator defense features (e.g. , water resources, cover vegetation, scattered boulders/rocks along the inside outer edges). Wildlife under crossings #1-#5 along the primary local wildlife movement route/main drainage, where larger animals move through the

site, would meet or exceed the recommended OR of 0.75. The three under crossings (#6a, #6b, "no #") along the secondary local movement route (small ephemeral drainage) in the northern portion of the site consist of smaller culverts (e.g., 60 inch RCP) will facilitate wildlife movement of the smaller wildlife species that are expected to currently move through the site along this drainage. Although not required for wildlife movement, two additional wildlife under crossings are proposed in the northwestern portion of the site where culverts (i.e., 48-inch reinforced concrete pipe) are proposed for hydrology.

3) Controlling other roadway design conditions that otherwise create greater risks of vehicle-wildlife collisions at proposed wildlife crossings such as providing suitable off-surface movement routes, minimizing crossings at tight corners, and avoiding roadside conditions that trap animals on road surfaces (e.g., impervious fencing or steep banks that do not provide escape areas or vegetation cover). Signage will also be used to alert drivers to potential crossing areas;

4) Limiting vehicle speeds on Safari Highlands Ranch Road to 30 mph;

5) Retaining riparian corridor widths as they emerge from narrow drainages to facilitate continued use by wildlife, such as deer and coyote;

10. Homeowners Association

A Homeowners Association (HOA) will be formed by the residents in accordance with the Davis-Sterling Community Interest Development Act (Civil Code section 1350 et seq). The HOA will draw up Covenants, Conditions and Restrictions (CC&Rs) to govern the Project. The CC&Rs will include the regulations and design guidelines presented in Chapters 4 and 5 of this SHRSP. The HOA will also assume ownership of several assets of the site, which are:

a. Private roads, including emergency roads, parks, trails, trail heads and viewpoints

b. The private recreations center, farm, farm stand and HOA store

c. The main entry and gatehouse

d. Entry monuments for the main entry, village core, and neighborhoods

e. Signage

f. Resource open space, Fuel Modification Zones and HOA maintained open space[5]

g. Drainage system

h. Maintenance responsibilities for all facilities it owns.

The City will own and maintain the water, recycled water and sewage systems. Maintenance responsibilities for the fire station will be assumed by the City. In addition to the tax revenue generated by the Project, a Community Facilities District will be formed to support the maintenance and operation of the fire station.

11. Specific Plan Amendment

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

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

1. Limited realignments or modifications of internal streets serving the Project, if also approved by the City Engineer

2. Adjustments to lot-lines, easement locations, and grading if also approved by the City engineer

3. Minor modifications of design features, including architectural details, paving and entry treatments, fencing, lighting and landscaping, and open space areas, provided the modifications are consistent with the design elements (Chapter 5) of the SHRSP

4. Minor modifications to approved Tentative Map or other technical reports

5. Modifications to the SHRSP Phasing Plan

6. Adjustments of required setbacks, not to exceed 25 percent, per the City Zoning Code

Discretionary amendments are those that do not meet the criteria described above. All Discretionary Amendments shall be reviewed for approval by the City Community Development Department, the

[5] See Section 9 "Open Space" above for details.

Planning Commission, and the City Council, in accordance with prescribed City procedures. These amendments will be processed pursuant to the same review process described for amendments and Zone changes, Division 4, Article 61 of the Escondido Zoning Code.

12. Amendment Applications

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

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

The General Plan provisions that touch on the Project design and operation are discussed below. Each discussion begins by providing a reference to a General Plan chapter and section in italics, and repeats verbatim the relevant text. Then under the heading "Project," the Project's conformance with the text is discussed. The Specific Plan must be in conformance with the goals and policies of the City's General Plan. In the instance of SPA 4, detailed provisions are provided in the General Plan, Land Use Element. These requirements are spelled out in Figure I-7, "SPA 4 from Escondido General Plan." The following sections reviews all sections of the General Plan that may be relevant to the Project, and describes how plan conformance is achieved. A detailed matrix of the project's conformance with the General Plan is provided in Addendum 1. The City will make final General Plan consistency determinations as part of the Project hearing process.

B. General Plan Chapter 1, Vision and Purpose

10. Section F: Quality of Life Standards

1: Traffic and Transportation

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

Project

The Project's preliminary traffic analysis by Linscott, Law and Greenspan, the Project's traffic engineers, has indicated that several off-site improvements will be required to maintain acceptable levels of services (LOS). Signalization of the Cloverdale Road/Rockwood Road intersection, turn lane improvements at that intersection, some widening of Cloverdale Road, and a raised median are proposed so that acceptable levels of service area maintained. Details are provided in Chapter Sections E1, G1 and G2.

3: Fire Service

In urbanized areas of the city, an initial response time of seven and one-half (7½) minutes for all

structure fire and emergency Paramedic Assessment Unit (PAU) calls and a maximum response time of ten (10) minutes for supporting companies shall be maintained.

Project

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

More generally the Project proposes to construct a fire station to serve the eastern reaches of the San Pasqual valley, which does not have a nearby station. It is planned that the station's service area will be capable of serving not only to the Project but also the Rancho San Pasqual and Rancho Vistamonte neighborhoods, San Pasqual Union School, and the San Diego Zoo Safari Park (through mutual aid agreements with the City of San Diego). The service area will ultimately be determined by the EFD.

6: Parks System

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

Project

The Project proposes 550 dwelling units, requiring 6.49 acres of passive and active parkland (55% of 11.8 acres). This requirement translates to 3.25 acres of active parks required and 3.25 acres of open space required for the proposed 550-unit Project. This Project has community park and recreation areas totaling approximately 12.8 acres, far more than the required acreage. The trail system provides 7.3 acres of 9.3 miles trails that are open to the public. This exceeds the above-mentioned requirement by approximately 390 percent. Additional neighborhood parks and trails, and a private recreational area are provided throughout the Project in addition to the park. A private recreation area of 3.14 acres is provided. And approximately 642.12 acres of resource open space are being proposed, far exceeding the stated requirement.

8: Open Space System

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

Project

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

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

An extensive program of revegetation will reintegrate selected graded areas into open space for added continuity. A protective conservation easement over approximately 642.12 acres will preserve the open space corridors, oak, wetlands, and riparian and woodland areas that have been identified on the site. Open space will be managed through a Resource Management Plan that will provide for appropriate levels of fencing and signage, patrols, maintenance, removal of invasive species, and reporting to ensure the open space is preserved and protected.

Where grading encroaches into steeper topography, walls and extensive landscaping have been used to minimize visual effects. The Project has been designed to minimize impacts to steep slopes. Small isolated areas of slopes over 35 percent will be impacted. These

amount to no more that 3 percent of the developed area. have been reviewed and deemed buildable by the Director. A public and private pedestrian trail system has been designed to provide enjoyment of the steep areas, preserved open space, and parks.

10: Water System

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

Project

The Project will provide a complete water delivery system. All capacity upgrades needed to supply water to the Project will be funded by the developer. The Project proposes use of recycled water from the City's HARFF to provide recycled water for irrigation of HOA common areas and the fire station. The City has indicated there is enough capacity in the recycled water system to meet all the Project's non-potable water needs. Rainwater recovery systems on individual lots will also be available. These systems will reduce demands on the public water system by meeting non-potable water needs for common area irrigation from onsite sources.

C. General Plan Chapter 2: Land Use and Community Form

10. Section M: Goals and Policies

GOAL 1

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

Community Character Policy 1.1

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

Project

The natural environmental setting was intensively analyzed before design of the Project was undertaken. A constraints map was prepared that analyzed preservation of the site's key natural resources such as areas of native species habitat, extensive rock outcroppings, existing land forms and topography, intermediate ridgelines, culturally significant areas, rural regional connector trails, secondary local rural trails, slopes greater than 35%, encumbrances on the property and water courses. The Project was extensively redesigned to avoid steep slopes. Small isolated and unavoidable slopes may be determined to be developable by the Director (Section 33-1067.B). Environmentally sensitive civil engineering principles, such as contour grading, and retention of existing topography, were applied to arrive at a clustered site plan design that is integrated with the natural environment.

Seven distinctive luxury neighborhoods will be created within the larger Project community, reflecting the quality of the already developed Rancho Vistamonte Specific Plan. Integration with the natural environment is achieved by preserving large areas of open space and maintaining wildlife transit corridors. Development areas are clustered to preserve more open space area throughout the remainder of the Project site. Neighborhoods have been redesigned, in the Reduced Intensity Footprint, to be further set back from western slope faces in order to avoid visual impacts to existing views from the San Pasqual Valley floor. Safari Highlands Ranch Road will be extensively landscaped to address visual impacts of road grading. Hiking trails are being designed and constructed in order to integrate the relationship between preserved natural areas and the future luxury home sites.

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

Community Character Policy 1.3

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

Project

SPA 4 as described in the General Plan calls for an upscale development of detached single-family residences. The Project realizes this community goal through an intensive civil engineering design process that creates luxury home sites within meticulously landscaped and architecturally distinct neighborhoods. An extensive land planning process preceded the Project design and application. The land planning process has encompassed (1) constraints mapping, (2) slope density analysis, (3) development area plotting, (4) plotting of lots within the developable areas, (5) mapping fuel mod zones, (6) mapping all biological impacts and mitigating them on-site, and (7) plotting the TM lot layouts in accordance with all the above constraints. (8) Extensive remapping was also employed to further avoid steep slopes, more Coastal Sage Scrub and a pair of Gnatcatchers located east of the site.

GOAL 3

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

Project

An overall average yield of 1 DU /2 Acres is maintained. The neighborhoods reflect a range of lot sizes and densities. Average lot sizes range from approximately 0.26 acres in neighborhood R-1 to 0.38 acres in Neighborhood E-1(approximately 10,618 to 16,661 square feet respectively).

Seven distinct residential neighborhoods are being proposed. Each neighborhood would be separately named, marketed and distinguished from the others. All seven neighborhoods would have distinctly varying architecture, elevations, color schemes and product types. Ranging from move-up home pricing up to large lot estate pricing, each neighborhood would also be distinguished by interior

specifications of the home's finishes. Engineering, architectural, and landscaping design features will be used to give each a sense of arrival and place to enhance the living experience of residents. The engineering design has used clustering and contour grading to compliment the natural environmental setting. Architectural form favors five styles that are reflective of the agricultural heritage of the region. These styles are detailed in Chapter 5. Detailed landscaping transitions and the use of drought tolerant and native plants underscores this commitment. For example, each neighborhood's streetscape will be lined with unique plants and trees, offering an individual plant palette identity for each neighborhood. Local pocket parks in each neighborhood walks, trails, and vistas are provided in each neighborhood to shape the identity of each separate neighborhood. Further, each neighborhood will have its own citrus orchard, varying between the neighborhoods. The park in neighborhood R-1 overlooks the valley to the west, for example, while neighborhood R-4's viewpoint takes advantage of the elevation of the highest point on the property in order to provide panoramic views.

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

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

The public recreational areas will encompass 9.3 miles of trials. The trail system will include trailheads and viewpoints that may offer sitting areas, interpretive signage, shade structures, and dramatic vistas.

GOAL 5

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

Residential Clustering Policy 5.1

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

Designation	Minimum Lot Size
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 sf
Estate II	10,000 sf
Suburban	7,920 sf
Urban I	3,630 sf

Residential Clustering Policy 5.2

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

Residential Clustering Policy 5.4

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

Residential Clustering Policy 5.10

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

Project

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

Clustering has been used in all neighborhoods to minimize landform alteration and create a large open space area. Lot sizes have been varied, with average lot sizes as follows:

Residential Area	Average Lot Size (SF)
R-1	11,154
R-2	11,390
R-3	11,626
R-4	13,315
R-5	10,316
E-1	16,664
E-2	16,395

Use of clustered lots permits creation of a neighborhood feeling while avoiding sprawl and preserving native habitats. Focused clustering of the neighborhoods in the north eastern and south eastern portion

of the site allows the Project design to avoid the west-facing hillsides, which are the most visible areas of the site from the San Pasqual Valley. Larger lots sizes are found in the northern Neighborhoods E-1 and E-2. As a result, grading of natural areas is minimized. This approach makes possible creation of a large area of open space preserve, connecting to existing open space conservation easements, where natural resources will be preserved, maintained, and protected.

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

Consequently, views of the Project from the west are minimal, as seen in the visual simulations prepared by Michael Baker, Inc. in Appendix 2.1 of the EIR. An extensive effort to integrate the Project with its natural setting has been undertaken.

Grading is designed such that it will follow existing topographical contours and minimally disrupt the natural curvatures of slopes. Grading cuts and fills will balance on site, negating any need for importing or exporting dirt and minimizing construction traffic.

Additionally, while the site contains significant topographic variation, the development has been designed to minimize its impact on steep slopes, as illustrated in Figure 3.1, "Project On Slope Density Analysis," as well as to utilize the topography of the undeveloped areas to diminish or eliminate the visual impact of the development from developments to the West.

GOAL 7

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

Commercial Land Use Policy 8.5

Allow isolated commercial development within residential and industrial designations only when

commercial uses are compatible with the Neighborhood Commercial designation and the uses are intended to primarily serve the immediate needs of the area.

Project

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

Goal 11

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

Specific Planning Area Land Use Policy 11.4

Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated.

Project

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

Specific Planning Area Land Use Policy 11.6

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for

compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:

a) Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land);

b) Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;

c) Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;

d) All open space areas shall be identified and appropriate measures providing for their preservation shall be included;

e) Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment:

f) Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;

g) Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and

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

Project

This SHRSP is proposing development guidelines for this Project in the spirit of the City's SPA 4 requirements, which call for an "upscale, large lot single-family community." This SHRSP governs the design parameters and standards for this Project. Quality control is essential to realizing this vision and has been initiated in the planning process where resource-sensitive analysis has preceded civil engineering design. Covenants, Conditions and Restrictions (CC&Rs) will be recorded against the property, governing the

maintenance obligations of the HOA, in order to properly ensure the maintenance preservation, and obligations needed to preserve this property's resources. The CC&Rs will embody the restrictions and design guidelines provided in Chapters 4 and 5 of the SHRSP, respectively, to ensure continuity of the Project's high quality. The community benefits being provided by this Project will be monumented through the Development Agreement with the City. Further, community benefits will also become conditions of approval in order to receive the Final Map for the Project.

Intensive review of tentative map iterations over a five-year period has resulted in plans that take maximum advantage of existing topography, use contour grading, and avoid or minimize impacting natural features such as steep slopes, ridgelines and rock outcroppings, biological and cultural resources, and visual impacts. The Reduced Intensity Footprint resulted in reduction of development by 50 acres. Detailed landscaping and a varied but site-appropriate architectural design have been employed to enhance the quality of the Project.

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

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

Slopes and soils have been evaluated by the geotechnical engineering professionals and the overall design reflects a detailed knowledge of underlying soil characteristics as related to erosion and stability. A technical study by geotechnical specialists was prepared by Geocon, Inc., that details these findings. Slopes generally have been recommended in residential areas to be constructed at a maximum of 2:1-slopes (run/rise) or less. Grading exceptions, authorized by the geotechnical engineer, and proposed and at no greater than 1.5:1-slopes, occur in certain instances in cut areas with stability.

Steeper slopes associated with roadways will be modified with retaining walls employing the technology necessary for stability. Technology could include gravity walls of interlocking bricks, geogrid walls (where lateral reinforcing sheets are used to increase wall strength), anchored walls or other stabilizing features. The Project will meet all requirements for the control of runoff set by the Regional Water Control Board and the City.

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

Open space conservation areas have been clearly defined and mapped by the biologist for the Project. Figure 1.5, "Conceptual Open Space Design," was prepared by professional biologists at Merkel & Associates, Inc. to portray the open space design and special features. Precautions during construction will include temporary fencing to avoid encroachment into habitat areas not intended to be impacted. Fencing and signage will also be used to permanently protect sensitive areas. A Resource Management Plan will be in place to provide on-going protections that will include repair and replacement of fencing, maintenance of stormwater appurtenances, and brush management responsibilities.

Development regulations and design criteria provided in Chapters 4 and 5 respectively are directed toward establishing and maintaining compatibility between the newly built and natural environment. Neighborhoods are clustered to conserve the site's natural topographic features and to reduce impacts to the site's resources. Landscaping design provides screening and aesthetic interest using native or drought-tolerant plants and trees where plausible. Architectural designs feature elevations reflecting Modern Farmhouse, Americana,

California Bungalow, Craftsman, and California Cottage styles that are well suited for the arid environment in the region.

Traffic levels and patterns of movement have been assessed in detail by professional traffic engineers. The results of their study and recommendations are presented in Chapter 3. The Project requires off-site traffic improvements to area roadways that will address any deficiencies that may be caused by the Project. This would include a traffic signal at Cloverdale Road and Rockwood Road and street improvement to Cloverdale Road in the vicinity of the intersection improvements to allow for additional lanes as noted above.

A key component of the traffic analysis is focused on traffic on Rockwood Road. Conceptual improvements for the existing and proposed traffic have been outlined in Chapter 3 G (2) that would maintain the LOS on Rockwood Road west of the school to level of service B.

Public facilities and services are described in detail in Chapter 3 and will provide high quality utility service for residents and the public. The Project's proposed water delivery, wastewater recovery, and drainage systems emphasize conservation, recycling, and water quality adding to the sustainability aspect of the design. The Project's transportation and circulation system will integrate with the natural environment by following natural contours and employing native and extensive landscaped streetscapes.

It also adapts current multi-modal transportation planning to this rural setting, providing for bicycle and pedestrian travel in addition to vehicular traffic. Electric car use will be extensively promoted with the use of charging stations in the private recreation center. EV chargers will be installed in each of the homes, an EV vehicle purchase incentive program and preferred parking for electric vehicles. EV chargers will be installed intermittently in key areas throughout the City in order to offset carbon emissions created by the Project's vehicle miles traveled. Solar power use will be provided for all residences and the operation of HOA common areas. Solar energy will be obtained from photovoltaic panels installed in developed areas near the proposed electrical use. For example, lighting for the park and trailheads may be provided by panels affixed to the poles or located nearby if a

large panel is needed. The homes in SHR will be upgraded to be Net Zero Energy. Net Zero is defined by the Department of Energy as producing enough renewable energy to meet their own annual energy consumption requirements, thereby reducing the use of non-renewable energy in the building sector. Furthermore, SHR has committed to become carbon neutral. Carbon neutral is where climate damaging emissions are reduced where possible locally and any remaining emissions are netted out through purchase of certified carbon offsets. Certificates of efficacy will be sought from accredited third parties.

Upgraded utility systems will be constructed along with other infrastructure. Public facilities, including a fire station and trails, have also been discussed in detail in Chapter 3.

Goal 12

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

Project

Several permanent open space areas are being created by the Project. The 762.36 acres of permanently conserved open space and HOA maintained habitat open space will provide protections and a buffer to sensitive species, habitats, creeks and drainages, natural water flows, natural features such as rock outcroppings, cultural resources, and visual resources for future generations to enjoy in perpetuity. Enjoyment of this preserve will be facilitated by trails, trailheads, and viewpoints that will encourage hiking and passive enjoyment of the views and natural setting. Open space is depicted in Figure 1.5, "Conceptual Open Space Design." For the location of HOA maintained areas, see Figure 1.6.

The private recreation center, *The Farmhouse*, will provide additional amenities for residents such as a working farm, farm stand, pool, Jacuzzi, splash pad, catering kitchen, game room, cabanas, sundeck, fitness room, convention rooms, pickle ball court and a tennis court. A private meeting space that can be used for special events will also be provided and available for meetings and gatherings. The private facilities

ultimately will be owned and maintained by the Project's HOA.

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

Walking and biking in the Project's bike lanes, will be encouraged. Sidewalks and bike lanes are provided throughout Neighborhoods R-1 through R-5 while transitioning into a soft surface trail meandering throughout the estate neighborhoods of E-1 and E-2. All of the seven networks in these neighborhoods lead to a neighborhood park and garden, viewpoint, or trail. These features are detailed in Figure 1.3, "Parks, Trails, and Walks," and in the conceptual park plans in Figure 3.9. The public trail system as well as all neighborhoods have access to the main trail along Safari Highlands Ranch Road. This landscaped meandering trail will provide a safe and pleasant walking environment for all to enjoy. Three trailheads or parks are immediately adjacent to the main road, providing desirable destinations along the entire length of the road from the far north to the village core. The village core provides additional attractions consisting of the fire station, farm and garden, private recreations centers, tennis and pickle ball courts, and a pool.

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

GOAL 14

Recognition of the jurisdictional authority of local Native American Tribes.

Project

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

Development Agreement Policy 15.2

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

Project

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

The Project will extend a recycled water line to the site which will meet all the Project's non-potable water needs. The pipeline will be designed to allow other projects along the way to begin using recycled water. This will provide the City with a greater demand for the excess recycled water being created at the HARRF facility. Further, the Project will construct an up to 500,000-gallon tank for storage of recycled water during the rainy season, when recycled water demand typically decreases. This will allow the City to store their excess recycled water rather

than having to discharge it into the outfall pipe to the Pacific Ocean.

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

Additional benefits include financial assistance to improve the Eagle Crest Golf Course clubhouse and restaurant. Improvements would occur within the existing developed footprint of the golf course.

Improvements to the existing public infrastructure are benefits that are far in excess of comparable development projects. For example, the most comparable development project in the vicinity, Rancho Vistamonte (also SPA #4), added one trailhead and a less than one mile of trail in order to achieve a higher unit yield. The Project, in this spirit, provides a substantial range of benefits to justify a higher unit yield. A more detailed comparison of the projects is provided in Table 1.2, "Rancho Vistamonte Comparison." This Project achieves the intent of the Development Agreement Policy 15.2 by providing many substantial public benefits while maintaining an overall density of 1 DU/2 Acres.

Annexation Policy 16.3

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

Project

Facilities for serve the Project will be provided commensurate with need. The SHRSP includes basic discussions of public services and utilities that will be provided and are detailed in Chapter 3.

11. Section I, #4: SPA 4 Text

The General Plan includes a discussion of this area, known as SPA 4. The SPA 4 text calls for an "upscale large lot single-family residential community, organized around a comprehensively planned open space system". Figure 1.5, "SPA 4 from Escondido General Plan," shows the planning area and text as they appear in the City General Plan, Land Use and Community Form Element.

Project

The Project's upscale approach is documented throughout the Specific Plan text. Location, amenities, and the level of engineering, architectural, and landscaping demonstrate the commitment to a luxury residential community. The open space system has been carefully planned to use the latest and most effective design tools available for maximum resource preservation. Figure 1.4, "Conceptual Open Space Design," points out many of these features. Details are discussed in Chapter 3 of the Specific Plan. Large estate lots will be provided in the northern neighborhoods, averaging approximately 16,000 SF average in PA E-1 and PA E-2. Efficient luxury residential lots providing a range of housing types are clustered in the central and southern sections in the interest of preserving an open space design that leaves very large blocks of habitat intact. Overall Project density will be no more than one dwelling unit per two acres. The luxury approach used throughout strives to meet the spirit of the upscale large lot single-family residential community requirement.

The General Plan text shown in Figure 1.5 calls for estate type residential uses providing a range of housing types. The Project is envisioned as a luxury single family residential community. Seven neighborhoods are planned that will present a range of residential choices. Three factors will create a broad selection: (1) the range of architectural and floor plans offered in each neighborhood; (2) variations in average lot size; and (3) overall neighborhood design. Five architectural designs along with three to four floor plans and seven to nine color choices, per neighborhood, appropriate for an estate type rural setting, will provide ample choices among these lot selections.

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

The text calls for a comprehensive open space design. Neighborhoods are arranged around a comprehensive open space design, as discussed above.

Open space of 762.44 acres represents 69 percent of the site. The open space consists of both Resource Open Space (with a conservation easement) and HOA maintained habitat open space (with FMZ 2 thinning) as distinguished by the wildlife agencies. Both, however, successfully retain its resource quality and allow use by wildlife. Large areas of open space cover west-facing slopes, opening toward the San Pasqual Valley where this natural expanse will be most visible. Preservation of wildlife movement corridors, wide separation of development "nodes", wildlife under crossings, and an extensive revegetation program will maintain the vitality of this natural area.

Land Use

The SPA 4 text calls for Rural II designation, as shown in Figure 8.1, "General Plan Land Use Designations," for the purpose of calculating the Slope Density Analysis. This designation is slope dependent, with density decreasing with steepness of slope. The slope categories and number of allowed units in each category, are as follows:

0-25% - 1 du/2 ac

25-35% - 1 du/4 ac

35%+ - 1 du/20 ac

The Project site was analyzed using these limitations, which would allow a total of 284 residential lots in the three categories. Additional lots up to 800 are allowed in SPA 4 by the General Plan with commensurate public benefits. Since Rancho Vistamonte has built 80 lots, 720 lots remain available. The Project proposes 550 lots on 1,098.6 acres, along with extensive public benefits. The remaining ownerships under SPA 4, totaling 254 acres, could create up to 170 lots.

Extensive public benefits are planned as discussed in Chapter 1, Community Benefits, justifying an increase in yield to 550 units. This will leave a potential 170 lots that could be developed in the remainder of the SPA if another project were to come forward in the future. In summary, this Project is requesting less units per acre than Rancho Vistamonte and far less units than contemplated by the General Plan for SPA 4.

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

due to an extensive redesign by the applicants. Small isolated areas of unavoidable impact (3% of all slopes over 35% incline) have been reviewed and deemed buildable by the Director (Zoning Code Section 33-1067.B). Figure 3.1, "Project On Slope Density Analysis," shows a limited 3 percent impact to slopes greater than 35 percent.

The north/south ridgeline has been largely avoided by allocating open space to crest areas along the ridge. Development in these areas straddles the ridge. Project design has pulled development away from the more visible areas of the site, largely the west-facing slopes, and focused development below ridges in key areas. General Plan Visual Resources Policy 3.5(1)(d) permits "development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project." Development nodes intersect the intermediate ridgeline in small isolated areas. However, the Project's impact to the intermediate ridgeline is necessary to achieve preservation of significant open space, habitat, and cultural resources. The Project is also promoting agricultural uses as an agri-hood.

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

An example of how the Project seeks to avoid steep slopes and visual impacts is the applicant design for the primary entry, Safari Highlands Ranch Road. The applicants have secured an alternative access to the site. The access rights are currently recorded in the form of a "Grant of Easements" for ingress and egress, along with the necessary appurtenances such as utilities and drainage. This access greatly reduces the heights and extent of manufactured slopes for the previously approved access behind Rancho Vistamonte (the "Irrevocable Offer of Dedication), on the west facing hillside (visible

throughout the San Pasqual Valley). This revised primary entrance to the Project across Hole 14 rather than the IOD, moves development to lower elevation where it is generally less visiblefrom a distance. Safari Highlands Ranch Road's access positioning reduces traffic, noise, and visual impacts to the existing Rancho Vistamonte neighborhood. Furthermore, extensive use of grading, landscaping, entry monument structures, and water features, will create knolls, hills, mounding and visual relief from views of the road from the existing homes in the Valley. Details of the benefits of these measures are provided in Chapter 3.

A clustered approach with the goal of preserving open space avoids highly visible portions of the intermediate ridgeline on the site. Multiple visual simulations of Project effects from the surrounding neighborhood have been generated based on proposed engineered and an analysis of the visual perspectives in Appendix 2.1 of the EIR.

As shown, visual effects of the Project are not readily visible due to the intervening open space topography. The major hillside in the middle ground obscures most of the development. Where development on the plateau is visible it appears as slivers of development screened by trees. The simulations have flattened the existing landscaping and natural vegetation in the foreground to provide an unobstructed "worst-case" view of the site. These elements would further screen views of the site.

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

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

The General Plan SPA 4 text calls for the applicant to provide recreational facilities. The Project provides recreation for the public

in the form of an extensive trial system. Residents will have additional recreational opportunities at *The Farmhouse* and in the neighborhood parks and gardens. Details are provided Chapter 3.

Traffic and Transportation

The General Plan SPA 4 text calls for closely coordinated roadway improvements. Of concern to neighborhoods is Rockwood Road. Project improvements to Rockwood Road, documented in the Land Use and Community Form discussion above, are designed to improve circulation and maintain a LOS B on the majority of the road, as detailed in Chapter 3. A conceptual proposal has been made to the San Pasqual Union School District to gratuitously complete improvements to the pick-up and drop-off circulation system, as well as to add significant parking on campus. The School Board is reviewing a draft of the plan which would further improve traffic on Rockwood Road.

The overall traffic situation in the vicinity has been analyzed and a comprehensive set of roadway improvements are proposed. The overall goal of the analysis is to maintain a level of service "C" or better on roads in the City of Escondido and level of service "D" in the City of San Diego or elsewhere. The traffic analysis indicates that levels of service B can be maintained with both traffic signalization of the Cloverdale/Rockwood Road intersection and a secondary westbound lane or a center median down a portion of Rockwood Road. These are detailed in Chapter 3 E1, G1 and G2.

Public Facilities

The General Plan calls for public facilities to be appropriately designed based on a comprehensive analysis of public facility design. The Project provides a much-needed fire station in an area of southeast Escondido that lacks a nearby station. Additional neighborhood or pocket parks and trails have been discussed in detail above and in Chapter 3. These improvements will be financed by the developer.

Seven phases corresponding to the seven neighborhoods are proposed. Infrastructure will be provided commensurate with and supportive of development in each phase. Phases are numbered from 1 through 7, with Phase 1 being associated with R-1, Phase 2 with R-2, and so on. Numbering is for ease of reference and phases may occur

in any order. A phasing plan for infrastructure improvements is provided and is shown in Figure 7.1. It will provide a clear picture of how public facilities and services and development will be coordinated.

Design Considerations

The General Plan SPA 4 indicates specific design considerations will focus on the open space design and minimizing grading. The Project's open space is discussed in greater detail in Chapter 3. The Project's grading techniques will include contour grading to retain the natural topography of the site conditions. Grading planning has been strategic in that great effort has been made to minimize grading throughout the Project and to avoid development in highly visible areas.

The Project benefits from multiple renditions of civil engineering drawings, landscape architecture design and architectural design work that have preceded the Specific Plan. Chapter 3 documents how these design efforts have combined to create a well-planned community that has a constructive and beneficial relationship with the surrounding community. Chapter 5 describes the design parameters that will ensure this vision is realized.

The text calls for a landscape design that maximizes use of native vegetation. Chapter 3 discusses the use of native vegetation in landscaping. The landscape plan goes beyond this by incorporating low flow water emitters, adapting the landscape to an arid environment, and specifying controls that are sensitive to weather conditions. The plan proposes that all the water used by the landscaping system be recycled water drawn from the City recycled water system. The City has indicated it has enough recycled water to serve the Project.

San Dieguito River Park

Attention should be paid to the San Dieguito River Valley Regional Open Space Park (SDRP) and other regional programs. The City is a signatory to the Joint Powers Authority that created the SDRP in 1989. The SDRP concept is to create an open space and visual corridor that stretches from the coast in Del Mar to Volcan Mountain that lies above the town of Julian, and its goals include open space preservation, protection of water resources, floodplains, agriculture, and creation of

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

D. General Plan Chapter 3: Mobility and Infrastructure

10. Section G: Goals and Policies

Complete Streets Policy 2.1

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

Complete Streets Policy 2.4

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

Pedestrian Network Policy 3.3

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

Bicycle Network Policy 4.3

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

Bicycle Network Policy 4.6

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

Transit System Policy 5.8

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

Project

The Project's circulation system and the regional system with which it connects have been studied by traffic engineers. An assessment of area levels of service (LOS) based on accepted traffic engineering methodologies has been carried out. The results are detailed in Chapter 3 E1, G1 and G2. Project roadways will be designed

in conformance with the Escondido General Plan Mobility and Infrastructure Element, resulting in a multi-modal transportation system. Roadway cross sections (Figures 3.10 through 3.15) are based on AASHTO Design Standards and the City's design requirements. As such a safe and well-designed roadway system will benefit all user groups.

Similarly, two emergency access connections will be created northwest and southeast of the site which will effectively integrate the new community into the emergency response network and increase community safety for all residents. These will provide additional evacuation options for offsite residents living to the north, south and east to evacuate.

The emergency access roads will be built to the City of Escondido's fire code standards with acceptable width of 24 feet and acceptable grade. The emergency access to the northwest will have multiple safety turnouts and water towers as well as safety lighting and traffic calming signage in the event of an emergency.

School-aged children living in the Project are partially located in the Valley Center Unified School District (approximately 282 homes) and partially in the San Pasqual Union School District and the Escondido Union High School District (approximately 268 homes). Fees will be paid to these districts for the inclusion of children from the Project.

Street parking in neighborhoods will be permitted to encourage an orderly and efficient use of roadways. This improvement will benefit all groups as well by providing convenience for loading and unloading, and parking for guests.

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

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

A series of trails and trailheads are provided near neighborhoods to encourage residents to walk to and use trails. Bus service in the region is provided by the North County Transit District (NCTD). Three types of service are available: (1) Breeze busses, using established routes; (2) FLEX service by appointment: and (3) LIFT service for ADA-registered riders. There are currently no routes to the site or nearby. Requests for service are evaluated by the district and can result in an extension of service if demand supports it. The Project's village center and street design will be able to accommodate bus service if it is extended to the area. The Project provides a range of transportation-oriented design features and amenities that serve the transportation needs of the population groups covered by the comment. Ride sharing facilities exist nearby and will be encouraged through education by the HOA.

Traffic Calming Policy 9.1

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

Traffic Calming Policy 9.2

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

Traffic Calming Policy 9.3

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

Project

Traffic calming will be used at the Project's primary entry point, at the village core and in between PA R-3 and PA R-4 where long stretches of steep roads occur. See conceptual traffic calming measures for these segments on page 51. Overall measures are discussed under Specific Planning Area Land Use Policy 11.6 while details are provided in Chapter 3. The Project also creates a roundabout at the entry to the village core that will

calm traffic in this key area. The concept is to have a beautiful oak tree in the center with stone veneer surrounding the low wall as you drive through the roundabout.

Water System Policy 12.5

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

Water System Policy 12.12

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

Water System Policy 12.13

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

Project

The Project will connect to the City's potable water and wastewater treatment systems. The Project applicant will construct the recycled water system and connect it to the City's existing system, as well as construction of a wet weather storage tank to store the City's excess recycled water in the event of wet weather. Recycled water will be re-conveyed to the Project site for use in meeting 100 percent of the Project HOA's non-potable water needs. Additionally, the re-conveyance pipeline will be designed to allow existing and future uses along the pipeline route to connect to the system, thereby allowing them to use recycled water for non-potable water uses such as irrigation. This will decrease the demand for potable water in the area significantly. The Project will also pay water and wastewater impact fees for the use of the City's system.

Wastewater System Policy 13.5

Require new development to provide adequate wastewater facilities and finance the costs of improvements necessary to serve the additional demands created by the development and /or anticipated growth determined by

the city, as appropriate. Establish a system for the reimbursement of construction costs for backbone wastewater system improvements in master planned development projects involving multiple phases and developers.

Wastewater System Policy 13.6

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

Wastewater System Policy 13.11

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

Project

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

Additional opportunities for water recovery involve rainwater capture, proposed as an optional design feature for new homes. Further, "laundry to landscape" storage cisterns and conveyance systems will be available to all homeowners.

Goal 4

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

Storm Drainage Policy 14.4

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

Storm Drainage Policy 14.5

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

Project

An extensive stormwater runoff system has been designed by the civil engineer to address recent

emphasis on and new regulations governing the detention and retention of stormwater. The developer financed system will incorporate two major basins and a conveyance system that will meet Regional Water Quality Control Board and City requirements. The system is detailed in Chapter 3.

Goal 5

Reduction in the generation and disposal of solid waste.

Project

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

Goal 6

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

Energy Policy 16.3

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

Energy Policy 16.4

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

Energy Policy 16.5

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

Project

Renewable energy sources, specifically solar energy, will be used to power the common areas in the Project, which include the village core lighting and lighting for entries. Every home in the Project will have maximized solar panels installed and the community will be "Net Zero Energy". The community will produce enough renewable energy to meet its own annual energy consumption requirements. Net Zero Energy homes start with smart design, energy modeling, a super-seal of the building envelope, super insulation of the walls and floors, wise water heating, highly insulated windows, use of sun for solar tempering, an energy efficient air supply, an energy efficient HVAC, efficient lighting, efficient appliances, and solar

panels. Energy conservation will also take the form of water conservation and recycling as well as building practices that will reduce energy demand. All the homes will have EV Chargers in the garage in order to incentivize homeowners to purchase EV's. The Project clusters development in seven neighborhoods to make efficient use of the street network and utility delivery systems. Bikeways, sidewalks, and trails are provided in an integrated network, as shown on Figure 1.4. The village core will be able to accommodate bus traffic should it be determined by the NCTD that routes are needed to serve the Project.

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

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

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

- Energy Star ® rated appliances will be specified for construction where appliances are installed
- Energy efficient lighting using technologies such as LED-type lighting will be used for outdoor lighting and indoor lighting were appropriate
- Low-flow toilets and aerated faucets
- Installation of motion sensitive lighting controls
- Use of controls to modulate internal heating and cooling on a room-by-room basis
- Use of solar energy for power on every home
- EV chargers placed in every garage

Telecommunications Policy 17.5

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

Telecommunications Policy 17.6

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

Project

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

E. Chapter 4: Housing

10. Section V: Goals and Policies

GOAL 1:

Plan for quality, managed, and sustainable growth.

Housing Policy 1.1

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

Housing Policy 1.5

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

Housing Policy 1.6

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

Project

The Project adds 550 luxury homes to the housing stock of Escondido. Health and safety will be protected through conformance with State of California and City building codes. The range of amenities provided includes a fire station, a small HOA sundry shop, scenic vistas and trails, bike lanes, and a village core with a private recreation center, *The Farmhouse*, and the surrounding working farm and farm stand.

Smart growth principles are reflected in the Project design in that this Project is the first to be Net Zero Energy and Carbon Neutral in the County. Clustering is used to create compact luxury neighborhoods. The Project avoids sprawl by clustering lots into developable areas. This has reduced the building footprint and preserves open space. The Project represents implementation of the SPA 4 plan that anticipates a residential development in this area, and as such is consistent with long term plans for the area. It is

also a logical extension into the SPA, branching from already developed neighborhoods. It has been designed to reflect the character of that area and take advantage of facilities in place to serve that community. While driving will still be necessary to reach downtown Escondido, the Project implements several designs to reduce dependence on the automobile within the development and further offsets all their carbon emissions to zero. Limited mixed-use facilities are provided. A small HOA store, a greenhouse, a farm stand and extensive recreational facilities are located on the site. Bike lanes, sidewalks, soft surface walks, and trails are provided to encourage alternative methods of transportation. Further, the Project will be installing its electric car charging-friendly designs mentioned previously in this chapter.

F. Chapter 5: Community Health Services

10. Section J: Goals and Policies

GOAL 1:

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

Health and Wellness Policy 1.1

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

Project

Community services will be provided concurrently with implementation or are currently available. Services to be provided include a fire station that could provide paramedic services for residents in the vicinity and recreation facilities that include a multi-use recreation area, walks, and hiking trails. Water, sewer, waste management, gas, electric, cable and phone services will be provided to residents. The Project will also be providing 9.3-miles of trails open to the public. The City provides a broad range of other medical, recreational and cultural facilities available to all residents that include the state-of-the-art Palomar Hospital, Kit Carson Park approximately five miles from the site, and the Escondido Center for the Arts. Furthermore, the park system is programmed with numerous community gardens and small citrus orchards, as well as numerous "active lifestyle" amenities, along Safari Highlands Ranch Road.

GOAL 2

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

Parks and Recreation Policy 2.2

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

Project

Both parks, trails, and an extensive open space system are provided in the Project's design. Neighborhood parks are provided throughout the Project. A trail system of 9.3 miles in length is proposed to link parks and roadways. The approximately 762.44-acre open space system preserves a large undisturbed block of habitat that preserves key natural features and habitats of the site. Fourteen "active lifestyle" parks are planned for the internal areas throughout the Project, along with community gardens in each.

Parks and Recreation Policy 2.3

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

Project

This requirement translates to 3.25 acres of active parks and 3.25 acres of open space for the 550-unit Project. Approximately 12.8 acres of active and passive recreation areas are provided. Approximately 642.12 acres of resource open space and 120.24 acres of HOA maintained open space are provided, far exceeding the stated requirement. The Project exceeds all park and recreation and open space requirements of Policy 2.3.

Parks and Recreation Policy 2.4

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

Park and Recreation Policy 2.3

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

Parks and Recreation Policy 2.21

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

Parks and Recreation Policy 2.22

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

Project

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

Parks and Recreation Policy 2.23

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

Parks and Recreation Policy 2.24

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

Project

The clustering approach being proposed allows for the preservation of a substantial area, approximately 642.12 acres, for use as protected open space. It also permits development of an extensive neighborhood and pocket park system and trail system.

Parks and Recreation Policy 2.25

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

Project

The trail system will be opened to the public. Private park areas are so noted in Project documents and on maps. There are 14 different private pocket parks, as well as trails throughout the Project.

Parks and Recreation Policy 2.27

Incorporate energy and water efficient land development and maintenance practices, including the use of drought tolerant landscaping and reclaimed irrigation, in the design,

development and operation of public parks and open space areas as appropriate.

Project

The neighborhood park system will incorporate drought tolerant landscaping and will use recycled water for irrigation of common areas and the fire station. Portions of the energy required for the village core will be provided by solar facilities. The community will be Net Zero Energy by producing enough renewable energy to meet the homes' consumption requirements, thereby reducing the use of non-renewable energy. Further, the Project commits to being Carbon Neutral. Carbon neutrality, or having a net zero carbon footprint, refers to achieving net zero carbon emissions by balancing a measured amount of carbon released with an equivalent amount sequestered or offset, or buying enough carbon credits to make up the difference.

GOAL 3

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

Project

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

GOAL 4:

Enhanced quality of life for all residents through the cultural arts.

Cultural Arts Policy 4.4

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

Project

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

GOAL 2

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

Fire Protection Policy 2.2

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

Fire Protection Policy 2.5

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

Project

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

G. Chapter 7: Resource Conservation

10. Section J: Goals and Policies

Goal 1

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

Biological and Open Space Resources Policy 1.1

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

Biological and Open Space Resources Policy 1.2

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

Project

The 642.12 acres of resource open space will be protected by easement, and an RMP will require ongoing maintenance, as detailed in Chapter 3. This large area encompasses the most rugged,

biologically sensitive and visible parts of the site.

Biological and Open Space Resources Policy 1.3

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

Biological and Open Space Resources Policy 1.12

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

Project

The development footprint was carefully designed to promote development in the flattest areas of the site. Further, clustering of the development in said areas helped to avoid the steep topography. A native plant palette is used to revegetate an extensive 120.24-aacre HOA maintained habitat area around the perimeter of the site (i.e. Fuel Modification Zone 2). These areas will use a carefully selected range of natives in areas specified for Zone 2 fire management. This program will expand habitat for sensitive species while meeting the requirements for fire protection. Table V.1 presents this planting palette.

Trail Network Policy 2.3

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

Trail Network Policy 2.8

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

Trail Network Policy 2.9

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

Project

An extensive trial system will be open to the public. It will provide several trailheads and 9.3 miles of trials. It will include trailheads, trails, and viewpoints, and will be complimented with signage, seating, and shade structures as needed. The trail system is

designed to provide access to the scenic vistas that are readily available from the Project. Professionally designed, these facilities will allow views of undisturbed hillsides, panoramic views of the valley, and more localized views of specific site features such as arroyos, steep drainages, and rock outcroppings. Trailheads will be provided to make the trails inviting and easy to find. Viewpoints will be installed so that hikes can pause, rest, and take time to enjoy the outdoors. Sustainable practices for landscaping with drought tolerant plants and pervious paving materials for inclinations over 5% will be the standard.

Goal 3

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

Visual Resources Policy 3.1

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

Visual Resources Policy 3.2

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

Project

Preservation of views has been pursued through the combined effort of the applicants, engineers, landscape architects, and building architects. The result is a Project that, while it occupies a prominent position in developable portions of the hills in eastern Escondido, has minimal visual impact on existing neighborhoods and the San Pasqual Valley generally.

Visual Resources Policy 3.5

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

1. Intermediate Ridges and Hilltops

   a. Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;

   b. Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;

   c. Prepare grading plans that minimize disruption of the natural landform and vegetation; and

   d. Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

2. Slopes Greater that 15 Percent

   a. Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.

   b. Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides.

   c. Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.

   d. Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.

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

Project

The Project incorporates several engineering techniques to minimize effects to ridgelines. Several steep west-facing hillsides intervene between the valley and the on-site ridgeline. The Project design uses these topographic features to minimize visual effects by setting the development back from ridgeline views. As a result, the Project's west-facing "edge" provides a minimal profile when viewed from the valley floor. The Project avoids highly visible portions of the intermediate ridgeline on the site, focusing grading instead in visually less obtrusive locations, as recommended in the policy. The ridgeline where visible is bounded by open space to preserve visual continuity. The open space has been designed to encompass the entire west-facing boundary line except where the main entry occurs. This includes all west-facing slopes noted above. The beneficial visual effect of the landscape plan is evident in the photo simulations, as provided in Appendix 2.1 of the Project EIR. Where the built environment is visible, landscaping forms the most prominent feature. Building mass is broken by trees and lower growing vegetation naturalizes the lower straight lines of buildings. The effect is to diminish the angularity of the structures and make them appear a part of their surroundings.

There are no skyline ridges on the Project site. Steep slopes are avoided to the greatest extent possible in the Project's design. This has been made possible by preserving the steepest areas of the site in open space. This has preserved not only sensitive habitats but rock outcropping, water courses, and steep cliff like formations. Some encroachment is necessary to complete the primary access, construct Safari Highlands Ranch Road, and achieve a clustered design. The visual impact of manufactured slopes is diminished by an extensive program of revegetation. Designed by professional landscape architects, the open space program will use native vegetation to revegetate manufactured slopes in key locations, creating additional open space while diminishing the visual effects of grading. Clustering and landscaping have been effectively used to lower the profile of the build spaces and raise the natural profile of the site.

Goal 5

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

Project

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

Water Resources and Quality Policy 6.4

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

Water Resources and Quality Policy 6.8

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

Water Resources and Quality Policy 6.14

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

Project

The 642.12-acre resource open space area will leave untouched natural areas where water will concentrate and can be absorbed into the ground. An additional 120.24 acres of HOA maintained open space will be planted using a pallet of native vegetation and non-invasive fire-resistant plants. The major drainages on the site are preserved in open space. Crossings will be minimized by careful construction that will minimize grading and construction in streambeds. Runoff will be controlled so that no additional water will leave the site. Employing the major

developments drainage technology, stormwater will be controlled and treated to reduce destructive runoff and pollution.

Air Quality and Climate Protection Policy 7.2

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

a) Implement land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);

b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;

c) Supporting public transportation improvements;

d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;

e) Participating in the development of park-and-ride facilities;

f) Maintaining and updating the city's traffic signal synchronization plan;

g) Promoting local agriculture;

h) Promoting the use of drought-tolerant landscaping, and

i) Encouraging the use of non-polluting alternative energy systems.

Air Quality and Climate Protection Policy 7.3

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

Project

Every home in the Project will be Net Zero Energy by producing enough renewable energy to meet the homes' consumption requirements, thereby reducing the use of non-renewable energy. Further, the Project commits to being Carbon Neutral. Carbon neutrality, or having a net zero carbon footprint, refers to achieving net zero carbon emissions by balancing a measured amount of carbon released with an equivalent amount sequestered or offset, or buying enough carbon credits to make up the difference.

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

H. Chapter 8: Growth Management

10. Section I: Goals and Policies

Goal 1

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

Project

The annexation and development of SPA 4 has been anticipated since the 1990s and development guidelines for the area have been written into the City's General Plan (Chapter 2, Section I (4)). Development has already taken place in the SPA with the construction of 80 homes in Rancho Vistamonte. The uses proposed by the Project conform to the General Plan vision for this area in the General Plan and continuation of the high quality of the Rancho Vistamonte Specific Plan. As such the Project represents a logical extension of growth that has been anticipated by the General Plan and is reflected in the Rancho Vistamonte and Rancho San Pasqual developments. The Project will extend the City's public facilities, including the City's recycled water system, in order to provide adequate utilities for the Project.

I. Chapter 9: Economic Prosperity`

10. Section N: Goals and Policies

GOAL 1

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

Project

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