

EAST GROVE SPECIFIC PLAN

February 1998

Adopted by City Council on December 10, 1997
Resolution No. 97-280

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Related Cases:

ER 94-12 (Resolution No. 97-296)
93-03-GPA (Resolution No. 97-296)
96-33-SP, GE, CZ (Resolution No. 97-280/Ord. 97-32)
Tract No. 795 (Resolution 97-280)

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CHAPTER 1

INTRODUCTION

1.1 PURPOSE AND OBJECTIVES

1.1.1 Purpose of Specific Plan

This Specific Plan has been prepared to guide and coordinate the future development of the East Grove Specific Planning Area (SPA #12). The document's primary function is to provide a comprehensive description of land use, circulation, infrastructure, design guidelines, development standards and implementation programs to assist future development applications in their preparation and the City of Escondido (the City) in its review of construction-level proposals. The East Grove Specific Plan (Specific Plan) and the East Grove Environmental Impact Report (EIR) provide the necessary regulations and environmental documentation so that subsequent development applications, consistent with these documents, may be processed and approved by the City as a coordinated planning program, subject to City of Escondido city ordinances and any other regulations or policies that may be applicable.

The East Grove Specific Plan contains Development Regulations and Procedures in Chapter 3 designed specifically to implement the planned neighborhoods within the existing agricultural backdrop of the Specific Planning Area (SPA). Situations or conditions not covered by this Specific Plan shall be subject to the city ordinances of the City of Escondido.

The Specific Plan serves as a direct link between the policies of the Escondido General Plan (General Plan) and specific development projects, assuring that as future SPA planning areas are individually reviewed, each will remain consistent with the General Plan. To be approved, all future Final Maps, Final Project Plans and other land use entitlements within the Specific Planning Area must be consistent with this Specific Plan.

1.1.2 Objectives of Specific Plan

This Specific Plan includes all components required by the State of California, as well as other components which are necessary to implement the General Plan. The objectives of this Specific Plan are to:

1. Provide a comprehensive land use plan that designates the distribution, location and extent of all land uses, roadways and public facilities within the Specific Plan Area;
2. Promote quality development that will be consistent with the goals and objectives of the General Plan;

INTRODUCTION

3. Provide for comprehensive planning which will allow for the orderly development of the project in relation to the existing community;
4. Create a series of residential villages on the more gently sloping areas while maintaining viable agricultural operations and natural open space on the steeper slopes and drainages;
5. Provide Design Guidelines and Development Regulations and Procedures to control all future project improvements;
6. Promote the long-term viability of the agricultural operations;
7. Establish a maintenance program which will ensure the proper care of all common landscape areas, fuel modification zones and open space areas;
8. Provide a comprehensive Resource Management Program to ensure the protection and enhancement of natural resources within the Specific Planning Area;
9. Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions;
10. Assure adequate phasing for all community facilities including circulation improvements, drainage facilities, domestic water, and sewage disposal facilities; and
11. Provide a Specific Plan that is "user friendly," in the sense of being both comprehensive and understandable.

1.1.3 Severability

If any provision of this Specific Plan or the application thereof to any persons or circumstances is held invalid, such invalidity shall not effect other provisions or applications of this Specific Plan which can be given effect without the invalid provisions or application thereof, and to this end the provisions of this Specific Plan are severable.

1.2 AUTHORITY AND REQUIREMENTS

1.2.1 Authority for Specific Plan

The California Government Code grants a local government (e.g., the City) the authority to prepare specific plans to implement its general plan. Specific plans are generally designed to:

1. Provide a greater level of detail than the traditional zoning ordinance, and serve as a tool to tailor development policies and regulations to a specific site;
2. Provide more specific development standards to create appropriate land use designations and design criteria that address project-specific issues; and
3. Provide decision makers with the opportunity to comprehensively review a master planned community in its entirety at the outset - considerate of land use, circulation, infrastructure and other issues important to the local government.

1.2.2 Requirements for Specific Plans

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

1. A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - a. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan;
 - b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
 - c. Standards and criteria by which improvements will proceed, and standards for the conservation, development and utilization of natural resources, where applicable; and
 - d. A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs a, b, and c above.

2. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

1.3 RELATIONSHIP TO THE GENERAL PLAN AND CEQA

1.3.1 Relationship of The Specific Plan to The Escondido General Plan

Pursuant to California Government Code Section 65454, a specific plan shall be consistent with the local government's general plan. The East Grove Specific Plan implements the goals and policies of the Escondido General Plan within the Specific Plan Area. Chapter 5 contains a consistency analysis demonstrating how East Grove implements the goals and objectives of the Escondido General Plan.

1.3.2 Relationship of The Specific Plan to The California Environmental Quality Act (CEQA)

Pursuant to the CEQA Guidelines, the City of Escondido prepared an environmental "Initial Study" which determined that the Specific Plan may have significant environmental impacts and therefore required an EIR.

The EIR comprehensively analyzed the environmental impacts caused directly and/or indirectly by the Specific Plan, and identified mitigation measures for each significant impact. The mitigation measures are described in the Environmental Guidelines section of Chapter 3. The EIR also addressed the environmental impacts in connection with the amendment to the General Plan to delete Cloverdale Road and Old Guejito Grade Road from the City's Circulation Element, the Tentative Subdivision Map, associated Grading Exemptions, revisions to the City's Hillside Ridgeline Map, and the Zone Reclassification to the Specific Plan (S-P) zone.

The EIR serves as the environmental impact report for this Specific Plan and subsequent development proposals consistent with this Specific Plan. It is intended to apply to all development projects processed in conformance with this Specific Plan.

All future development projects within the Specific Planning Area will be evaluated for consistency with this Specific Plan and the EIR to determine whether additional environmental documentation must be prepared pursuant to Section 15168 of the CEQA Guidelines.

1.4 PROJECT LOCATION AND DESCRIPTION

1.4.1 Location

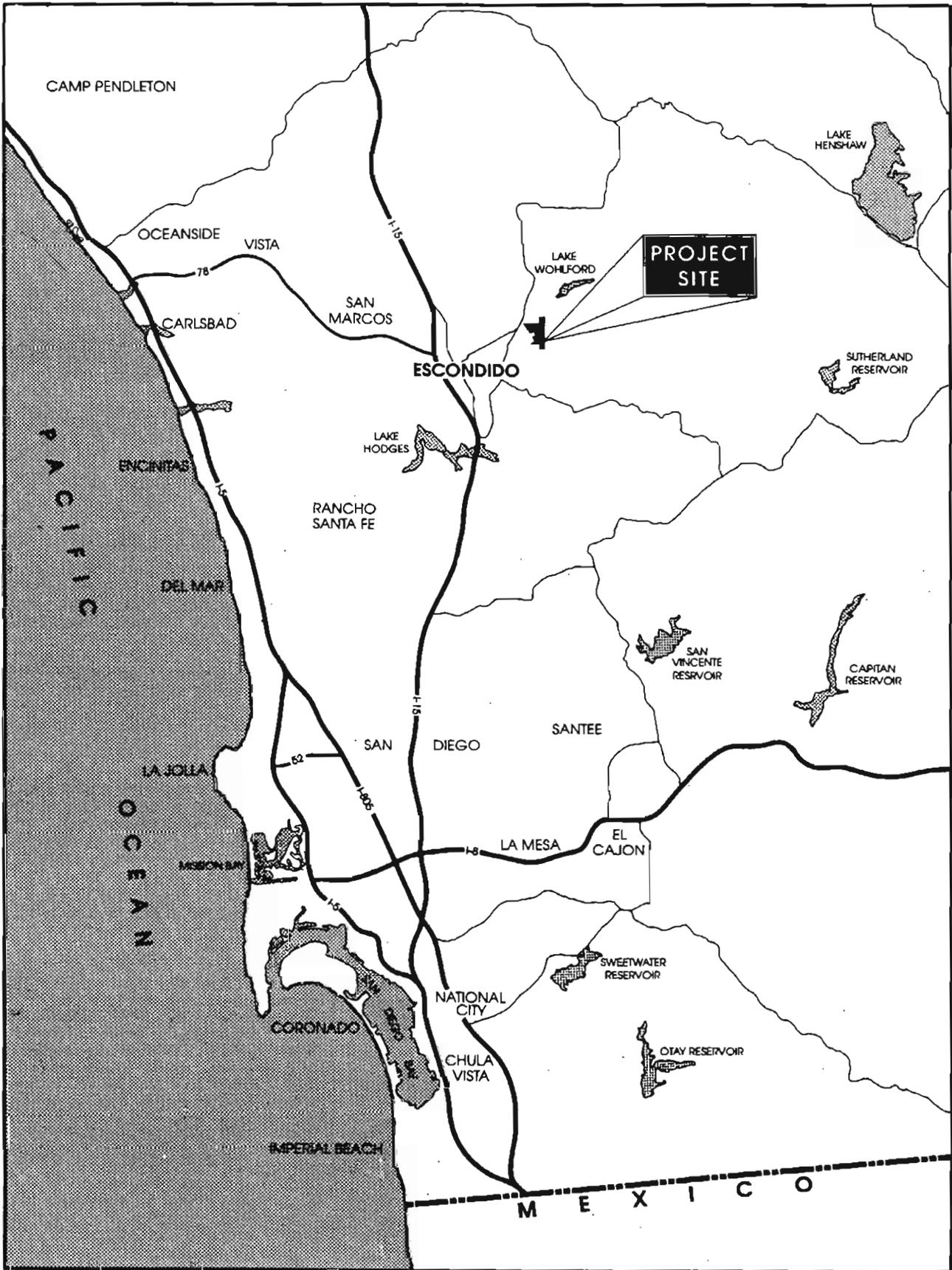
The East Grove SPA consists of approximately 500.2 acres located at the eastern edge of the City of Escondido, approximately 18 miles inland from the Pacific Ocean and 3.5 miles east of the Escondido Freeway (I-15). East Grove's regional location is illustrated by Exhibit 1-1.

Primary circulation streets in the area are all to the west of East Grove, with Valley Center Road to the north, El Norte Parkway and East Washington to the west, and Valley Parkway and Bear Valley Parkway to the southwest. Access to the northern portion of the SPA is from Old Guejito Grade Road, a private gated easement which begins at Valley Parkway to the west. Access to the southern portion of the SPA is from Reed Road. The west central portion of the site is also accessible via Slivkoff Drive, a private road. Roseann Avenue, a public residential street, terminates at the westerly property boundary but does not provide access. Exhibit 1-2 is a local vicinity map.

1.4.2 Existing East Grove Property Description

East Grove terrain primarily consists of transitional foothills located between the Escondido valley floor to the west and the more mountainous area to the east. The SPA is generally divided into eastern and western halves by a major north-south drainage feature which flows into Cloverdale Creek at the southeast property corner. A ridgeline feature in the northwest portion of the site separates two minor valleys. The northerly valley opens to agricultural lands to the north. The westerly valley opens to the Roseann Avenue neighborhood to the west. Elevations within East Grove range from 445 feet above mean sea level at the southeast corner to 1,598 feet above mean sea level near the northeast corner of the property.

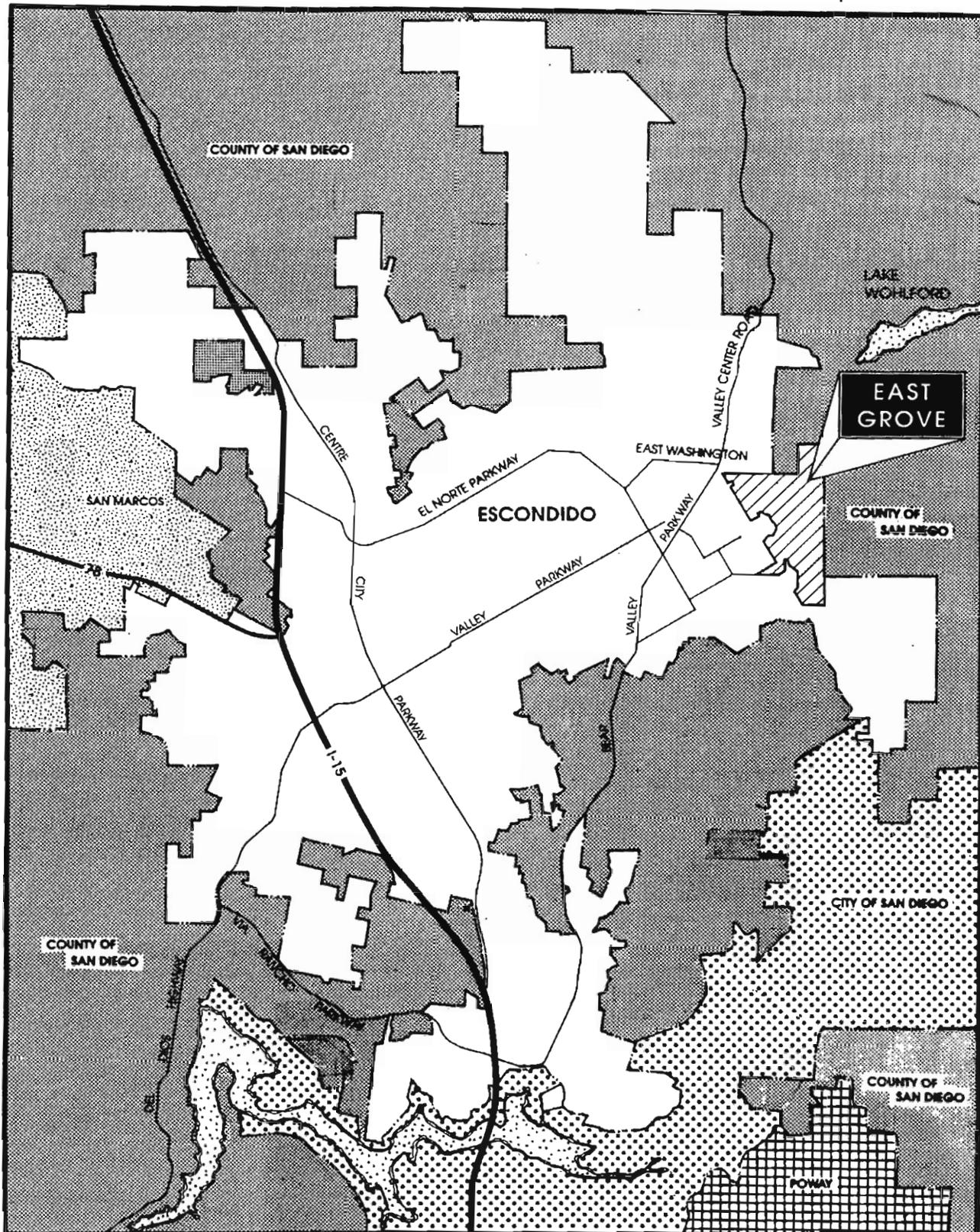
The East Grove Slope Analysis is shown on Exhibit 1-3. Within the boundaries of the SPA, approximately 308 acres or 62 percent of the property consist of slopes exceeding 25 percent grade. The Slope Analysis exhibit also illustrates the locations of the four General Plan land use categories which defined East Grove prior to the approval of this Specific Plan. The categories included 194 acres of Rural I (up to 1 DU/4 acres), 147 acres of Rural II (up to 1 DU/2 acres), 131 acres of Estate II (up to 2 DU/acre), and 28 acres of Suburban (up to 3.3 DU/acre). The maximum density yield for each General Plan category can be calculated by measuring the acreage within each slope range (0-25%, 25-35%, and 35+%) for that category. The acreage within each slope range is then multiplied by the General Plan density factor to find the maximum number of



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Location Map

Map to Booklet  **FORMA**
JANUARY 1997

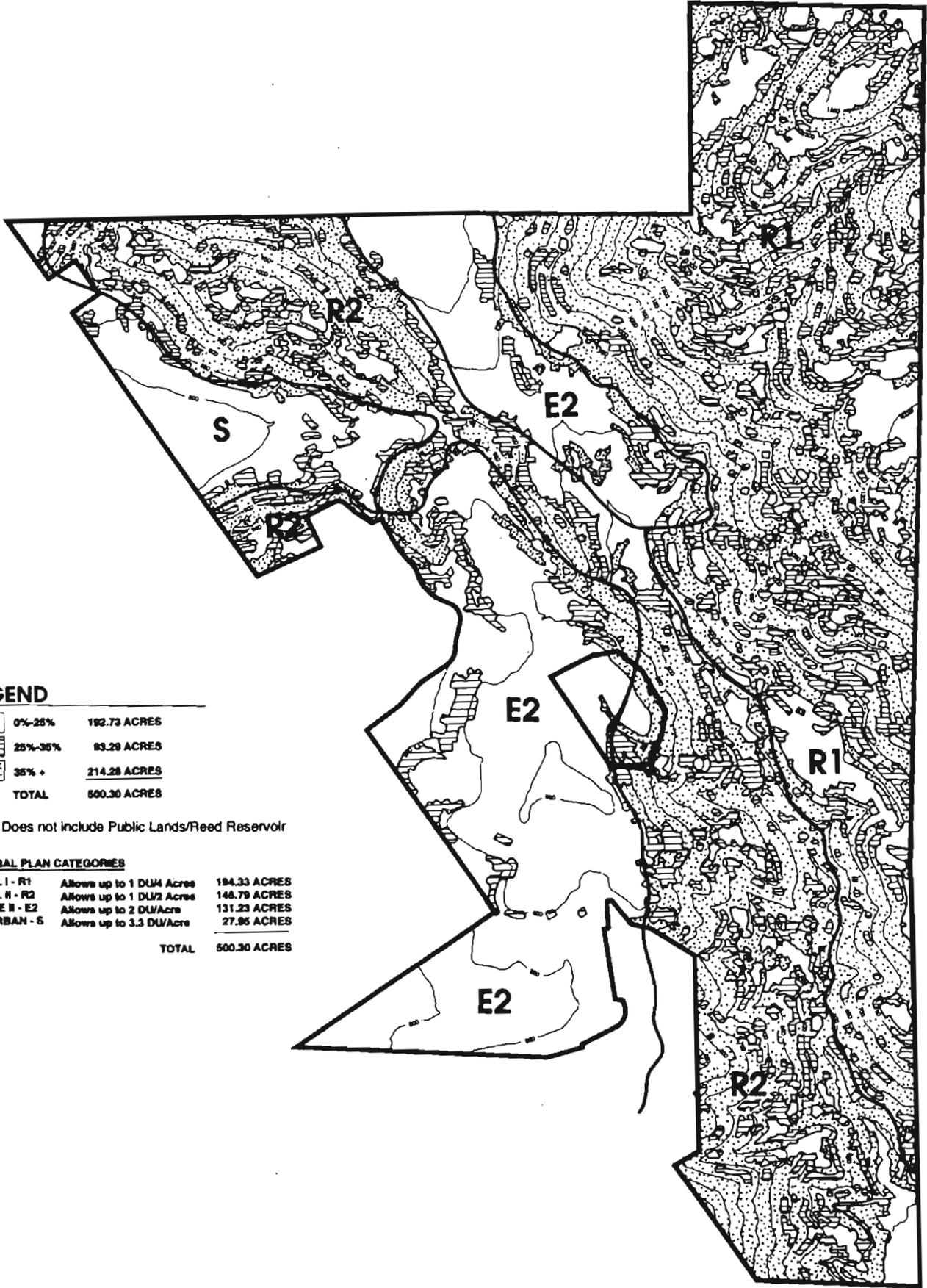


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Vicinity Map

Not to Scale





LEGEND

	0%-25%	192.73 ACRES
	25%-35%	83.29 ACRES
	35% +	214.28 ACRES
TOTAL		500.30 ACRES

Note: Does not include Public Lands/Reed Reservoir

GENERAL PLAN CATEGORIES

RURAL I - R1	Allows up to 1 DU/4 Acres	194.33 ACRES
RURAL II - R2	Allows up to 1 DU/2 Acres	146.79 ACRES
ESTATE II - E2	Allows up to 2 DU/Acre	131.23 ACRES
SUBURBAN - S	Allows up to 3.3 DU/Acre	27.95 ACRES
TOTAL		500.30 ACRES

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Slope Analysis

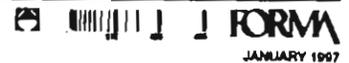


EXHIBIT 1 - 3

**TABLE 1 - 1
GENERAL PLAN SLOPE ANALYSIS**

RURAL 1

0-25%	1 DU/4 Ac	39.36 Ac	9.84 DU
25-35%	1 DU/8 Ac	44.95 Ac	5.62 DU
35+%	1 DU/20 Ac	<u>110.02 Ac</u>	<u>5.50 DU</u>
		194.33 Ac	20.96 DU

RURAL 2

0-25%	1 DU/2 Ac	25.64 Ac	12.82 DU
25-35%	1 DU/4 Ac	29.37 Ac	7.34 DU
35+%	1 DU/20 Ac	<u>91.78 Ac</u>	<u>4.59 DU</u>
		146.79 Ac	24.75 DU

ESTATE 2

0-25%	2 DU/Ac	106.26 Ac	212.52 DU
25-35%	1 DU/Ac	15.05 Ac	15.05 DU
35+%	1 DU/20 Ac	<u>9.92 Ac</u>	<u>0.50 DU</u>
		131.23 Ac	228.07 DU

SUBURBAN

0-25%	3.3 DU/Ac	21.47 Ac	70.85 DU
25-35%	1.5 DU/Ac	3.92 Ac	5.88 DU
35+%	1 DU/20 Ac	<u>2.56 Ac</u>	<u>0.13 DU</u>
		27.95 Ac	76.86 DU

TOTALS	500.30 Ac	350.64 DU
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SUMMARY OF SLOPE CATEGORIES

<u>SLOPE</u>	<u>ACREAGE</u>	<u>PERCENT OF SPA</u>
0-25%	192.73 Ac	38.5%
25-35%	93.29 Ac	18.7%
35+%	<u>214.28 Ac</u>	<u>42.8%</u>
	500.30 Ac	100.0%

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dwelling units allowed (for example, 5 acres X 1 DU/acre = 5 DU allowed). Based on the General Plan Slope Analysis shown in Table 1-1, the maximum number of dwelling units allowed for the East Grove SPA prior to the approval of this Specific Plan was 350.

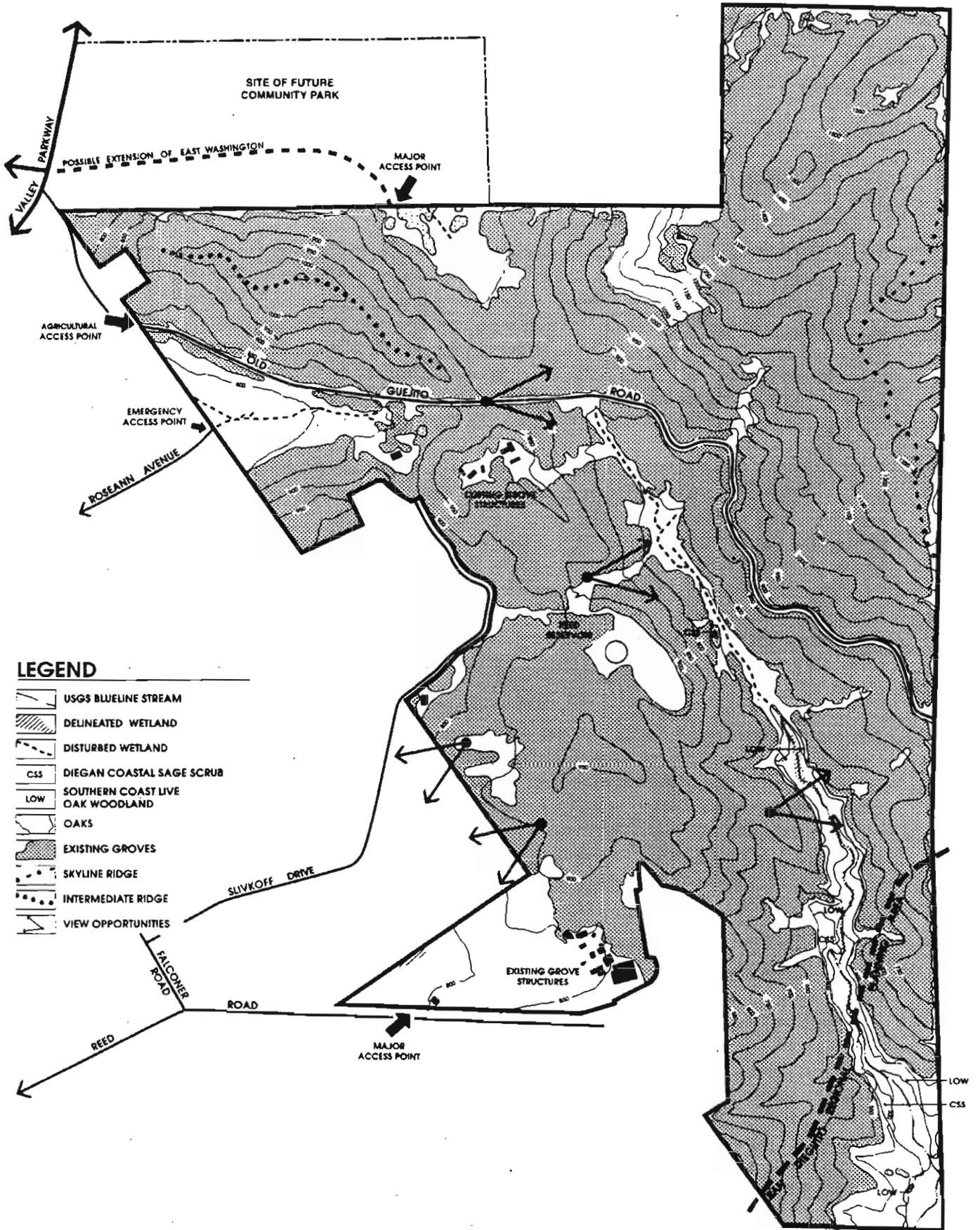
Property conditions at East Grove prior to the development allowed by this Specific Plan are summarized by Exhibit 1-4, Opportunities and Constraints. The exhibit addresses natural drainage courses, wetlands, sensitive plant communities, ridgelines, existing structures, potential points of access, view opportunities and existing groves. When combined with the East Grove Slope Analysis map, a full picture of the pre-development condition is presented. All of the existing structures shown on the Opportunities and Constraints exhibit will be removed as the East Grove Phasing Plan evolves. Wetlands conservation is addressed by the Resource Management Program in Chapter 2.

Two ridgeline features are shown on Exhibit 1-4. Both features are delineated on the city's Hillside and Ridgeline Overlay map. In the northern half of the SPA the eastern property line is defined by a skyline ridge which is partially on-site and partially off-site to the east. This skyline ridge continues in a northeasterly direction toward Bottle Peak and Lake Wohlford. Skyline ridges are described in Section 33-1052 of the Escondido Zoning Code to mean long, narrow, conspicuous elevations which generally define the horizon and have a height over 1,500 feet above mean sea level in the north portions of the city. New development is generally prohibited by the Escondido Zoning Code within 200 feet measured horizontally or 50 feet measured vertically from the center of a skyline ridgeline.

An intermediate ridge delineated on the City's Hillside and Ridgeline Overlay map is located near the northwest corner of the SPA near Valley Parkway. This feature begins and ends within the SPA. Intermediate ridges are described in Section 33-1052 of the Escondido Zoning Code to mean long, narrow, conspicuous elevations which generally have visible land behind them which creates a backdrop to the ridge and generally have a height from 900 feet to 1,500 feet above mean sea level in the northern portions of the city. New development in proximity to intermediate ridgelines is strictly regulated by the Zoning Code.

A second intermediate ridgeline shown on the city's Hillside and Ridgeline Overlay Map within the SPA was determined to not meet the definition of an intermediate ridge based on topographic analysis. The Hillside and Ridgeline Overlay District Map has been amended by Resolution No. 5122 to remove the intermediate ridgeline.

Biological studies of East Grove have identified nine on-site habitat types which include orchard, southern coast live oak riparian forest, southern cottonwood/willow riparian forest, southern willow scrub, disturbed wetland, coastal sage scrub, southern mixed chaparral, non-native grassland and disturbed lands. Of the habitats present, coastal sage scrub, southern coast live oak riparian forest, southern cottonwood/willow riparian forest and southern willow scrub are recognized as sensitive by local and



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Opportunities and Constraints

regional resource agencies. In addition to oak woodlands, there are a few individuals of coast live oak scattered throughout the site within the groves, within southern mixed chaparral, and within disturbed, non-native grassland. These trees and several other sensitive species have been identified in a tree survey conducted at East Grove in accordance with Escondido Zoning Code Section 33-1068.

Much of the East Grove site has been used for agricultural production for more than 25 years. Exhibit 1-4 illustrates the extent of the grove area. Prior to Specific Plan approval, about 426 acres, or 85 percent of the site was involved in agricultural production. Predating East Grove, much of the area to the west of East Grove which is now a residential area was utilized for the growing of oranges, including the disturbed field within East Grove on the north side of Reed Road. An avocado nursery which produced young trees was formerly operated at East Grove. The nursery is no longer in operation.

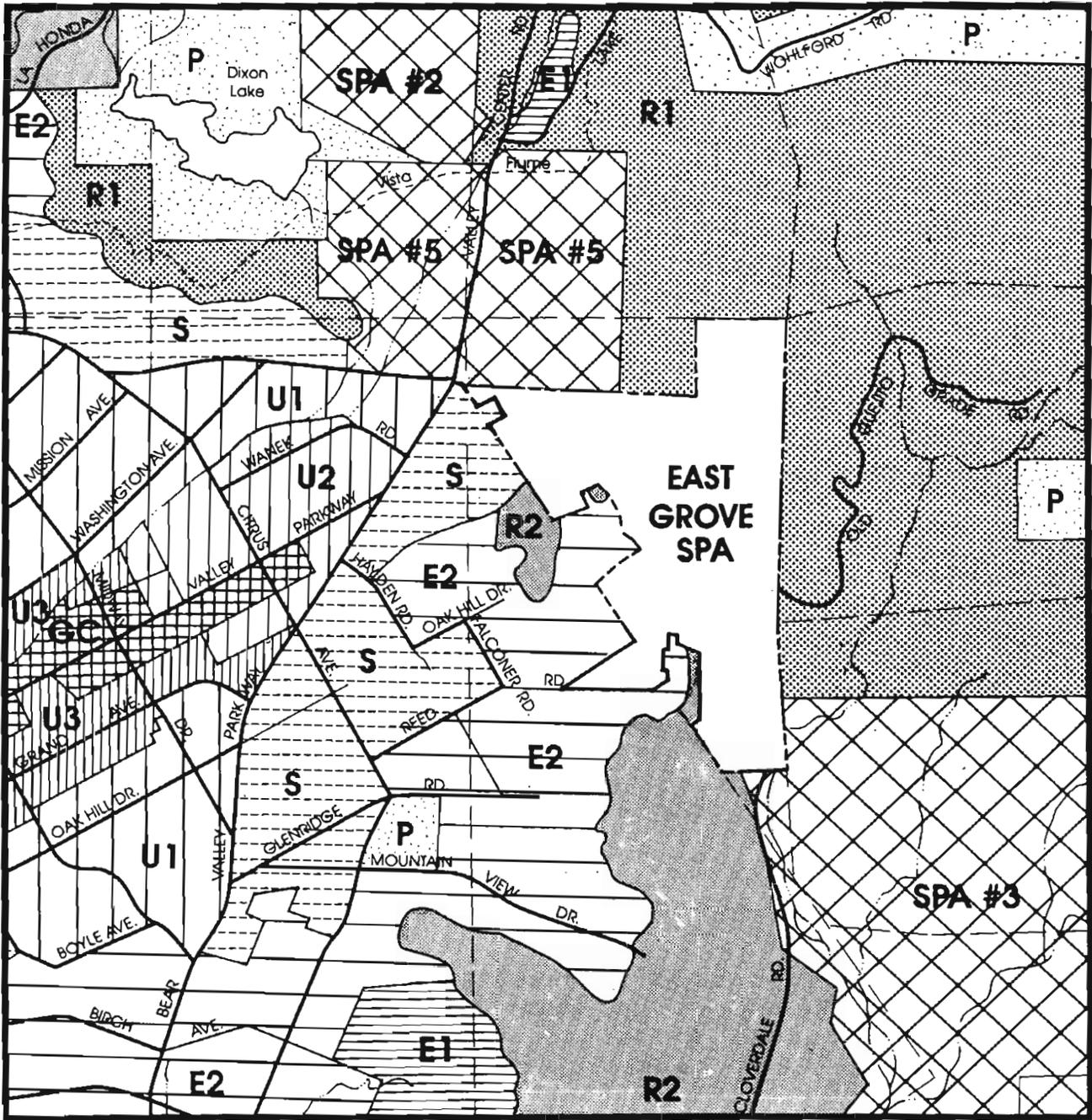
The Reed Reservoir site, which is not a part of the Specific Plan Area, is located near the center of the site. The capacity of the existing domestic water reservoir is 2.5 million gallons. The City plans expand the existing site and supplement the reservoir with the future phased additions of two 10 million gallon tanks. Water reaches the reservoir via a 30-inch line which follows the alignment of Old Guejito Grade Road. Agricultural irrigation water is also taken from this line and distributed throughout the groves by large diesel-driven pumps. For a more detailed description of the agricultural operations, please refer to Section 2.6, Agriculture, in Chapter 2.

1.4.3 Surrounding Land Uses and Designations

The General Plan divides the City of Escondido into 21 different neighborhoods. Each neighborhood is also assigned a Tier designation for growth management purposes. The East Grove SPA is located within the larger East Grove Neighborhood which has been designated a Tier 2A area by the Growth Management Element of the General Plan.

Tier 2A areas are considered to be urbanizing neighborhoods by the General Plan. Tier 2A neighborhoods are predominantly residential in character, with the overall pattern of development and urban services already established. However, Tier 2A areas typically include significant in-fill parcels, which can accommodate both additional residential development and needed community facilities. The East Grove Neighborhood includes approximately 2,290 acres. The General Plan estimates that upon buildout, approximately 9,000-11,000 people will reside in the East Grove Neighborhood.

A variety of land uses surround the East Grove SPA. To the southeast is the 872-acre Eagle Crest Specific Planning Area (SPA #3). SPA #3 and other surrounding land use categories can be seen on Exhibit 1-5. At buildout Eagle Crest will include a maximum of 580 homes. It also includes the Eagle Crest Country Club and 18-hole championship



LEGEND

- PUBLIC LANDS / PARKS
- RURAL I - UP TO 1 DU / 4 ACRES
- RURAL II - UP TO 1 DU / 2 ACRES
- ESTATE I - UP TO 1 DU / ACRE
- ESTATE II - UP TO 2 DU / ACRE

- SUBURBAN - UP TO 3.3 DU / ACRE
- URBAN I - UP TO 5.5 DU / ACRE
- URBAN II - UP TO 12 DU / ACRE
- URBAN III - UP TO 18 DU / ACRE
- SPECIFIC PLANNING AREA
- GENERAL COMMERCIAL

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General Plan Designations

Not to Scale



INTRODUCTION

golf course. Moving west from Eagle Crest toward Bear Valley Parkway, General Plan land use designations progress in allowable intensities from Rural II (up to 1 DU/2 acres), to Estate II (up to 2 DU/acre), to Suburban (up to 3.3 DU/acre). This area also includes Oak Hill Memorial Cemetery and the site of Mountain View Community Park.

Directly west of East Grove, land use categories generally transition from Estate II to Suburban, with one pocket of Rural II to the west of East Grove and south of Hypoint and Roseann Avenues. This area includes Hidden Valley Middle School, Orange Glen Elementary School, suburban residential development, estate homes and agricultural groves.

The 440-acre Northeast Gateway Specific Planning Area (SPA #5) lies to the north of East Grove. The SPA currently includes agricultural lands and estate homes. In accordance with the General Plan, Northeast Gateway may include suburban and estate homes, an executive golf course and/or other community facilities.

The City of Escondido recently purchased the 67-acre site located immediately north of East Grove for a future community park and continuation high school. The future Frances Ryan Community Park site is shown on Exhibit 1-4. A park master plan has been approved by the Escondido City Council which will guide future development of the park site. Anticipated recreational activities may include lighted active ball fields, sport courts and play grounds, as well as passive areas such as picnic and open turf grounds. The Escondido High School District is planning to lease 3-5 acres at the northwest corner of the park for the development of a continuation high school which will front on Valley Center Road and share in maintaining the recreational facilities.

The remainder of the area to the north and east of East Grove is generally undeveloped land located in the unincorporated area of San Diego County, but within the Escondido Sphere of Influence. The area is designated Rural I (up to 1 DU/4 acres) by the Escondido General Plan. The area is designated Category 18, Multiple Rural (up to 1 DU/4 acres) by the San Diego County General Plan.

1.4.4 Summary of The Land Use Plan

The 507.6-acre East Grove Specific Planning Area is located at the eastern edge of the City of Escondido. The future development of East Grove will be guided by the Land Use Plan shown on Exhibit 1-6. The Land Use Plan divides the property into 14 planning areas and illustrates the proposed circulation system. The planning areas are represented by three land use categories: Residential Villages; Agricultural Lands; and Open Space. The land uses are tabulated in Table 1-2, Land Use Summary. The Land Use Summary describes each of the planning areas in terms of land use and acreage. The total number of allowed dwelling units, gross densities and average lot sizes are also given for each of the residential villages.

Under the procedures of conventional subdivision map development the General Plan would allow up to 350 dwelling units to be constructed at East Grove (see Table 1-1). However, through the Specific Plan process, more of the agricultural lands will remain in place while still allowing a reasonable number of homes to be built. At buildout approximately 135 acres or 27 percent of the Specific Planning Area will be devoted to residential uses and circulation. The total number of dwelling units at East Grove shall not exceed 297.

The minimum lot size for Village 2 is 7,920 square feet. The average lot size for this village is approximately 10,500 square feet. Villages 1 and 3 through 7 have minimum lot size requirements of 10,000 square feet with an average lot size of approximately 15,900 square feet. The minimum lot size for Village 8 is 20,000 square feet with the average lot size being approximately 23,900 square feet. The East Grove Phasing Plan (Chapter 4, Section 4.7) is designed around a multi-phased grading program. The villages will generally be developed from north to south, beginning with Village 1 and concluding with Village 8.

The Land Use Summary notes the potential for up to 6 estate home sites to be located within the Agricultural Lands. Conceptual estate home site locations are shown in Section 2.6.7 of the Specific Plan. Property development standards are specified for agricultural estate sites in the Land Use Regulations section of Chapter 3. All future agricultural estate sites will require Final Project Plan approval.

The East Grove circulation plan consists of two individual circulation systems. Vehicular access for Villages 1-7 is from Valley Parkway at East Washington via an off-site roadway to Village 1. An access easement for pedestrians and emergency vehicles only is provided from Village 2 to the east end of Roseann Avenue. Village 8 takes access from Reed Road. A pedestrian/emergency vehicle easement will link Villages 7 and 8. No other vehicular access is provided between Village 8 to the northern villages. The East Grove circulation plan and trail plan are described in more detail in Chapter 2.

INTRODUCTION

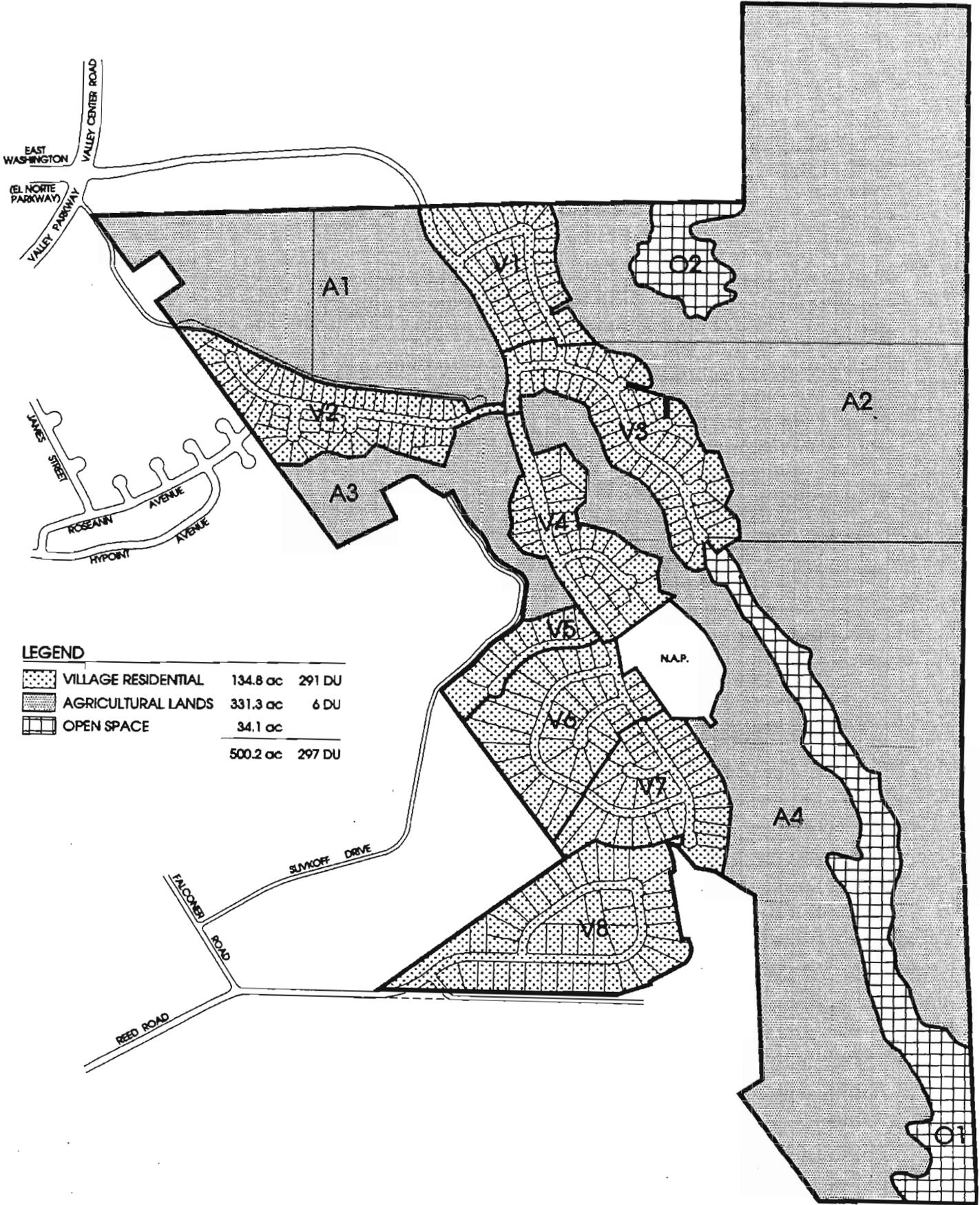
A General Plan Amendment has been reviewed and approved in conjunction with the East Grove Specific Plan and EIR which has resulted in the elimination of Old Guejito Grade Road and the portion of Cloverdale Road to the north of SPA #3 (Eagle Crest) from the Circulation Plan of the General Plan. The EIR traffic analysis determined that the two roadway segments were not required to meet the city's long-term circulation goals.

Prior to implementation of the East Grove Land Use Plan, approximately 426 acres of the 500.2-acre site were devoted to agricultural production. At project buildout, about 331 acres, or 65 percent of the SPA, will remain for agricultural uses.

In addition to the agricultural operations, implementation of the Specific Plan will result in the dedication of about 55 acres, or 11 percent of the SPA as permanent open space. Approximately 21 acres will be in the form of refined open space such as landscaped slopes and the landscape within the extended right-of-way along Street "A".

Natural open space will account for about 34 acres or 7 percent of the SPA. Natural open space consists of the two Open Space planning areas shown on the Land Use Plan. The northern Open Space planning area consists of coastal sage scrub habitat. The southern Open Space designation indicates the location of a natural drainage course which is a tributary to Cloverdale Creek to the south. The lower portion of the drainage consists of high-quality wetland habitat will be preserved. The low-quality wetland area of the upper portion of the drainage will be enlarged and enhanced to a high-quality wetland condition as mitigation for the loss of 3 acres of low-quality wetlands resulting from the development of Villages 1, 2 and 3.

A Tentative Subdivision Map (Exhibit 4-1) has also been reviewed and approved in conjunction with the approval of the East Grove Specific Plan.



EAST GROVE

Escondido, CA

Land Use Plan



FORMA
December 1997
EXHIBIT 1-6

TABLE 1 - 2
LAND USE SUMMARY

PLANNING AREA	LAND USE	GROSS ACRES	DWELLING UNITS	GROSS DENSITY (DU/Ac)	AVERAGE LOT SIZE (s.f.)
V-1	Residential	14.2	37	2.61	12,100
V-2	Residential	16.8	54	3.21	10,500
V-3	Residential	20.0	52	2.60	13,300
V-4	Residential	14.6	31	2.12	14,700
V-5	Residential	6.2	10	1.60	19,800
V-6	Residential	19.7	33	1.67	21,700
V-7	Residential	16.1	32	1.99	18,400
V-8	Residential	<u>27.2</u>	<u>42</u>	<u>1.54</u>	<u>23,900</u>
		134.8	291	2.16	16,000
A-1	Agricultural	49.5	2	-	-
A-2	Agricultural	190.5	3	-	-
A-3	Agricultural	17.9	1	-	-
A-4	Agricultural	<u>73.4</u>	-	-	-
		331.3			
O-1	Open Space	26.6	-	-	-
O-2	Open Space	<u>7.5</u>	-	-	-
		34.1			
		500.2	297		

CHAPTER 2

DEVELOPMENT PLAN

2.1 OVERALL CONCEPT

The East Grove Specific Plan evolved after extensive environmental analyses and design studies were conducted. The results of these efforts culminated in a land use plan which satisfies the goals and objectives of the Escondido General Plan. In addition to development guidelines for the eight residential village areas, the Specific Plan provides guidelines for continued agricultural operations and programs for natural open space and wetlands management.

2.2 LAND USE DESCRIPTION

The East Grove Land Use Plan is shown on Exhibit 1-6 and the Land Use Summary is shown on Table 1-2. The Land Use Plan divides the Specific Planning Area into land use categories and illustrates the circulation pattern. The Land Use Summary identifies land uses and acreages for each of the land use categories. The East Grove Specific Plan includes three land use designations: Residential Villages, Agricultural Lands and Open Space.

A quantitative description of each land use designation is provided below. More specific details, including land use regulations and design guidelines are presented in Chapter 3.

2.2.1 Residential Villages

The East Grove Specific Plan provides for a maximum of 297 single-family residential dwelling units. Up to 291 homes may be located within the eight planning areas designated as Residential Villages. In addition, up to 6 estate residential units may be located within the four Agricultural Lands planning areas as described in Section 2.6.7. The four General Plan land use categories which applied to East Grove prior to the adoption of this Specific Plan allowed up to 350 single-family homes within the SPA (the General Plan Slope Analysis is shown on Table 1-1).

The Residential Villages are divided into three sub-categories based on minimum lot size requirements. For Village 2, the minimum lot size is 7,920 square feet. Actual lot sizes for the village range from just over 7,920 square feet to more than 30,000 square feet with the average lot size being about 10,500 square feet.

The minimum lot size for Villages 1 and 3 through 7 is 10,000 square feet. Up to 195 dwelling units are allowed within the six village areas. Lot sizes within these villages range from 10,000 square feet to more than one acre. The average lot size for Villages 1 and 3 through 7 is approximately 15,900 square feet.

The minimum lot size for Village 8 is 20,000 square feet. The 42 lots of Village 8 range in size from 20,000 square feet to more than one acre and have an average lot area of

about 23,900 square feet.

The eight Residential Villages include about 135 acres or approximately 27 percent of the SPA. A tabulation of the Residential Villages is given in Table 1-2.

2.2.2 Agricultural Lands

Implementation of the East Grove Specific Plan will allow for continued agricultural productivity for a majority of the Specific Planning Area. The Specific Plan designates approximately 331 acres or 65 percent of the SPA as agricultural lands. While most of the designated agricultural lands will consist of agricultural uses, some areas will not be maintained as groves. Certain portions of the land are required for the agricultural irrigation system, agricultural staging areas, picking roads and fuel modification zones. Other areas cannot be used for production because of drainage problems, climatic conditions, poor soils or root rot contamination. Agricultural operations are further described in Section 2.6 of this chapter.

The Agricultural Lands may accommodate up to 6 estate homes. Potential estate home sites are discussed in Section 2.6.7. Land use regulations and procedures for the Agricultural Lands are specified in Section 3.2.3.

2.2.3 Open Space

The Specific Plan recognizes two open space land use sub-categories. The sub-categories are modified open space and natural open space. Locations of the two sub-categories are depicted on Exhibit 2-13, Open Space Plan. Modified open space consists of landscaped slopes within residential lots which are maintained by the East Grove Homeowners' Association and designated landscaped areas within the public rights-of-way which are also maintained by the East Grove Homeowners' Association. Open space easements shall be granted for all areas of modified open space located on residential lots. Approximately 20.8 acres of modified open space are identified by the Specific Plan.

Natural open space is represented by two open space planning areas on the East Grove Land Use Plan, Exhibit 1-6. Open Space area O-1 includes approximately 26.6 acres which will be enhanced and maintained within the major drainage area. Open Space area O-2 consists of approximately 7.5 acres of coastal sage scrub habitat in the north central portion of East Grove. In all, about 34 acres or approximately 7 percent of the SPA will consist of dedicated natural open space.

The total open space area identified by the Specific Plan is approximately 55 acres. All of this acreage will be located within dedicated open space easements or within the public right-of-way. Refer to Section 2.7 of this chapter for more details regarding East Grove open space. The East Grove Homeowners' Association is addressed in Section 4.10.

2.3 CIRCULATION

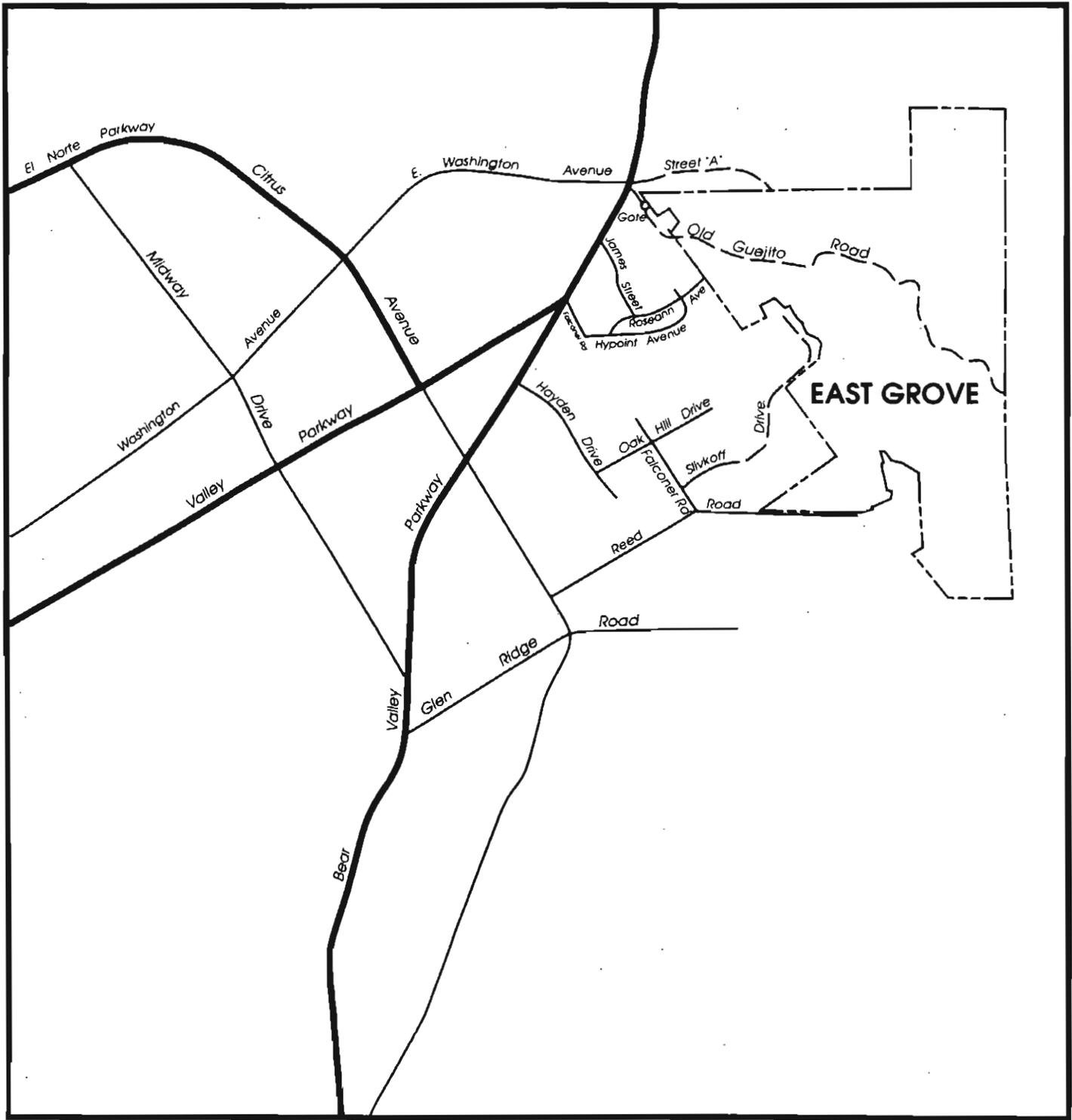
The East Grove circulation plan describes the transportation system and basic standards for safe vehicular and pedestrian movement within East Grove. The circulation plan creates a system which provides for the extension of existing and proposed circulation routes. The pedestrian trail system is described in Section 2.3.5. The phasing of circulation improvements is described in the East Grove Phasing Plan located in Section 4.7 of Chapter 4.

2.3.1 Regional Access

The relationship of the Specific Planning Area to the regional circulation system is shown by the Vicinity Map on Exhibit I-2. Regional access is provided to Escondido by Interstate 15 (I-15), a north-south transportation corridor, and State Highway 78 (SR-78), an east-west transportation corridor. Beginning at Interstate 5 in downtown San Diego, Interstate 15 extends northward through Escondido, to Riverside County and beyond. Interstate 15 is intersected in Escondido by State Highway 78. State Highway 78 extends eastward from Interstate 5 near the boundary between Oceanside and Carlsbad, through Escondido, to the community of Ramona to the east. Interstate 15 and State Highway 78 are both classified as freeways.

2.3.2 Project Access

Local project access routes are illustrated by Exhibit 2-1. Primary access to East Grove from Interstate 15 is provided by three local routes. Designated a Prime Arterial/Major Road/Collector by the Circulation Plan of the Escondido General Plan, Valley Parkway extends in a northeasterly direction from Interstate 15 to the intersection with East Washington (El Norte Parkway) near the northerly access to East Grove. North of the East Washington intersection Valley Parkway becomes Valley Center Road, a Prime Arterial, which continues northward towards the unincorporated community of Valley Center. The second access route is provided by El Norte Parkway and East Washington Avenue, which are both designated Major Roads. When the connection between El Norte Parkway and East Washington is completed, a direct route will extend eastward from Interstate 15 to Valley Parkway. In the interim, El Norte Parkway can be reached from East Washington via Citrus Avenue. Southerly access to Interstate 15 is provided by Bear Valley Parkway, a Major Road, which begins at Valley Parkway one-half mile south of East Washington and intersects Interstate 15 just south of the North County Fair regional shopping center.



EAST GROVE

Escondido, CA

Project Access

Not to Scale  FORM

JANUARY 1997

EXHIBIT 2 - 1

All of the residential villages of East Grove except Village 8 will take access from the signalized intersection of Valley Parkway and East Washington (El Norte Parkway) via an off-site extension of Street "A". Village 8 will access Bear Valley Parkway by way of Reed Road, Glenridge Road, Citrus Avenue, Falconer Road, Oak Hill Drive and Hayden Road which are all designated Local Collectors.

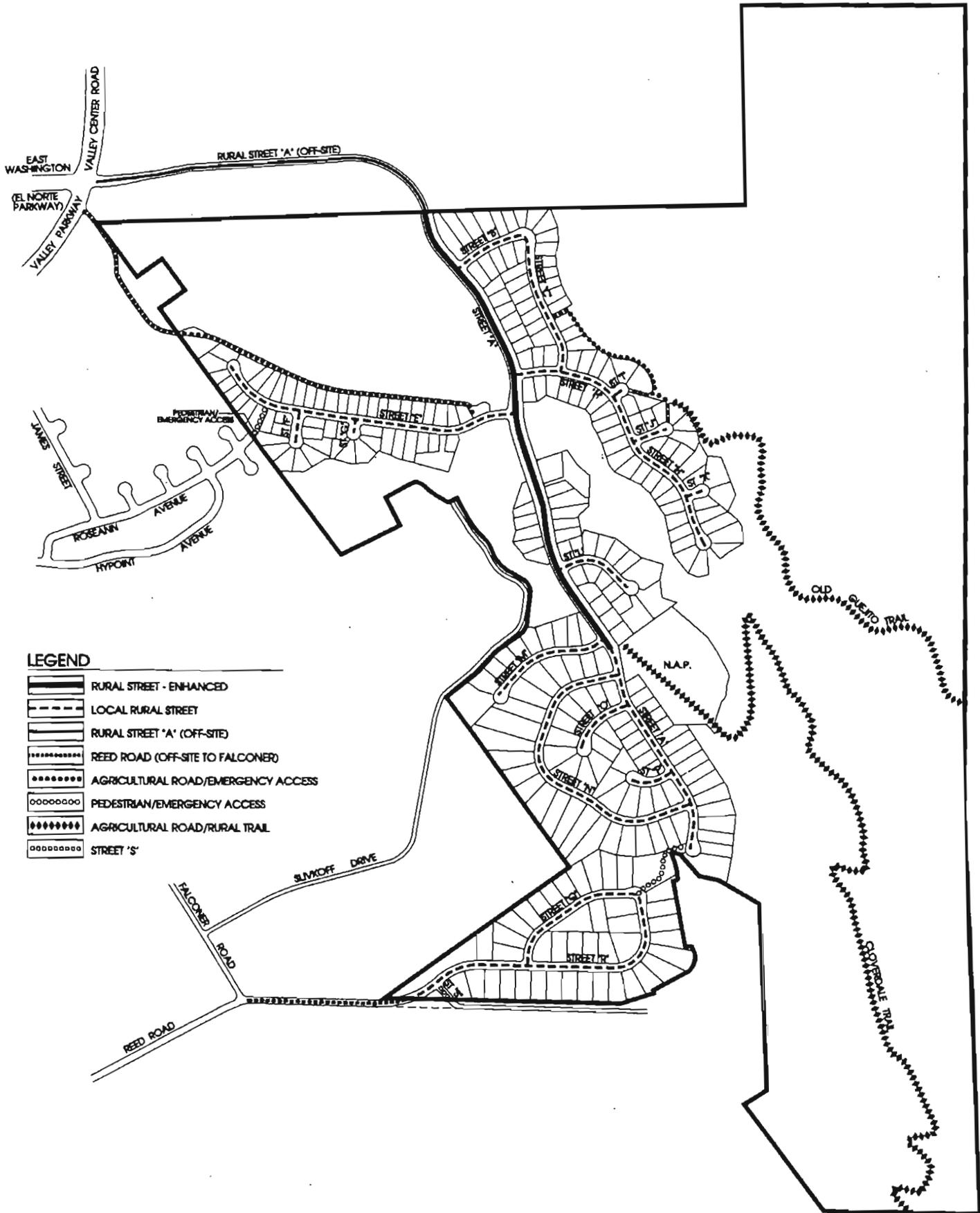
Old Guejito Grade Road is a 20-foot wide, gated, private easement road. It begins at Valley Parkway just south of East Washington and enters the SPA to the north of Village 2. Historically, the road has provided primary access to the north groves and secondary access to undeveloped lands to the east in the unincorporated area of the County. In the eastern portion of East Grove the road is also used as a grove picking road. Grades are steep in some areas and 4-wheel drive is recommended, especially during wet weather conditions. With the implementation of the East Grove Specific Plan, Old Guejito Grade Road will become two roadway segments. The western segment will provide access from Valley Parkway to the western agricultural staging area, the northwest agricultural lands (Agricultural Area A-1), and the East Grove reservoir site. The eastern segment will take access from Street "A" via Street "H" and "I" and continue to provide access to the eastern agricultural lands (Agricultural Area A-2) and properties to the east as well as the eastern agricultural staging area.

Multiple access points are provided for each of the agricultural areas. Agricultural access is described in Section 2.6 and shown on the Agricultural Plan, Exhibit 2-10.

Two emergency access points are included in the Circulation Plan. One emergency access point is located between the easterly terminus of Roseann Avenue and Street "E" in Village 2. This locked access allows for keyed entry by emergency vehicles and also allows for pedestrians and bicyclists to pass between the two streets. A second emergency access is provided via a 20/25-foot utility easement which links Street "A" in Village 7 with Street "R" in Village 8. This locked access allows for the passage of emergency vehicles and also includes a 12-foot, all-weather spur trail segment which links Reed Road with the future city park site to the north of East Grove.

2.3.3 Project Circulation Plan

The East Grove Circulation Plan, which is depicted by Exhibit 2-2, illustrates the on-site circulation pattern and its relationship to existing roadways. The roadway network of the East Grove Circulation Plan has been designed as an orderly extension of local circulation elements. The proposed development patterns within the project area, integrated with existing and proposed alignments, form the basis of this network. Based on a traffic generation rate of 10 trips per day per dwelling unit, the project at buildout will generate an estimated 2,970 average daily trips (ADT). At present, the agricultural operations generate up to 90 ADT. At project buildout, when the agricultural office is no longer present, the agricultural operations are expected to



EAST GROVE

Escondido, CA

Circulation Plan



FORMA
December 1997
EXHIBIT 2-2

generate up to 60 ADT during the harvest season. Project traffic distribution is projected to be about 86 percent to the north via Street "A" to Valley Parkway and 14 percent to the south via Street "R" to Reed Road. All of the East Grove residential streets will be public streets dedicated to the City of Escondido and will be publicly maintained. Typical project street sections and design standards are shown on Exhibit 2-3. Implementation of the East Grove Specific Plan will result in the improvement of the following on-site streets:

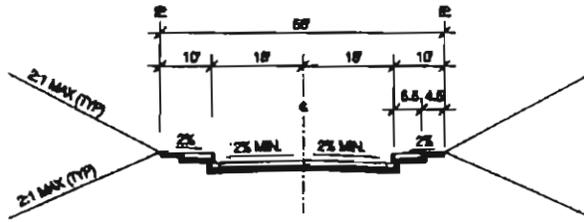
1. RURAL STREET "A" - ENHANCED

Street "A" is the primary circulation road within the northern villages of East Grove. An off-site segment of Street "A" also provides the connection between East Grove and Valley Parkway. Seven of the East Grove villages are provided access to Valley Parkway by way of Street "A".

As Street "A" winds through East Grove the right-of-way dimension will vary from 56 feet to 100 feet. The enhanced segment of Street "A" extends southward from the northerly SPA boundary of Village 1 to the intersection with Street "M" in Village 5. The right-of-way dimension within the enhanced roadway will vary from 78 feet to 100 feet. South of Street "M", Street "A" becomes a standard local rural street with a 56-foot right-of-way. The changing right-of-way width is the result of varied parkway widths. The enhanced parkways range in width from 10 to 32 feet. A meandering 10-foot sidewalk/pedestrian trail will be located on one side of the street along Villages 1, 3, 4 and 5. The single sidewalk/pedestrian trail departs Street "A" at the Reed Reservoir property and becomes an 8-foot wide rural trail. The Street "A" pedestrian system continues southward from this point in the form of standard 5' 6" sidewalks on both sides of the street.

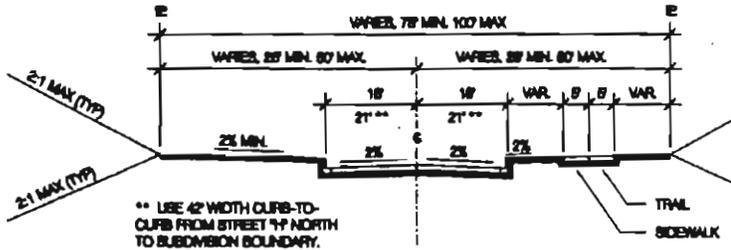
The enhanced parkways in Villages 1 through 5 will be landscaped with drought-tolerant plantings chosen to allow for a natural countryside setting as opposed to a more formal and manicured look. The intent is that the parkways will require minimal irrigation once established. The enhanced parkways and landscaped parking islands will be maintained by the East Grove Landscape and Lighting District.

The curb-to-curb paved section measurement is 42 feet from the north project boundary to Street "H" and 36 feet south of the Street "H" intersection. Street grades shall not exceed 15%. The enhanced portion of Street "A" has a design speed of 30 miles per hour with a posted speed limit of 25 miles per hour. Additional design criteria for the enhanced portion of Street "A" are shown on Exhibit 2-3.



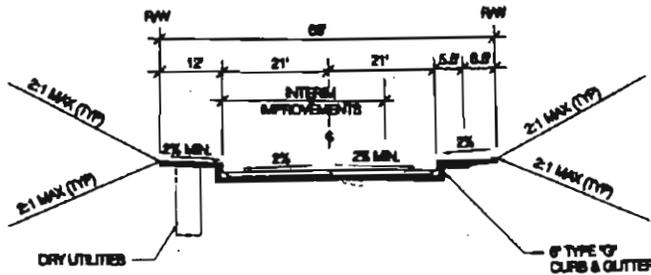
LOCAL RURAL STREETS 'A' THRU 'R'

DESIGN SPEED	25 MPH
STOPPING SIGHT DISTANCE	160'
MINIMUM CENTERLINE RADIUS	100'
MAXIMUM STREET GRADE	15%
TANGENT BETWEEN COMPOUND CURVES	79'
TANGENT BETWEEN REVERSING CURVES	0'



RURAL STREET 'A' (ENHANCED)

DESIGN SPEED	30 MPH
STOPPING SIGHT DISTANCE	200'
MINIMUM CENTERLINE RADIUS	225'
MAXIMUM STREET GRADE	15%
TANGENT BETWEEN COMPOUND CURVES	79'
TANGENT BETWEEN REVERSING CURVES	79'

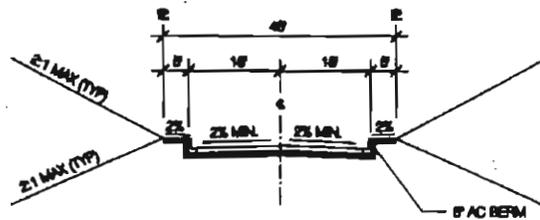


RURAL STREET 'A' (OFFSITE)

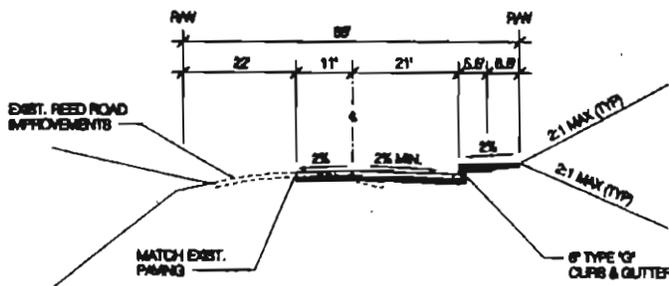
(42' CB-TO-CB, 66' R/W MINIMUM ULTIMATE IMPROVEMENT)
(TRANSITION TO 78' R/W AT VALLEY PARKWAY)

DESIGN SPEED	**
STOPPING SIGHT DISTANCE	**
MINIMUM CENTERLINE RADIUS	**
MAXIMUM STREET GRADE	**
TANGENT BETWEEN COMPOUND CURVES	**
TANGENT BETWEEN REVERSING CURVES	**

** DESIGN CRITERIA TO BE ESTABLISHED BY CITY. FINAL ALIGNMENT AND GRADE TO BE DETERMINED BY CITY IN CONJUNCTION WITH CITY PARK DESIGN.



STREET 'S'



REED ROAD (OFFSITE TO FALCONER)

2 . LOCAL RURAL STREETS - STREETS "A" THROUGH "R"

All of the local village streets except Street "S" and the enhanced portion of Street "A" have dedicated rights-of-way of 56 feet. The curb-to-curb paved section is 36 feet wide. Standard sidewalks will be located on both sides of the street. Local village streets have a design speed of 25 miles per hour. Street grades will not exceed 15%. Additional design criteria for the local rural streets are listed on Exhibit 2-3.

3 . RURAL STREET "S" - CONNECTOR TO EXISTING REED ROAD

At the south entrance to East Grove in Village 8, Reed Road will be realigned slightly to become Street "R". A T-intersection at Street "R", just west of the temporary detention basin in Village 8 connects to the existing easterly portion of Reed Road. The roadway includes a 36-foot paved section within a 46-foot dedicated right-of-way.

4 . OLD GUEJITO GRADE ROAD - STREET "H" TO PROJECT BOUNDARY

The developer shall be required to make an irrevocable offer to dedicate a 56-foot right-of-way at the approximate location for Old Guejito Grade Road from the easterly end of Street "I" to the easterly SPA boundary, where it will connect with the existing Old Guejito Grade Road. This IOD will narrow to 40-feet at the entrance of Street "I." The exact wording for the irrevocable offer will be determined to the satisfaction of the City Engineer and City Attorney.

2.3.4 Off-Site Improvements

1 . STREET "A" - OFF-SITE

The first phase of development will require the off-site improvement of Street "A" from the northern property boundary of Village 1, northerly and westerly through the future city community park site to Valley Parkway at the East Washington (El Norte Parkway) intersection. The right-of-way width of 66 feet will transition to 78 feet at the Valley Parkway intersection. The paved section will be fully improved to a width of 42 feet.

2. REED ROAD - OFF-SITE

With the development of Village 8, the off-site segment of Reed Road between the SPA and Falconer Road will be improved as necessary to provide a 42-foot paved section within the 66-foot right-of-way as shown on Exhibit 2-3. Portions of the north side of Reed Road between Falconer Road and Citrus Avenue which have not been fully improved will be widened to provide a 21-foot paved section from centerline to face of curb. Curb, gutter and sidewalk will be installed within unimproved segments along the north side of the street. This off-site sidewalk/trail segment will be an extension of the East Grove spur trail and will complete the trail link between the Rural Regional Trail discussed in Section 2.3.5 and Citrus Avenue.

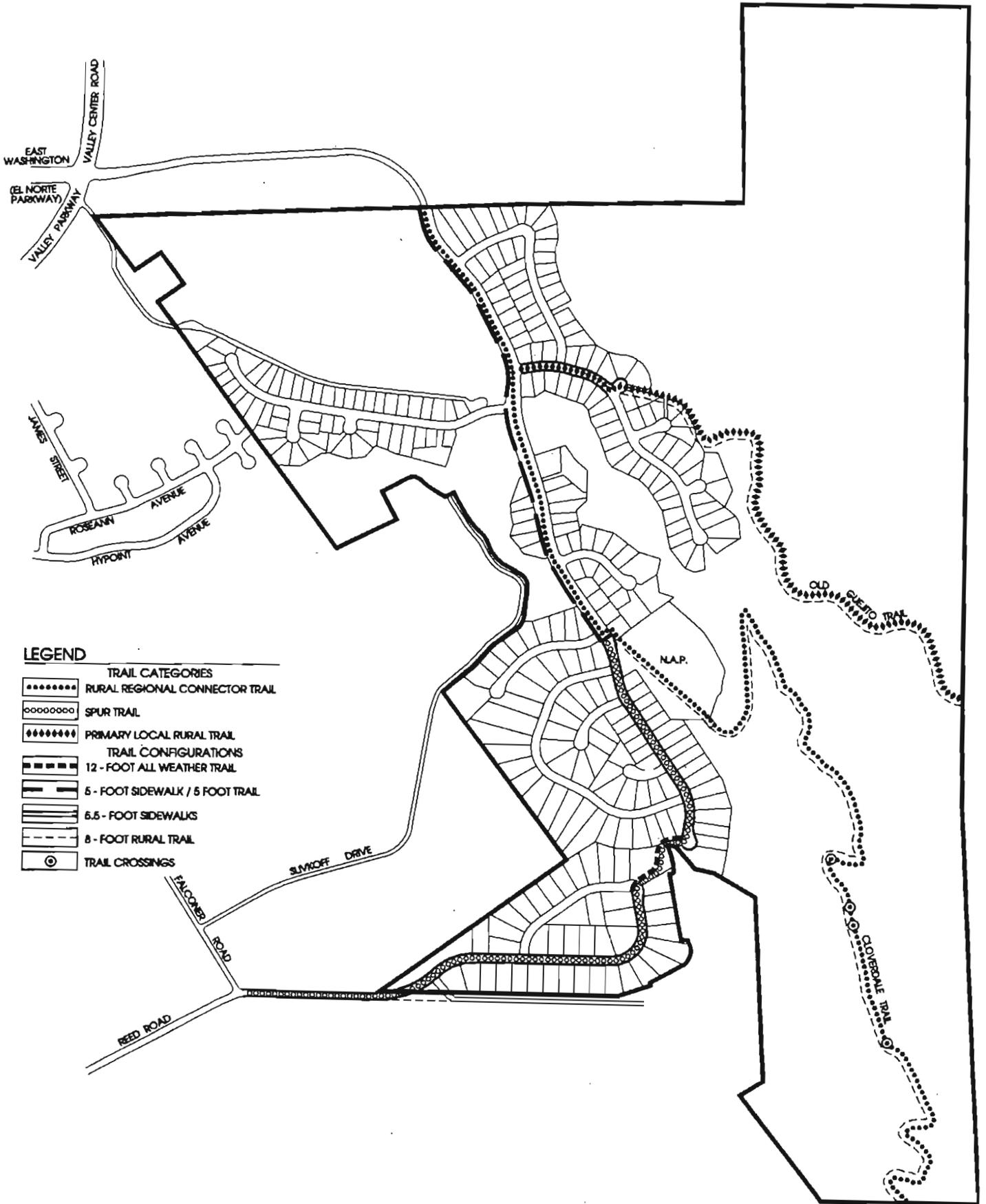
2.3.5 Trail System

The East Grove Trail System will provide access to open areas and connections between living areas, schools, and recreation areas. The network will extend the existing regional trails into the community and provide additional recreational opportunities for both local and regional residents. The Trail System consists of three trail classifications: Rural Regional Connector, Primary Local Rural, and Spur. The Trail System is shown on Exhibit 2-4.

1. RURAL REGIONAL CONNECTOR TRAIL

Rural trails are generally unpaved paths that encircle the city through natural, undeveloped areas. The Cloverdale Trail forms one link of the city's rural perimeter trail. This trail route begins at the San Dieguito River Park and travels northward along Cloverdale Road to East Grove. To the north of East Grove the trail continues in a northeasterly direction through Frances Ryan Community Park toward Bottle Peak. The Cloverdale Trail through East Grove will be designed to accommodate pedestrian, bicycle and equestrian users.

Within East Grove, an 8-foot wide unpaved trail will utilize existing agricultural roads from the southern SPA boundary, through the groves and the Reed Reservoir site, to the south end of the enhanced portion of Street "A". Because this southern portion of the trail will utilize the existing dirt roadways, no new construction will be required for this trail segment. The trail then continues northward along Street "A" to the northern SPA boundary via a 10-foot wide meandering sidewalk/trail to the community park. The sidewalk/trail will consist of a 5-foot wide sidewalk and a 5-foot wide unpaved trail suitable for equestrian use. A typical 8-foot wide rural trail section is illustrated by Exhibit 2-5.



LEGEND

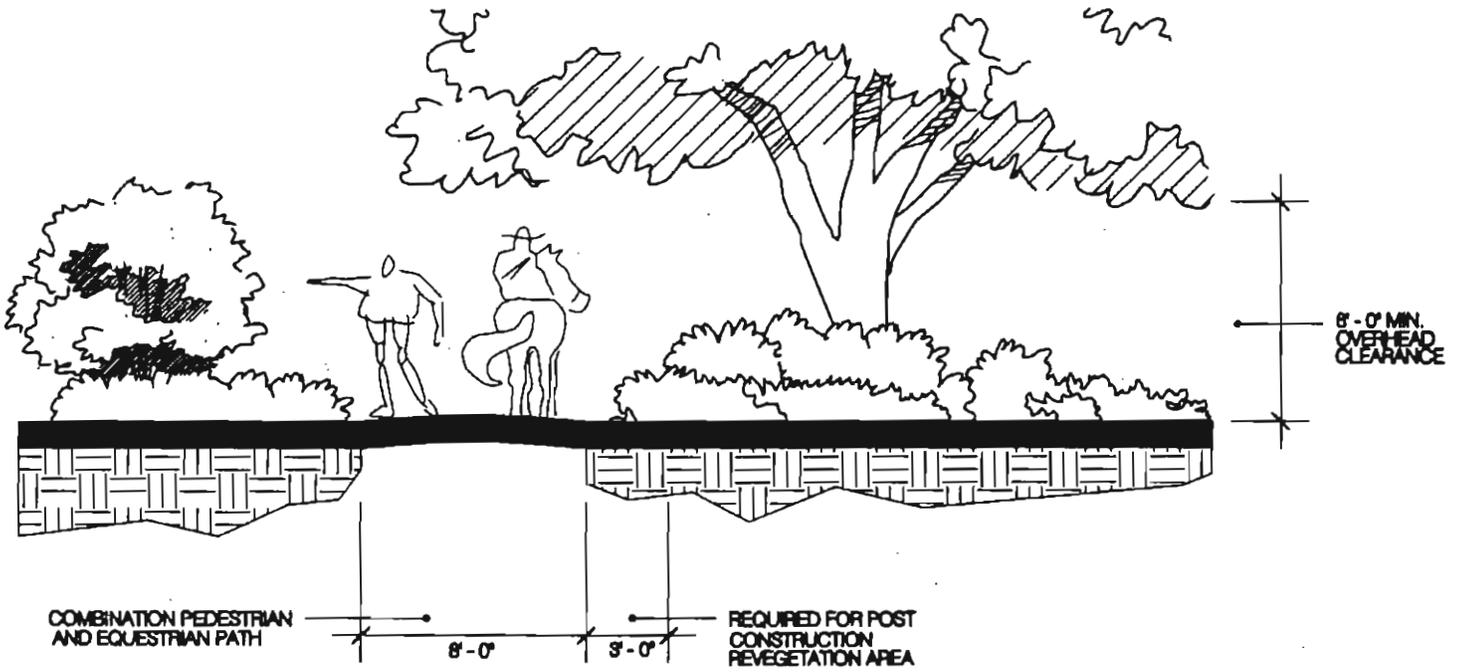
- | | |
|-----------------------------|----------------------------------|
| TRAIL CATEGORIES | |
| | RURAL REGIONAL CONNECTOR TRAIL |
| o-o-o-o-o-o-o-o | SPUR TRAIL |
| o-o-o-o-o-o-o-o | PRIMARY LOCAL RURAL TRAIL |
| TRAIL CONFIGURATIONS | |
| ----- | 12 - FOOT ALL WEATHER TRAIL |
| ===== | 5 - FOOT SIDEWALK / 5 FOOT TRAIL |
| ===== | 6.5 - FOOT SIDEWALKS |
| ----- | 8 - FOOT RURAL TRAIL |
| ⊙ | TRAIL CROSSINGS |

EAST GROVE
Escondido, CA

Trail System



FORMA
December 1997
EX-HIBIT 2-4



RURAL REGIONAL CONNECTOR TRAIL

Off - Street Hiking / Equestrian Trail

EAST GROVE

Escondido, CA

Trail Section

||||| |
NOT TO SCALE

FORMA
January 1997
EXHIBIT 2 - 5

2 . PRIMARY LOCAL RURAL TRAIL

A second rural trail within the SPA follows a portion of the Old Guejito Grade Road alignment from Street "H" (Cloverdale Trail), easterly through the existing groves of Agricultural area A-2, to the easterly SPA boundary. The trail will utilize the existing unpaved grove road within the SPA. To the east of East Grove, the Old Guejito Trail will continue northeasterly to the Lake Wohlford area.

3 . SPUR TRAIL

Spur trails are paved surfaces within the public right-of-way. Spur trails provide linkages between urban trails and rural trails and are landscaped with street trees and parkway landscaping. Spur trails accommodate pedestrians and bicyclists. The Escondido Master Plan for Trails calls for a secondary spur trail which links the Cloverdale Trail with urban areas to the west of East Grove via Reed Road.

2.4 PUBLIC FACILITIES

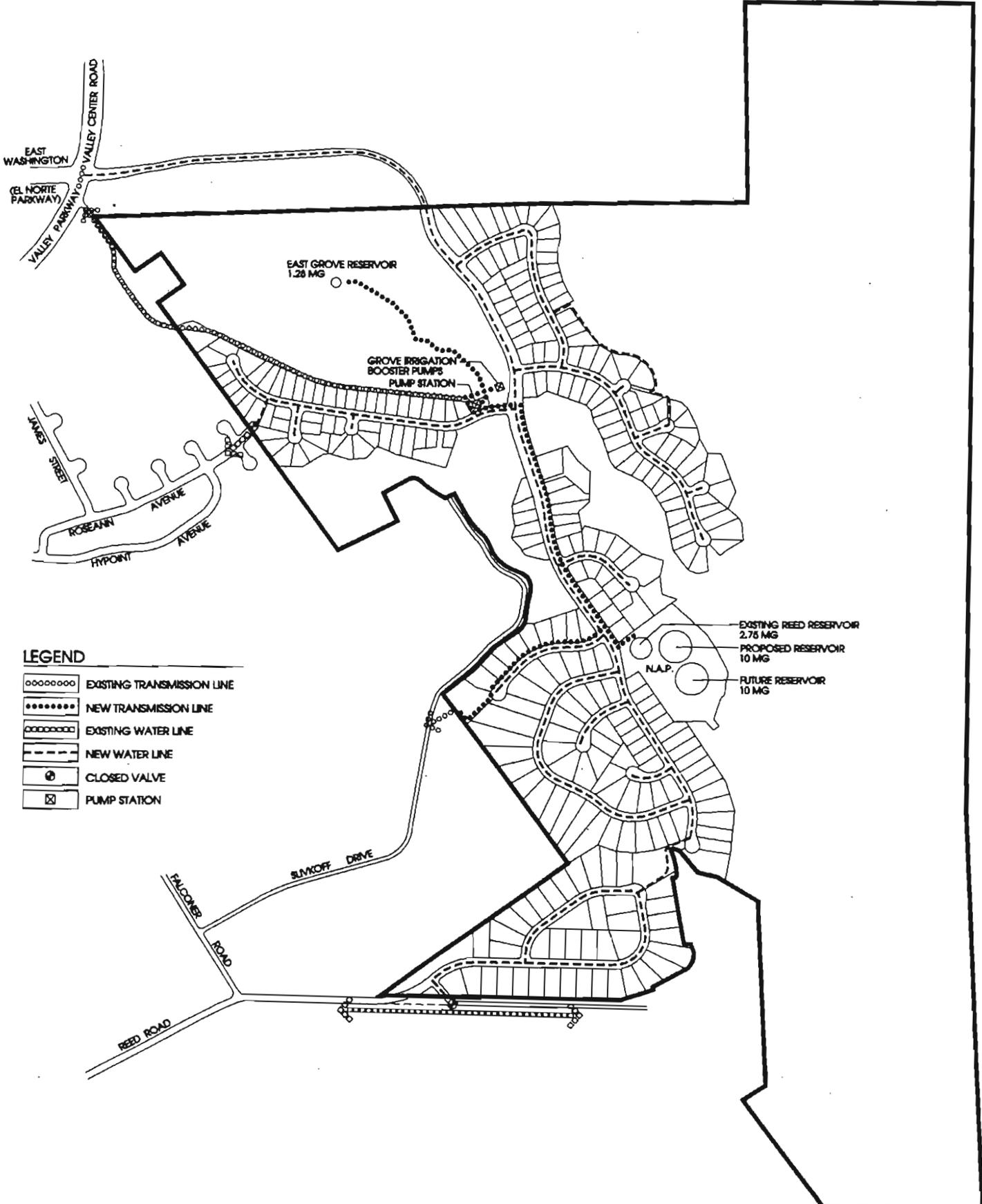
2.4.1 Water

Development within the East Grove SPA will receive potable water from the water treatment plant at Dixon Lake. The existing 2.75 million gallon Reed Reservoir is not at an elevation which permits its use as the sole source for the East Grove water system. Water from the Filtration Plant Pressure Zone is currently supplied to the Reed Reservoir by a 30-inch transmission line located within the Old Guejito Grade Road alignment. An existing 28-inch, on-site transmission line which runs westward from the Reed Reservoir to serve existing local neighborhoods will be relocated to follow the alignments of Street "A" and Street "M" when Village 5 is developed. Although two additional 10 million gallon tanks are planned for the Reed Reservoir site, these improvements will not supply water to the East Grove system. The water system for East Grove is illustrated on Exhibit 2-6.

The East Grove water system will be developed in two phases. In Phase I, a new 36-inch water transmission line will be connected to the existing 30-inch transmission line located in Old Guejito Grade Road which supplies water from the Filtration Plant Pressure Zone. The new line will be extended within the Street "A" alignment to the Reed Reservoir. The remainder of the old unused 30-inch line will be abandoned. An 8-inch water main shall also be installed in Street "A" from the village water main in Street "B" to connect with the existing water mains in Valley Parkway. Water pressure from the Filtration Plant Pressure Zone will be sufficient to satisfy domestic and fire flow demands for all but 13 of the lots in Villages 1, 2 and 3. The 13 lots will be provided water service through the temporary use of a booster pump until such time as the Phase II improvements are constructed.

Prior to development of Villages 4 through 8, Phase II of the East Grove water system will be implemented. Phase II will involve the construction of the East Grove Reservoir and pump station. The pump station will receive water from the existing 30-inch line at the location shown on Exhibit 2-6. The pump station will supply water to the new East Grove Reservoir via a single 12-inch transmission line. The new steel, above-ground reservoir will have a capacity of approximately 1.28 million gallons, a height of about 41 feet, and a diameter of about 73 feet. The East Grove Reservoir will have sufficient capacity for all of the East Grove villages. Closed valves will be installed at points of connection to the existing 8-inch water main in Roseann Avenue and the 6-inch line in Reed Road.

Minimum fire flow criteria established by the City of Escondido will be used to design the East Grove pump system and water mains. The current fire flow demand criteria is 1,500 gallons per minute with a minimum residual pressure of 20 pounds per square inch.



LEGEND

- EXISTING TRANSMISSION LINE
- NEW TRANSMISSION LINE
- EXISTING WATER LINE
- NEW WATER LINE
- ⊗ CLOSED VALVE
- ⊠ PUMP STATION

- EXISTING REED RESERVOIR 2.76 MG
- PROPOSED RESERVOIR 10 MG
- N.A.P.
- FUTURE RESERVOIR 10 MG

EAST GROVE
Escondido, CA

Water System

The East Grove Specific Plan will retain approximately 331 acres of the existing agricultural lands at residential buildout. The groves also receive water from the existing 30-inch line connecting the Dixon Lake water treatment plant to Reed Reservoir. Diesel driven booster pumps are currently used to provide adequate water pressure for the grove irrigation systems. The diesel pumps will be replaced by electric pumps prior to residential development in the area of the existing pumps. Grove booster pumps will continue to feed off the transmission main extending to Reed Reservoir and will not connect to the East Grove water system.

The East Grove common landscape irrigation system could be designed for future conversion to reclaimed water. The use of reclaimed water shall not be allowed for individual residential lots or homes.

2.4.2 Sewer

Sewer collection for the East Grove SPA will be provided by a conventional system of gravity sewer mains for all areas except Village 3. Village 3 will require a sewer pump station and force main which will pump to a connection with the gravity sewer system in Village 1. The developer through the homeowners' association shall develop a method for paying the City for the maintenance and operation of the pump station and force main. The East Grove sewer system is shown on Exhibit 2-7.

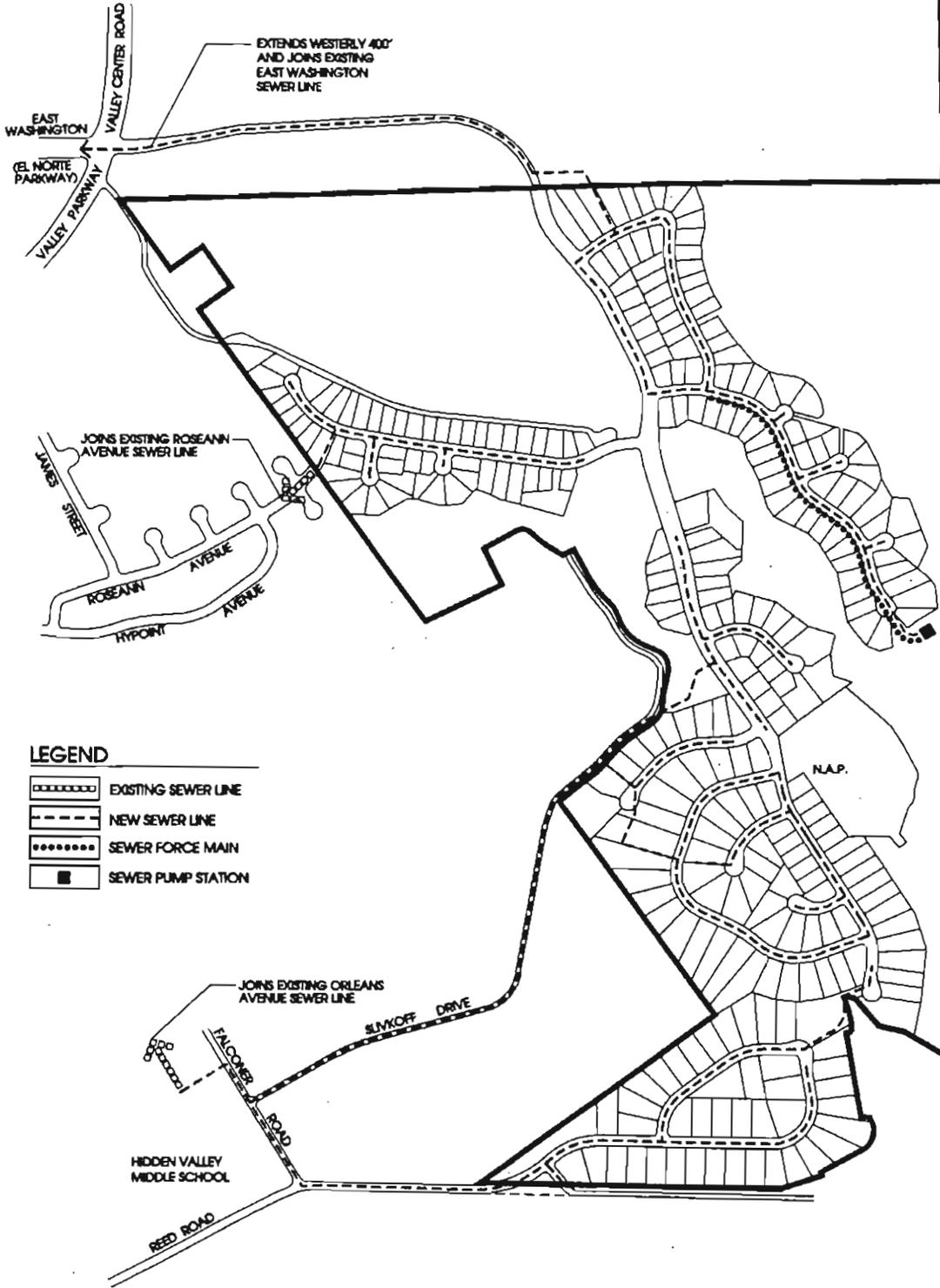
Three off-site sewer connections to existing public sewer mains will be required.

Villages 1 and 3 will outfall to an existing sewer in East Washington Avenue located approximately 750 feet west of Valley Parkway. This 8-inch sewer outfall will be installed in the northerly and westerly off-site extension of Street "A" which intersects Valley Parkway at East Washington. This outfall may also provide sewer service to Frances Ryan Community Park.

Village 2 will connect to the existing 8-inch sewer located in Roseann Avenue.

Village 8 and 5-6 lots at the south end of Village 7 will gravity sewer to an 8-inch outfall which is to be built in Reed Road to Falconer Road. The new sewer main will proceed north in Falconer Road, then west along the northerly side of Hidden Valley Middle School, paralleling an existing 72-inch storm drain. The point of connection will be to an existing sewer manhole which serves the school. The existing sewer is an 8-inch system which runs north in Orleans Avenue.

Villages 4, 5, 6 and the remainder of Village 7 will sewer to an 8-inch outfall which is to be built in the existing Slivkoff Road roadbed. This new sewer will continue across Falconer Road and join the sewer outfall serving Village 8 and the other 5 or 6 lots in Village 7.



LEGEND

-  EXISTING SEWER LINE
-  NEW SEWER LINE
-  SEWER FORCE MAIN
-  SEWER PUMP STATION

EAST GROVE

Escondido, CA

Sewer System



FORMA
December 1997

EXHIBIT 2 - 7

2.4.3 Police Service

Police protection for East Grove is provided by the Escondido Police Department. Police headquarters are located at 700 West Grand Avenue. The Department has a staff of 149 sworn officers and 70 civilians, resulting in a ratio of about 1.3 sworn officers per 1,000 population. The Department's staffing needs are evaluated based on specific service level targets.

The City's Quality of Life Standard for police protection is an initial response time of no more than 4 minutes for priority-1 calls (crimes in progress or life threatening, or both), and no more than 6 minutes for priority-2 calls (serious, but not life threatening incidents). The Department has been successful in achieving times close to those standards. Beats 46 and/or 56 will provide police protection for the East Grove area.

2.4.4 Fire Protection

Fire protection for East Grove is provided by the City of Escondido Fire Department. The Department currently has five fire stations serving the City. The station nearest East Grove is Fire Station No. 2, located at 421 North Midway Drive. The Department recently expanded the Midway station to triple its capacity. Two full-time companies are now located at the Midway station. No other facilities are planned for the East Grove area of Escondido.

Homes located more than 3 miles or 5 minutes from the nearest fire station require residential sprinklering (13D system, plus one sprinkler head in the garage at the residence entrance). Station No. 2 is located approximately 2.0 miles from the north entrance to Village 1 at the easterly extension of East Washington Avenue, approximately 1.7 miles from the Village 2 emergency entrance at the termination of Roseann Avenue, and approximately 2.2 miles from the entrance to Village 8 at Reed Road. All homesites within East Grove are less than 3 miles from the Midway station. Bollards will be placed at the access point between Roseann Avenue and Street "E" in Village 2. Bollards will also be placed at both ends of the 12-foot, all-weather trail which links Street "A" in Village 7 with Street "R" in Village 8. An emergency access route is also provided which links Street "J" in Village 3 with Street "C" in Village 1 via an all-weather roadway. Each of these emergency access routes will be designed and constructed to the satisfaction of the fire department. Emergency access locations are shown on Exhibit 2-2, Circulation Plan.

Minimum fire flow required by the fire department for East Grove will be 1,500 gpm with a 20 psi residual. Fuel management criteria for East Grove are described in Section 3.4 of Chapter 3.

2.4.5 Schools

East Grove is located within the Escondido Union School District and the Escondido Union High School District. The Escondido Union School District provides primary education for kindergarten through grade 8. Future students from East Grove in grades K-5 will most likely attend Orange Glen Elementary School located at 2861 Valley Parkway, approximately 0.5 miles from the site. The school has a core capacity of 810 students and currently serves approximately 682 students. Students attending grades 6-8 will likely attend Hidden Valley Middle School at 2700 Reed Road. The school is located 0.5 miles from East Grove and has a core capacity of 1,300 students and a current enrollment of approximately 1,314. Utilizing the District's combined student generation factor of 0.392 students per dwelling unit, East Grove is expected to generate 119 elementary and middle school students at final buildout.

The Escondido Union High School District provides schooling for students in grades 9 through 12. Future high school students from East Grove will attend Orange Glen High School at 2200 Glenridge Road. The high school is located 1.3 miles from the project area. The core capacity of the school is 1,800 and the current enrollment is approximately 2,411 students. The school currently operates above its core capacity by utilizing temporary classrooms. The district's student generation rate of 0.20 students per dwelling unit would yield 39 East Grove high school students. The District has acquired a site for the Valley Center High School to help meet future demand. The district hopes to have the new 1,500 student high school completed by 1999.

2.5 DRAINAGE

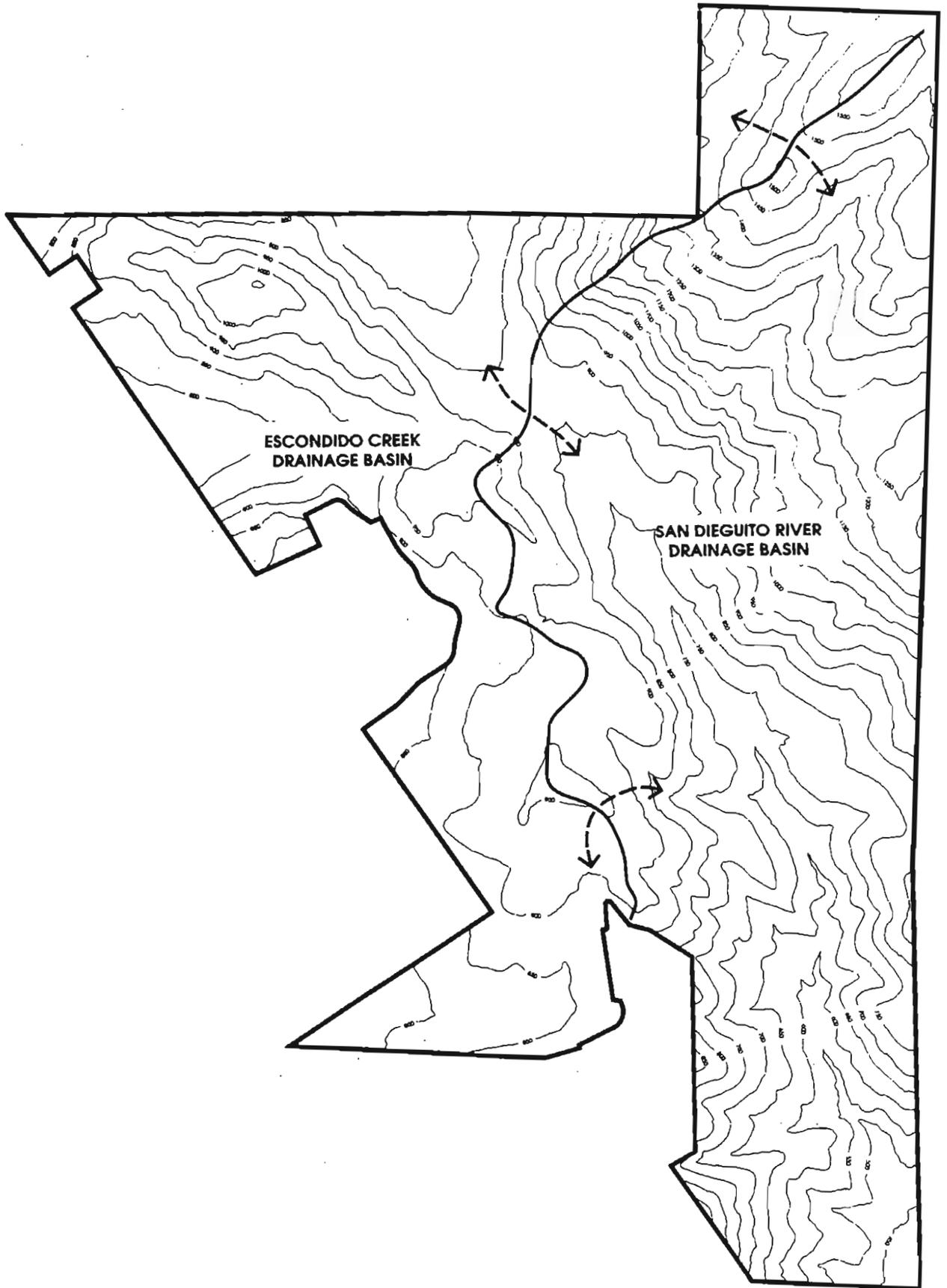
The East Grove SPA is located within the boundaries of two major drainage basins. Generally, the northwesterly portions of the SPA lie within the El Norte Subbasin of the 89 square mile Escondido Creek Drainage Basin. The southeasterly portions of the site are located within the Cloverdale Subbasin of the 349 square mile San Dieguito River Drainage Basin. The boundary between the two basins is shown on Exhibit 2-8.

Within the Escondido Creek Basin, the northerly valley of Village 1 drains northward to the adjacent agricultural fields. The small valley of Village 2 drains westerly to the existing drainage system in Roseann Avenue. Other areas within this drainage basin drain westward to a series of minor natural channels, unimproved ditches and improved ditches which join and are collected in a drainage system in Falconer Road near the Slivkoff Road intersection. Agricultural Areas A-1, A-3 and the northwesterly-most portion of A-2 are also located within the Escondido Creek Basin.

The San Dieguito Basin includes the main central valley and natural drainage course. Drainage in the valley runs south through the site, exiting near the southeast corner where it joins a major drainage course which flows southward through the Eagle Crest SPA to the San Pasqual Valley. Drainage from most of Villages 3 and 4, and the portions of Village 6 and 7 on the east side of Street "A" all flow into the central valley drainage course. Agricultural Areas A-2 and most of A-4 as well as Open Space Areas O-1 and O-2 are also located within the San Dieguito Basin.

Any form of development typically results in an increase in peak runoff from a site due to an increase in impervious area (streets, drives, homes, etc.) and a decrease in the time-of-concentration resulting from channelized flows in curbs, ditches, swales, channels, pipes, etc. Four permanent detention basins and one temporary detention basin have been incorporated into the site design at major discharge points to reduce peak developed condition runoff to levels approaching pre-development condition peak flows. A retention basin may also be required at the northern edge of Village 1. The need for the basin will be considered in the drainage study to be prepared during the final design process. The final design of all drainage facilities will be in conformance with drainage design criteria established by the City of Escondido. All drainage facilities will be designed for a minimum 50-year storm event, with overflow permitted into streets for the difference between a 50-year and 100-year storm. In sump conditions and in areas where overflow would be detrimental, a 100-year storm design will be used.

It should be noted that, while the primary purpose of the detention basins is to act as regulating devices for storm runoff, they will also function as desilting basins during construction. The detention basins will be incorporated into the project's construction Storm Water Pollution Prevention Plan (SWPPP) as devices for the collection and removal of silt not trapped by other upstream silt entrapment devices. Detention basins also aid in the treatment of urban runoff and improved water quality by permitting



EAST GROVE
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Drainage Basins

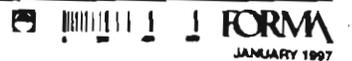


EXHIBIT 2 - 8

DEVELOPMENT PLAN

certain pollutants to settle out rather than being carried downstream. East Grove drainage facilities are shown on Exhibit 2- 9.

Stormwater from Village 1 discharges into the community park drainage system at the north project boundary, to the east of Street "A". Storm runoff from Village 1 and the community park will empty into the fully improved Escondido Creek Flood Control Channel.

The drainage system for Village 2 will join the existing 36-inch storm drain in Roseann Avenue. Development of Village 2 will necessitate improvements to the existing off-site 42-inch storm drain system at Falconer Road and Bear Valley Parkway. This is a continuation of the Roseann Avenue drainage system.

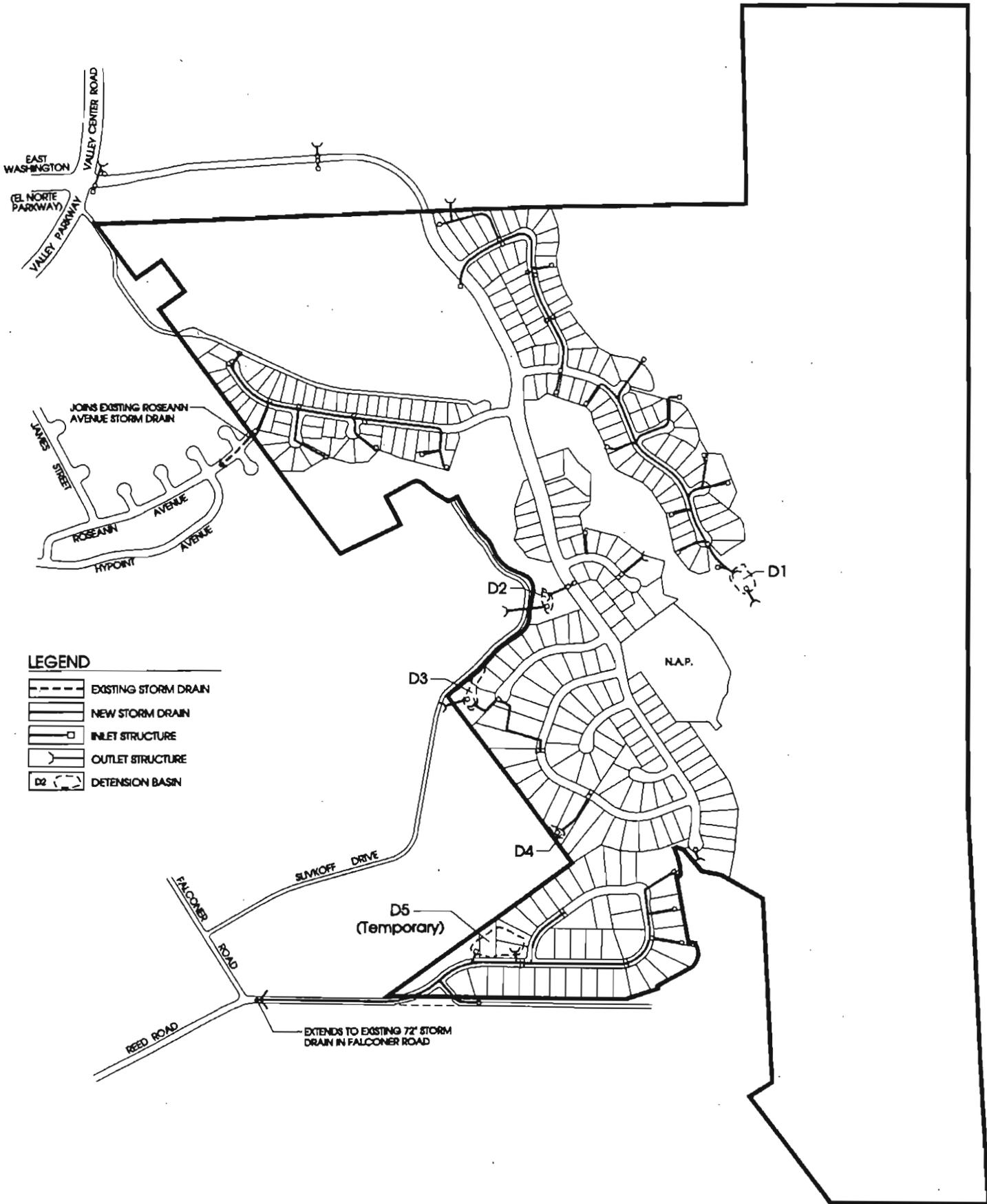
Storm runoff from Village 3 discharges into a natural drainage course. The natural drainage course also collects runoff from the agricultural lands located on both sides of the drainage. Village 3 contributes less than 10% of the total drainage basin area contributing to the natural drainage. Detention Basin 1 is located at the south end of Village 3. It will be designed to reduce peak flows to flows approximating pre-development conditions.

Detention Basins 2 and 3 are incorporated into Village 5 to regulate storm runoff from Villages 4 and 5 and a portion of Village 6. The discharge pipes from both basins join an existing drainage ditch which parallels Slivkoff Road.

Another detention basin will be located in the southwest portion of Village 6. Detention Basin 4 will control storm runoff flows and direct them to the existing swale which runs across private property and southwesterly to White Hawk Road. Peak flows off-site will be reduced by approximately 25% by using a 6-inch discharge pipe from the detention basin.

A temporary detention basin will be located in Village 8. Temporary Detention Basin 5 has been incorporated into the drainage design to negate impacts on the existing storm drain system in Citrus Avenue which is currently undersized. This basin will regulate peak storm flows from Villages 7 and 8. The temporary basin will remain in place until the off-site storm drain facilities in Citrus Avenue are improved to meet current and future demands. Once the Citrus Avenue drainage improvement project is completed the temporary detention basin will be filled and one residential lot (Lot Nos. 258 and 259 on Exhibit 4-1) will be prepared for home construction.

A 48-inch off-site storm drain will be installed in Reed Road to Falconer Road, and north in Falconer Road to join the existing 72-inch storm drain which runs along the north side of Hidden Valley Middle School. This 48-inch storm drain will reroute flows now flowing overland to Slivkoff Road and on the surface along Slivkoff Road to Falconer Road. The new pipe will minimize the ponding of storm water which currently occurs at the Slivkoff Road and Falconer Road intersection.



LEGEND

-  EXISTING STORM DRAIN
-  NEW STORM DRAIN
-  INLET STRUCTURE
-  OUTLET STRUCTURE
-  D2 DETENTION BASIN

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Drainage Plan



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DEVELOPMENT PLAN

Each of the detention basins will be enclosed by chain-link fencing. California Rose (*Rosa californica*) will be planted around the base of the fencing to reduce visual impacts. Vehicular access for maintenance equipment is provided to each of the permanent detention basins. Detention basin maintenance will be accomplished through the East Grove homeowners' association.

2.6 AGRICULTURE

2.6.1 Introduction

The East Grove SPA consists of the 413-acre Beacon Hill Ranch, the 70-acre Frey Ranch, the 17-acre Wakefield property and the 7.3-acre Reed Reservoir site. The Wakefield property currently consists of cleared fields which were part of an earlier grove that was displaced by residential development to the west of East Grove. The westerly portion of the Frey Ranch was also part of the former grove operation and was later an avocado tree nursery. Some of the nursery structures and equipment are still present. Most of the current avocado groves were planted beginning in 1969. In 1996 the Frey Ranch and Beacon Hill Ranch included about 420 acres of agricultural activities. The remainder of the area consists of disturbed fields, annual grasslands and native habitat. The quality of the groves vary from area to area due to the age of the trees, microclimatic conditions and the presence of root rot in some of the western groves. When all of the eight East Grove residential villages are built out, approximately 331 acres of agricultural lands will remain. The actual amount of productive agricultural area in future years will depend on a number of factors which include, but are not limited to: new technologies, the cost of water, imported fruit, agricultural economics, the advance of root rot, tree age and weather conditions.

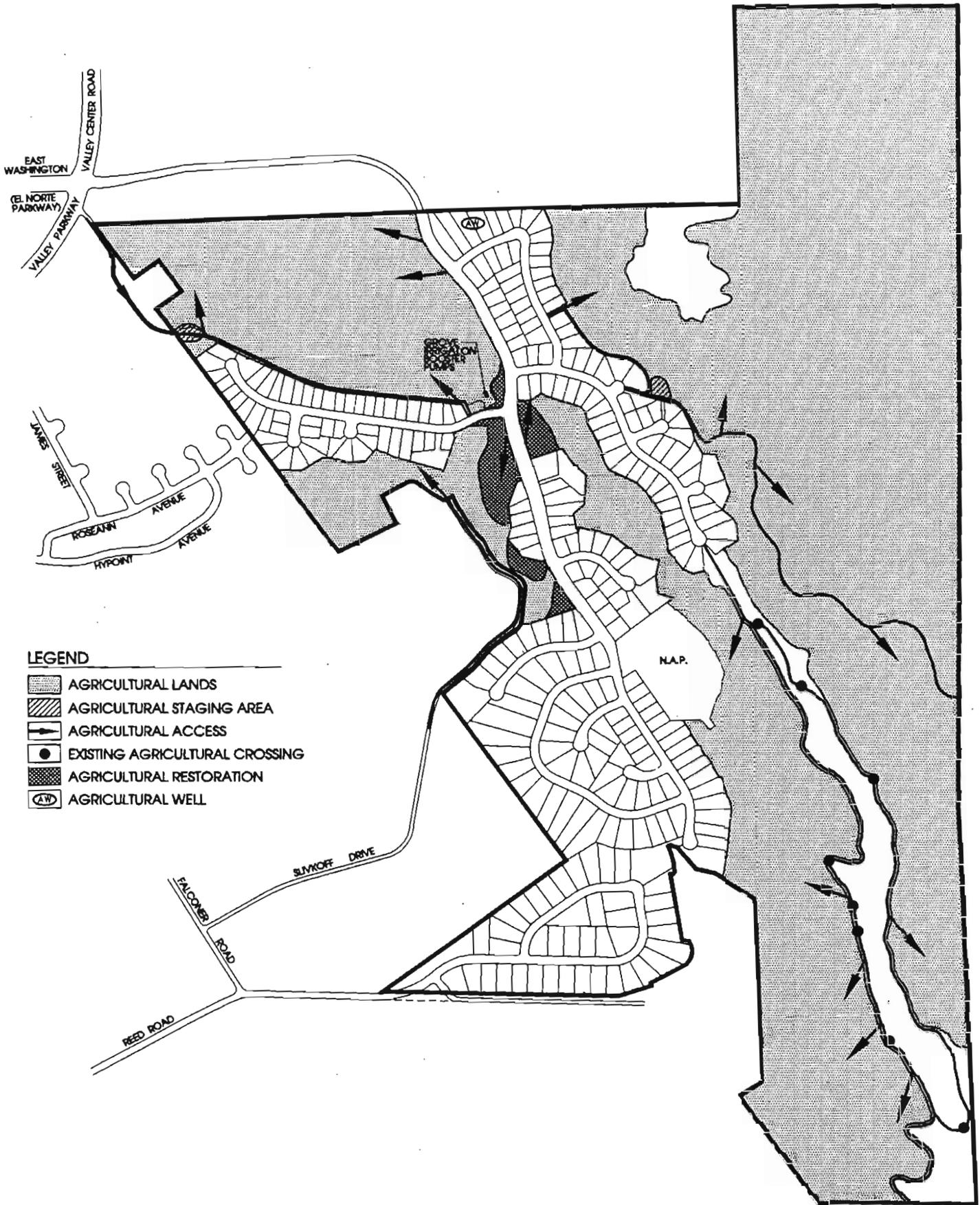
2.6.2 Agricultural Operations

The current agricultural operations include grove offices, agricultural structures, farm labor housing, irrigation pump stations, storage tanks and agricultural staging areas used during harvest operations. As the residential villages are developed, the current agricultural facilities will be removed or relocated. The existing staging areas will be replaced by staging areas in Agricultural Areas A-1 and A-2. The diesel motor-driven irrigation pumps will be replaced by electric irrigation pumps in Agricultural Area A-1. The locations of these new facilities are shown on the Agricultural Plan, Exhibit 2-10.

The number of persons currently present at the groves ranges from 15 to 45, depending on seasonal needs. The lower number occurs during the slow season from September through the end of November. Personnel increases occur during the growing/picking season which begins in December and continues to the end of August.

At project buildout the number of personnel on site is expected to range from 10 to 30. The ranch office located off Reed Road and all of the farm labor housing will be eliminated and not replaced as grading activities and residential development progress to buildout.

Normal hours of operation are 6 a.m. to 6 p.m., Monday through Saturday. Activities are typically reduced on Saturdays. The groves are closed on Sundays and holidays.



LEGEND

-  AGRICULTURAL LANDS
-  AGRICULTURAL STAGING AREA
-  AGRICULTURAL ACCESS
-  EXISTING AGRICULTURAL CROSSING
-  AGRICULTURAL RESTORATION
-  AGRICULTURAL WELL

EAST GROVE
Escondido, CA

Agricultural Plan

DEVELOPMENT PLAN

The irrigation pumps which pump water to the groves from Reed Reservoir operate from 8 to 12 hours per day, depending on seasonal needs. Mechanical equipment such as wind machines and helicopters are no longer used to reduce frost damage. In 1995, motorized vehicles required to operate the groves included 8 pickup trucks, 5 jeeps and 6 ATV's. No significant change in the number of motorized vehicles is expected at project buildout.

Non-toxic fertilizers used at East Grove include ammonium nitrate, calcium nitrate and zinc sulfate. The fertilizers are applied as a combination of irrigation-mixed and dry application. One application is made in February, followed by additional applications during the period of June-September. No changes to this routine are expected at project buildout.

In addition to the routine fertilization, a non-toxic fertilizer containing zinc, iron, boron and manganese has historically been sprayed directly to the foliage by helicopter. The combined ranches currently conduct 6-10 sprayings per year. At buildout 2-6 sprayings per year could be expected each year. Future residents within the East Grove Specific Plan Area shall be provided with a minimum two-week written notification of aerial spraying in order to adequately prepare for the fertilizing of the groves. Copies of the notification shall also be provided to the Planning Division and the East Grove homeowners' association.

Rather than resort to the use of insecticides to control insects, both the Beacon Hill Ranch and Frey Ranch normally control insects through the introduction of predator insects. The predator insects are obtained from insectaries.

2.6.3 Grove Access

Multiple access points are provided for each of the agricultural areas. Grove access points are shown on the Agricultural Plan, Exhibit 2-10. Primary access to Agricultural Area A-1 is directly from Valley Parkway by way of the gated Old Guejito Grade Road private road easement. The paved road passes through the southerly portion of the area, just to the north of Village 2 and intersects Street "E" between the east end of Village 2 and Street "A". Agricultural Area A-1 is also accessible from two points along Street "A" adjacent to Village 1. Agricultural Area A-2 is accessible via Street "C" in Village 1 and Street "I" in Village 3. This is also the point of access to Old Guejito Grade Road to the east. Agricultural Area A-2 can also be reached from Street "C" in Village 1. Agricultural Area A-3 is accessible from Slivkoff Drive and from Street "A". Agricultural Area A-4 takes access from Street "A" and from the south end of Street "H" in Village 3.

The southerly portions of Agricultural Areas A-2 and A-4 are accessible from the two agricultural roads which border Open Space Area O-1. The agricultural road on the west side of O-1 will also become the Cloverdale Trail alignment for this area. Existing improved agricultural crossings of the main drainage and side tributaries for these roads are shown on Exhibit 2-10. No new crossings are proposed.

2.6.4 Agricultural Irrigation

Treated water is pumped from Reed Reservoir by irrigation pumps to an irrigation network consisting of steel primary pipes, transite primary pipes and plastic secondary pipes. Each tree has one low-volume spray head which delivers 25-30 gallons per hour to the tree. Each tree is watered once per week, about nine months per year. Less irrigation is required during years of greater rainfall. Drip irrigation is not used for avocado trees. Surface runoff cannot be afforded. For this reason the irrigation systems are adjusted to minimize or eliminate all surface runoff. Salts contained in treated water, especially reclaimed water, tend to concentrate in the tree root zone area resulting in reduced fruit production. Rain water, which is required to leach the salts from the root zone, is critical to long-term fruit production, no matter how much treated or reclaimed water is applied to the trees.

Large volumes of water are required to irrigate the groves. In May and June of 1993 the groves combined average daily consumption was about 2.4 million gallons per day. Typical yearly water consumption is estimated by the grove managers to be about 3-to-4 acre-feet per acre per year. In drought years the groves consume about 5 acre-feet per acre per year. At buildout the groves will consume less water in proportion to the amount of groves removed from production.

2.6.5 Harvest Operations

Fruit harvest occurs slowly over a period of several months. The fruit is picked by hand and carried by workers to bins located along the picking roads within the groves. The bins, which weigh approximately 850 pounds when full, are picked up by specially equipped jeeps and carried to staging areas within the groves where the bins are weighed and held for shipment to local packers. Boom trucks, similar in size to a bottled water delivery truck, pick up the bins and transport the fruit to off-site packers typically located in Escondido, San Pasqual or Fallbrook. During the picking season up to two boom truck loads per day are taken from the groves.

2.6.6 Impacts To Agriculture

Major problems encountered by avocado growers include weather conditions (frost and drought), vandalism, thievery, root rot and other forms of infestation. Root rot is a serious threat to the groves and is present in portions of East Grove. Root rot is a fungus which attacks the root system. It is spread by foot traffic, horses, vehicles, shovels and other grove tools, coyotes and other animals. Once present it kills the trees slowly over a period of years. No means have been found to halt the fungal infection once it is present in a tree and the tree will always eventually die. Trees appear less susceptible to root rot in areas having better drainage.

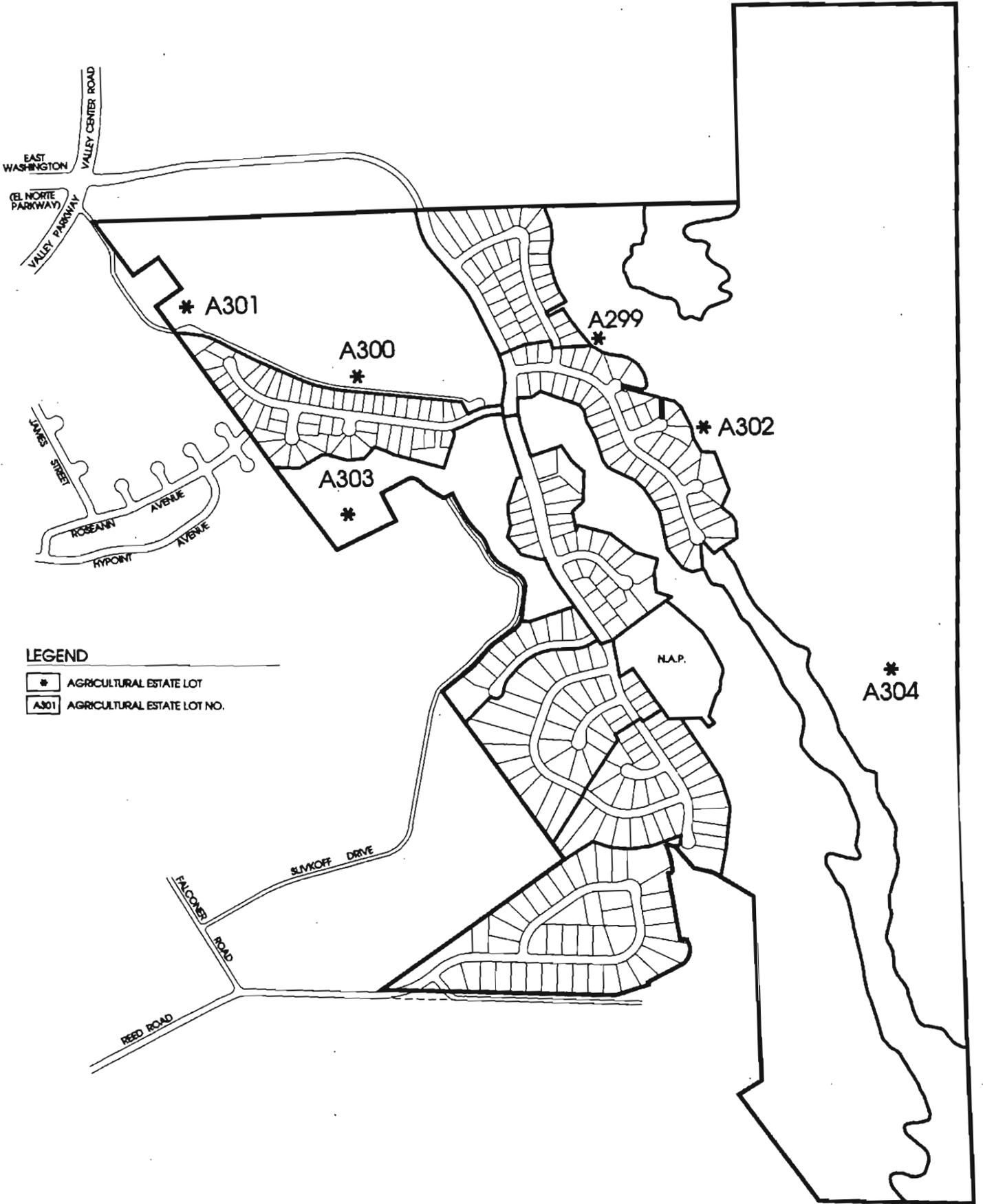
Both the Frey Ranch and Beacon Hill Ranch control insects primarily through the introduction of predator insects obtained from insectories.

During periods of severe drought the groves are one of the first uses to receive mandatory water cutbacks. In order to maintain the best producing trees, the poorest trees are first cut down and removed. If further reductions are needed, additional trees are capped (cut off at breast height). Capped trees can remain in a dormant condition for several years. A tree which has been capped requires 3-5 years of regular watering before marketable fruit returns.

2.6.7 Estate Home Sites

The East Grove Tentative Subdivision Map divides the Agricultural Lands into 6 agricultural lots. The 6 lots range in area from approximately 18 acres to 152 acres. One estate home site may be located on each of the 6 agricultural lots. Grading concepts were designed for each of the lots and reviewed for potential environmental impacts by the East Grove EIR in order to demonstrate that each lot contains at least one feasible estate home site. The locations of the 6 potential home sites are shown on Exhibit 2-11. Grading feasibility for the estate sites is illustrated on Exhibit 2-12.

The East Grove EIR concluded that development of the home sites shown on Exhibit 2-12 will not cause any significant impacts to the environment. Therefore, in the future should any of these specific sites be proposed for development in substantial conformance with the grading concepts shown in this document, additional environmental review will not be required. Additional environmental review may be required should alternative estate sites be proposed for development. All future agricultural estate sites, including those shown on Exhibit 2-12, will require Final Project Plan approval by the Director of Planning and Building, as described in Section 4.9.



EAST GROVE

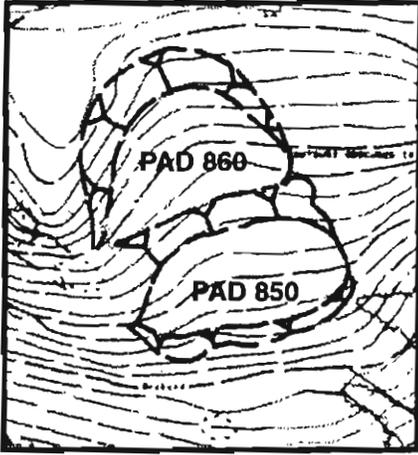
Escondido, CA

Agricultural Estates Key Map

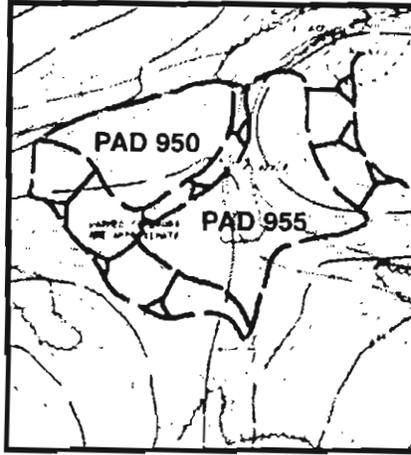


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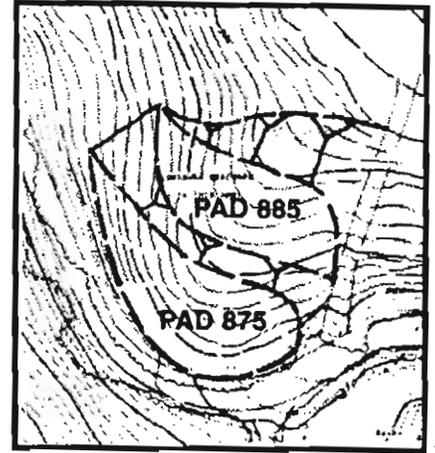
EXHIBIT 2-11



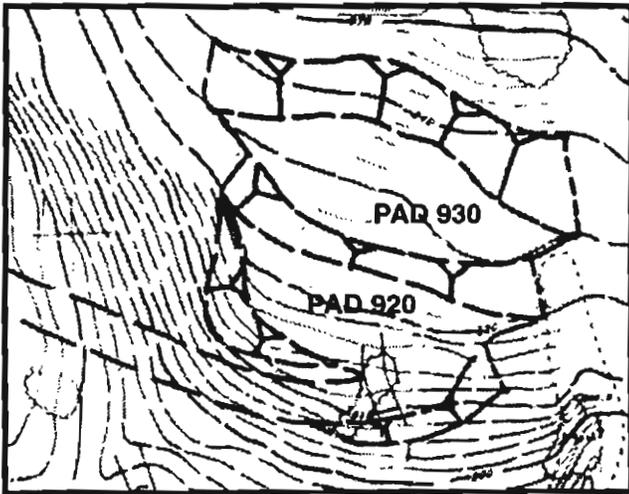
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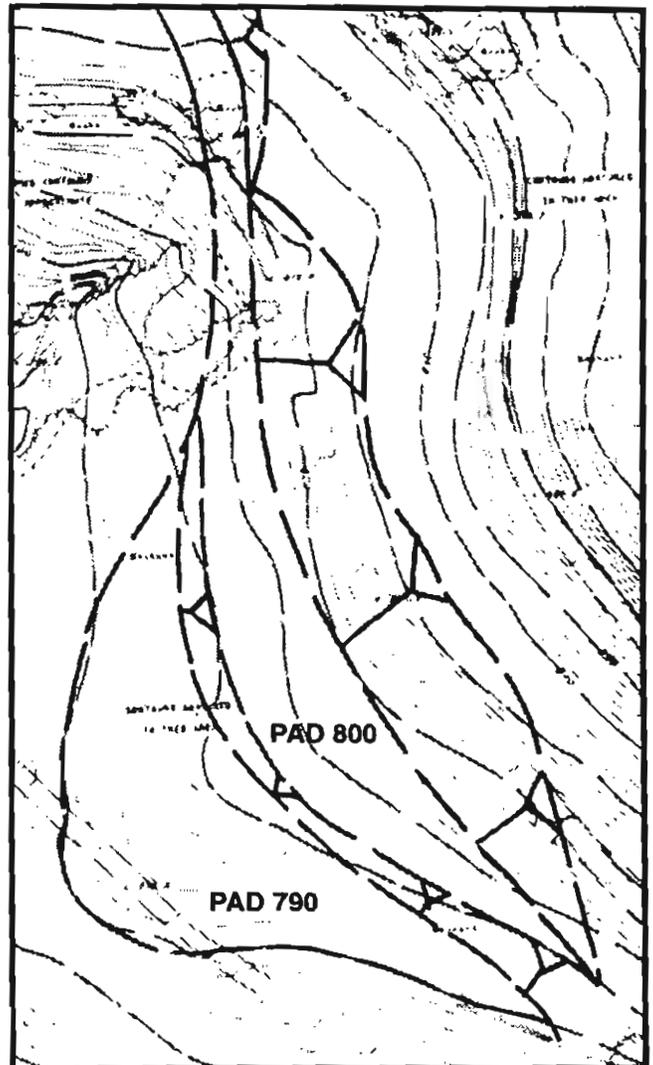
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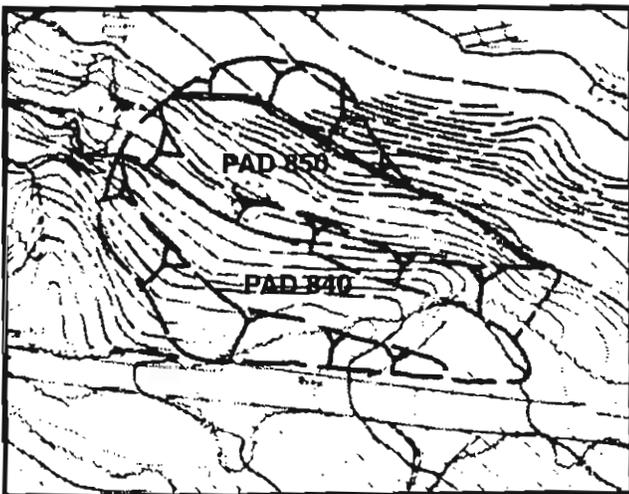
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2.7 OPEN SPACE

The East Grove SPA consists of approximately 169 acres of non-agricultural uses. Implementation of the Specific Plan will result in the preservation of approximately 55 acres or 33 percent of the non-agricultural area as open space. The open space system serves two primary functions. First, it acts as an aesthetic amenity to the community. Second, it assures the preservation of significant environmental habitats.

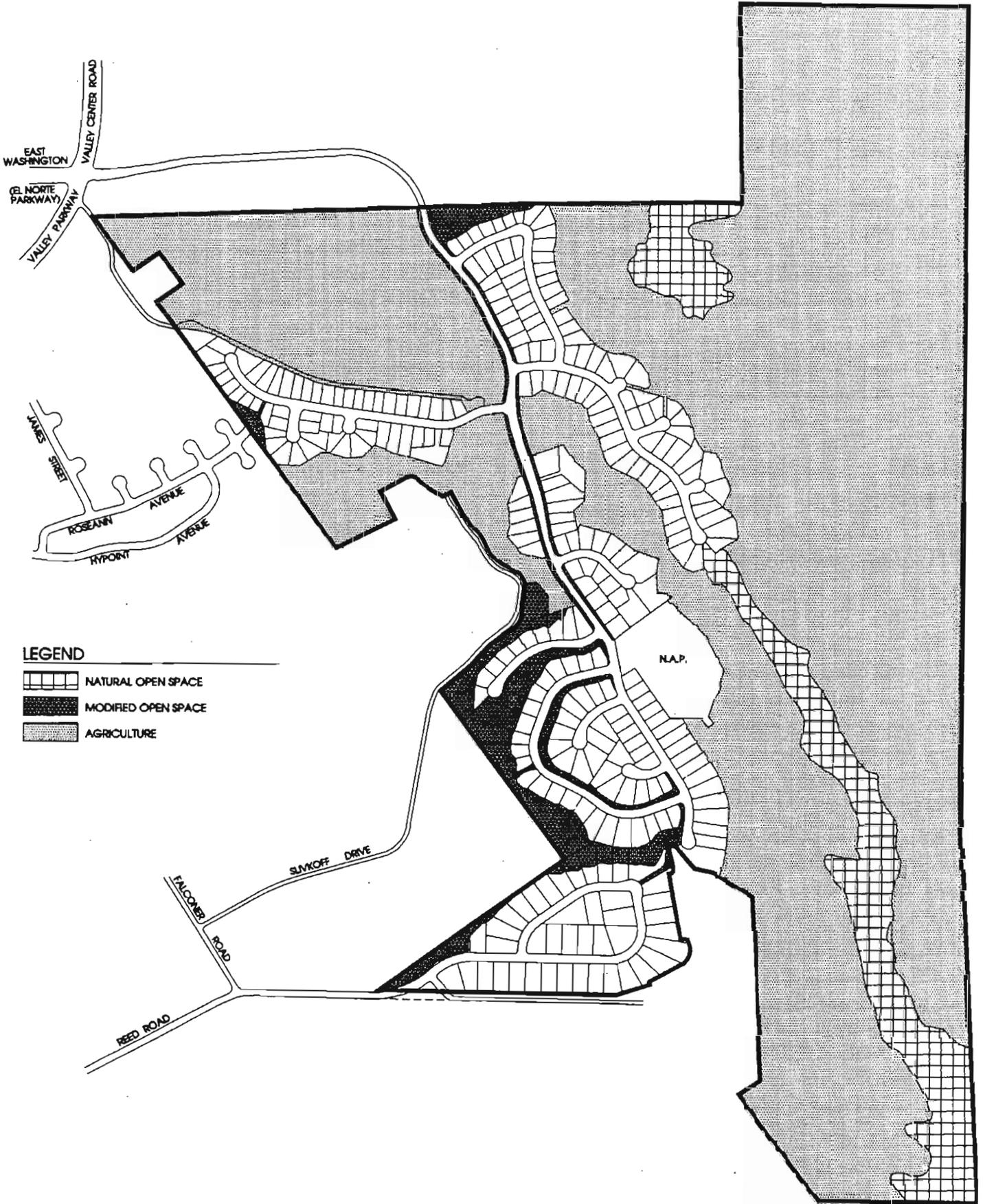
Open space areas have been divided into two categories within the SPA: natural open space and modified open space. East Grove open space locations are illustrated on the Open Space Plan, Exhibit 2-13.

2.7.1 Natural Open Space

Two natural open space areas will be preserved within the SPA, as shown on the Open Space Plan. The southeast natural open space area is situated in the drainage tributary to Cloverdale Creek. This open space area is designated Open Space area O-1 on the Land Use Plan, Exhibit 1-6. Implementation of the Specific Plan will result in the preservation and enhancement of approximately 26.6 acres of wetland and upland habitat along the drainage course. Plant communities present include southern coast live oak woodland, southern cottonwood willow riparian forest, southern willow scrub and coastal sage scrub. The Cloverdale rural regional connector trail generally defines the westerly edge of this open space area. A trail staging area, detention basin and pump station are located at the north end of the open space area, just south of the terminus of Street "H". The trail and staging area locations are illustrated on the Trail System, Exhibit 2-4. The trail also serves as the westerly half of an agricultural grove road which provides access to the groves in Agricultural areas O-2 and O-4. Agricultural crossings within the natural open space area are indicated on the Agricultural Plan, Exhibit 2-10. Only the northern-most and southern-most crossings pass over the main drainage course. The other six crossings pass over tributaries to the main drainage. All of the designated crossing points have been improved and are regularly utilized during grove operations. Agricultural crossings of the drainage courses within Open Space area O-1 may not be enlarged, but may continue to be used as a hiking and riding trail, and for agricultural operations.

The second natural open space area is located within the existing groves in the northeast portion of the SPA. This 7.7-acre hillside area, shown as Open Space area O-2 on the Land Use Plan, Exhibit 1-6, contains coastal sage scrub habitat.

There are approximately 34 acres of natural open space. As a condition of approval for the tentative subdivision map open space easement dedications will be required for each of the natural open space planning areas. Precise boundaries of the easements will be determined by the city's biologist or a public resource agency prior to dedication. For



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Escondido, CA

Open Space Plan

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further details regarding the treatment of the natural open space areas refer to the Wetlands Program, Section 2.8, and Landscape Concept, Section 3.4.

2.7.2 Modified Open Space

Modified open space refers to areas which will be landscaped and maintained within residential development areas of the SPA. Such areas include landscaped manufactured slopes on residential lots and landscaped areas within the extended right-of-way along Street "A". Approximately 21 acres of modified open space will occur within the residential villages of East Grove.

Manufactured slopes on residential lots which are visible from village areas or from off-site locations have been designated as modified open space on the Open Space Plan. All designated slopes shall be landscaped and provided irrigation systems by the developer and maintained by the East Grove homeowners' association. Slopes which will be maintained by the East Grove homeowners' association are shown on Exhibit 4-2. Plantings shall be chosen from the Candidate Plant List, Table 3-2, for either the Project Entry Zone, the Enhanced Drive Streetscape Zone or the Landscaped Slopes Zone, depending upon the site condition. Generally, all modified open space slopes shall be fenced at the top and toe of slope as shown on the Fencing Plan, Exhibit 3-11. Side yard fencing is not required or desirable. Adequate maintenance access shall be provided to all modified open space areas. All modified open space slopes designated by the Open Space Plan will be dedicated as greenbelt open space easements.

Also designated as modified open space by the Open Space Plan are the project entries, neighborhood entries, extended parkways located within the enhanced right-of-way of Street "A", the emergency access area between Roseann Avenue and Village 2, and the emergency access/spur trail between Villages 7 and 8. These areas will also be maintained by the East Grove homeowners' association.

2.8 WETLANDS PROGRAM

2.8.1 Introduction

Development of the East Grove Specific Plan will result in the loss of approximately 3.3 acres of low quality wetland habitat. The wetland impact will be mitigated through revegetation and enhancement of approximately 3.3 acres of disturbed upland habitat and disturbed wetland habitat at the northern two-thirds of the main drainage that traverses the SPA (Open Space area O-1). This represents a replacement ratio of 1:1. The result will be the enlargement and enhancement of the existing high quality riparian habitat that occupies the southern one-third of the drainage. The wetlands mitigation area is shown on the Resource Management Plan, Exhibit 2-14.

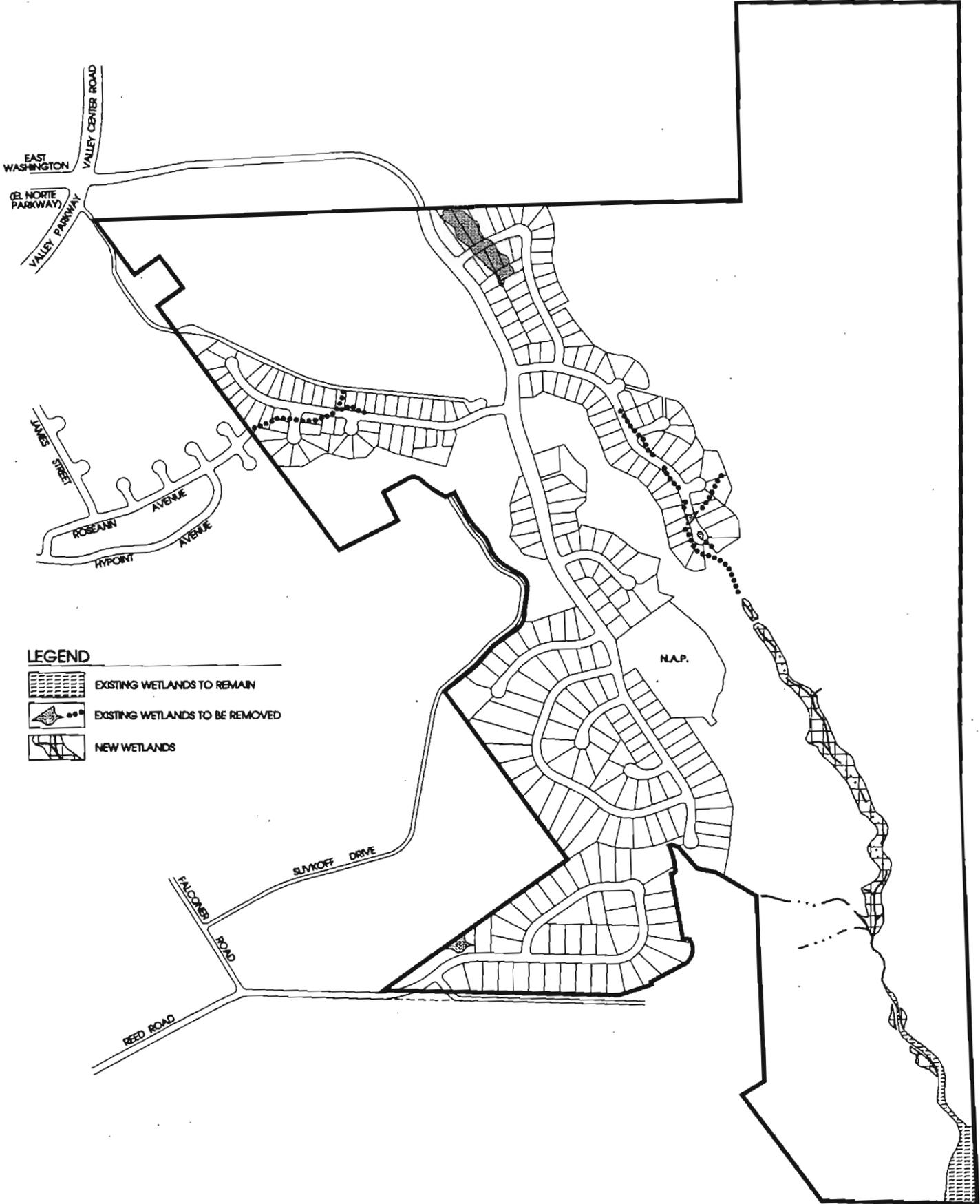
The primary purpose of this conceptual revegetation plan is to provide guidelines, criteria and methodologies by which high quality riparian habitat can be established in the northern portion of the main drainage on the East Grove property. This section describes the existing conditions of the wetlands, suggests design criteria, provides planting recommendations and outlines a monitoring program.

2.8.2 Existing Conditions

The wetland habitat proposed to be taken by the project includes four separate sites. The first site is located within the development area of Village 1. The second site is located within the Village 2 area. The third site includes the south portion of Village 3, the Village 3 sewer pump station and Detention Basin 1. The fourth area is at the northwest edge of Village 8. The emergent wetlands in the area of Village 1 is located within a nonnative grasslands habitat characterized by a dense, entangled, tall herbaceous layer co-dominated by wetland indicator species. The highly disturbed alluvial field reflects the on-going practice of brushing and other agricultural activities. The area presently receives irrigation runoff from groves adjacent to the east, south and west.

The Village 2 wetland area is a narrow, highly disturbed creekbed that runs through a field of nonnative grassland. Vegetation in the creek is low and weedy, and is characterized by Hooker's evening primrose, African umbrella-plant, western ragweed, millet ricegrass, and Bermuda grass. There are also a few small, low patches of cattail. The surrounding area is subject to occasional mowing and weed control. The drainage frequently contains a small amount of water representing runoff from irrigation of the agricultural lands located to the north and south. The wildlife value of this area is considered to be extremely low.

The Village 3 wetland area is the northern extremity of the major drainage that runs nearly north-south through the middle of the property. The effected portion of the



LEGEND

-  EXISTING WETLANDS TO REMAIN
-  EXISTING WETLANDS TO BE REMOVED
-  NEW WETLANDS

drainage is highly disturbed and is subject to occasional weed control. The habitat immediately adjacent to the creek (approximately 50 feet on each side) is disturbed and lacks vegetation. Part of it includes a dirt picking road. Beyond the area of disturbance, the habitat is surrounded by agricultural lands. The wildlife value of the habitat is extremely low because of the disturbance, the adjacency of the dirt road system, and the absence of large vegetation such as *Baccharis* sp., *Salix* sp., etc.

The area of the proposed revegetation is the remainder of the disturbed northern portion of the main drainage and adjacent disturbed habitat.

The emergent wetlands found in the area of Village 8 is defined as wet meadow. The site is located within a disturbed field of nonnative grassland.

2.8.3 Design Concept

The general design principle for the revegetation site will be to create southern willow scrub/oak riparian habitat similar to that immediately south of the site within the main drainage. The approximately 3.3-acre revegetation site will be hydroseeded with native, low growing, hydrophytic shrubs, perennials and annuals. Larger shrubs and trees will be hand planted from container stock. Willows will be planted from cuttings.

1. Grading

There will be no significant alteration to the existing landform or topography required within the revegetation site. Most of the area is at or only slightly above the level of the creek. In some places, weedy wetland vegetation is currently present. Prior to revegetation efforts, all weedy, non-native vegetation shall be removed by hand.

2. Plant Materials and Installation Specifications

Implementation of the revegetation plan must be coordinated among the landscape architect, landscape contractor and plant material contractor. The contracting nursery and seed collectors should be given the maximum possible lead time to prepare plant material for the project in order to assure availability and minimize cost. The construction drawings prepared by the landscape architect will be reviewed by the City of Escondido, California Department of Fish & Game, and U.S. Army Corps of Engineers, as necessary, as a part of the Final Project Plan application.

Installation of plant materials and the irrigation system will be the responsibility of the developer and will be completed prior to final

inspection. A monitoring program of 5 years may be incorporated into the Management Plan. The monitoring program and maintenance of the revegetation area, including irrigation, weed control and replanting (if required), will be the responsibility of the participants in the streambed alteration agreement.

3. Species Composition

Species to be planted in the revegetation area will be willow/oak riparian species similar to those existing downstream from the site. These include arroyo willow (*Salix lasiolepis*), Fremont cottonwood (*Populus fremontii*), western sycamore (*Platanus racemosa*), Mexican elderberry (*Sambucus mexicana*), coast live oak (*Quercus agrifolia*) and mule fat (*Baccharis salicifolia*). Understory species to be planted in the revegetation site include California rose (*Rosa californica*), western ragweed (*Ambrosia psilostachya*), mugwort (*Artemisia douglasiana*), San Diego sagewort (*Artemisia palmeri*), San Diego sedge (*Carex spissa*) and others as described in the Landscape section of Chapter 3.

4. Plant Materials

Plant materials for the revegetation effort will include container stock of western sycamore, Fremont cottonwood, coast live oak, California rose and Mexican elderberry, and unrooted cuttings of willows. Unrooted cuttings of willow are recommended because they are less expensive than rooted willow cuttings and do not require labor-intensive transplanting. Unrooted cuttings must be planted between November 15 and April 15 to maximize survivorship. If deemed appropriate by the plant material contractor, container stock of sycamore and cottonwood may be replaced by additional unrooted cuttings. Shrub and tree species recommended for transplantation are listed on the Candidate Planting List for Zone Six found in the Landscape Concept section of Chapter 3. Seeds of all other species to be used (see Chapter 3) will be included in the hydroseed mix.

The nursery that provides plant materials should have experience in providing planting materials for revegetation projects. The nursery should be contacted at least 6 months prior to commencement of the revegetation efforts in order to establish special growing programs.

5. Planting Arrangement

Sycamores and cottonwoods, if required, should be clustered in groups of three to ten individuals of the same species. Spacing between individual trees should be between 10 and 20 feet. An alternative to transplanting sycamores and cottonwoods is the total dependence upon willow cuttings. To maximize the potential for success, approximately 3,000 cuttings per acre should be used.

6 . Planting Procedures

Standard planting procedure for container stock is to dig a hole about twice the size of the rootball of the plant. Then the hole is filled with water and allowed to drain. Next, the plant is positioned so that the surface of the soil in the container is at ground level. Finally, soil is filled in and firmed around the rootball of the plant.

Willow cuttings should be at least 18 inches long and at least three-eighths inch in diameter. The larger the diameter of the cuttings, the greater the survival rate. Cuttings should be cut flat across the top end to reduce water loss, and diagonally across the bottom to increase surface area for water uptake. Cutting in this manner facilitates recognition of the correct end for planting. The bottom end of the cutting should be dipped in rooting hormone and the top end in tree seal. The cuttings should be inserted halfway into the ground. Other specifications as required should be available from the project biologist.

7 . Timing of Plant Installation

Appropriate timing of planting may decrease or eliminate the need for supplemental watering and will increase the survival rate of the plants. The best survival rates are achieved when willows are planted between November 15 and April 15. Planting at the site should be accomplished during the early spring, if possible. Hydroseeding should be timed to take advantage of seasonal rainfall patterns.

8 . Irrigation Requirements

The goal of the riparian revegetation program is to create a functioning riparian system capable of maintaining and supporting itself. However, native plants may require irrigation for establishment when they have been grown in nursery containers and are planted in a natural setting. If deemed appropriate by the city and resource agencies, a temporary irrigation system may be installed. The temporary irrigation system shall be maintained for a minimum of 2 years and until such time as adequate revegetation growth rates and coverages are achieved. It may be convenient and practical to modify and utilize the irrigation system currently used to water the adjacent agricultural lands.

9 . Replacement Planting

In September, following the first summer, the plants should be checked for viability. If more than 10 percent of the container stock or 20 percent of the cuttings have not survived, the dead plant material shall be removed and replaced with the same sized material as was planted originally. Replacement planting

should be done in November or December. The viability check in September should be part of a technical assessment described in the management plan described below.

2.8.4 Management Plan Guidelines

The purpose of the management plan is to provide guidelines for maintenance of the revegetated habitat. Because the goal of the revegetation effort is to create a natural system that can support itself with little or no maintenance, the primary effort of the management plan is concentrated in the first few seasons of growth. The management plan provided by the Specific Plan is conceptual in nature. Final plans shall be approved by the appropriate wildlife agencies in conjunction with any required streambed alteration agreement and/or wetlands encroachment permit.

1. Maintenance

- a. The revegetated area should be irrigated by low-volume spray heads and/or drip irrigated during drier parts of the year, primarily the summer months. Irrigation should last for a minimum of two years.
- b. Native understory species will not be cleared in the revegetated areas. If the accumulation of plant material reduces channel capacity, a narrow pilot channel may be cleared.
- c. The site will not be fertilized during the maintenance period. The riparian vegetation will not be pruned.
- d. Non-native species may invade the revegetation site and become a problem before or during the establishment of native plant associations. Weedy, invasive, non-native species, such as tamarisk (*Tamarix* sp.), pampas gras (*Cortaderia atacamensis*), giant cane (*Arundo donax*), castor-bean (*Ricinus communis*), and tree tobacco (*Nicotiana glauca*), should be hand removed as soon as they begin to invade and before they become too large for hand extraction.

General Habitat Maintenance Guidelines

- e. Irrigation The irrigation system for the habitat revegetation and enhancement area should be temporary in nature and may be abandoned in place once the plantings are established. The maintenance contractor, in consultation with a qualified revegetation biologist, shall determine the

DEVELOPMENT PLAN

timing for the cessation of irrigation. Irrigation components, such as valves and spray heads, may be salvaged for re-use elsewhere at the end of the establishment period.

- f. Weed Control Weed control measures shall include the following: (a) hand removal; (b) cutting or mowing; (c) selective use of chemical herbicides; or (d) light exclusion. Hand removal of weeds is the most desirable method of control and shall be used around individual plantings. Weeds such as Russian thistle (*Salsola australis*), cocklebur (*Xanthium* spp.) and castor-bean (*Ricinus communis*) should be hand removed before seed-set. Cutting or mowing is the most practical method, but requires that maintenance personnel be able to accurately differentiate between native plantings and non-native weeds. This method may be used for control of cheeseweed (*Malva parviflora*), thistles (*Cirsium* spp.), and sweet-clover (*Melilotus* spp.). The revegetation biologist should coordinate with the maintenance contractor to identify specific sites where the chemical herbicides Roundup or Rodeo may be used. Light exclusion entails temporary covering the soil with a material which blocks light to the soil surface. Such coverings may include mulch, newspaper, landscape fabric, compost or straw.
- g. Clearing and Trash Removal Pruning or clearing of any native vegetation will not be allowed within the revegetation and enhancement areas. Dead wood and leaf litter of native trees and shrubs shall not be removed. Downed logs and leaf litter provide valuable microhabitats for invertebrates, reptiles, small mammals and birds. In addition, the decomposition of dead wood and leaf litter is essential for the replenishment of soil nutrients and minerals. Trash will be removed from the revegetation and enhancement site by hand on a regular basis. Trash consists of all man-made materials, equipment or debris dumped, thrown or left within the revegetation and enhancement areas.

2. Monitoring

The revegetation effort should be assessed in September following the first summer after planting to determine mortality of individuals, initial success of hydroseeding, and functioning of irrigation. The number, size and species of dead plants should be recorded, along with the percentage of cover. Thereafter, the site shall be monitored twice per year for five years. Monitoring shall consist of a field check during the spring by a qualified biologist to assess percent cover, size of individuals and use of the revegetated area by wildlife species. Spring monitoring sessions should determine the need to continue the temporary irrigation through the following year. Fall monitoring should be conducted to determine mortality as described above.

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Permanent vegetation sampling stations will be established within the mitigation site at appropriate locations. Transect lines and quadrants encompassing at least 30 percent of the total site area will be used to determine vegetation success. Permanent photo-documentation stations will be established along each vegetation transect to record the progress of the mitigation over the 5-year period. A report outlining the results of the monitoring surveys should be submitted to the City of Escondido Planning Division, the U.S. Army Corps of Engineers and the Department of Fish & Game by December 1 each year. The monitoring reports shall describe the existing conditions of the site, identify all shortcomings of the revegetation plan and recommend remedial measures necessary for the successful completion of the revegetation program.

The following performance standards shall be achieved at the end of each year following planting:

First Year Performance Standards:

- 90 percent survival of all transplanted tree and shrub species
- 30 percent coverage of tree and shrub species combined
- 10 percent coverage of herbs (including emergent aquatic)

Second Year Performance Standards:

- 90 percent survival of all transplanted tree and shrub species
- 40 percent coverage of tree and shrub species combined
- 15 percent coverage of herbs (including emergent aquatic)

Third Year Performance Standards:

- 90 percent survival of all transplanted tree and shrub species
- 50 percent coverage of tree and shrub species combined
- 20 percent coverage of herbs (including emergent aquatic)

Fourth Year Performance Standards:

- 90 percent survival of all transplanted tree and shrub species
- 60 percent coverage of tree and shrub species combined
- 25 percent coverage of herbs (including emergent aquatic)

Fifth Year Performance Standards:

- 90 percent survival of all transplanted tree and shrub species
- 60 percent coverage of tree and shrub species combined
- 25 percent coverage of herbs (including emergent aquatic)

CHAPTER 3

DEVELOPMENT REGULATIONS AND PROCEDURES

DEVELOPMENT REGULATIONS & PROCEDURES

3.1 COMMUNITY DESIGN CONCEPT

Chapter 3 provides all of the design standards for development within the Specific Plan Area. Detailed guidelines are given for grading, landscape design and architecture. The Land Use Regulations section serves as the zoning standards for East Grove. The Environmental Guidelines section describes how mitigation measures identified by the project Environmental Impact Report will be applied to the project. The Special Conditions section describes project conditions of approval which are necessary to implement the project development concept.

A variety of design features including grading, landscaping, architecture and streetscape treatments shall be incorporated into the project to establish a strong sense of community identity. Areas with neighborhood or community exposure, specifically slopes, will share in these design treatments to provide a sense of cohesion and continuity.

During final project plan review for each of the residential villages, the grading, site planning, landscaping and architecture will be reviewed in greater detail. In addition to the design guidelines of this chapter, covenants, conditions and restrictions (CC&R's) will be prepared in conjunction with Final Map recordation to provide more specific criteria on allowable and prohibited architectural elements.

3.2 LAND USE REGULATIONS

3.2.1 Introduction

The intent of this section is to provide a complete set of land use regulations for each planning area of the East Grove Specific Plan. In effect, this section shall serve as the zoning standards for the Specific Plan Area. This section is divided into two subsections. The first subsection provides definitions which apply to the entire Specific Plan Area. The second subsection describes development standards which apply to specific planning areas.

Land uses not specified in the permitted uses section of the Planning Area Land Use Regulations which are found by the Director of Planning and Building to be consistent with the intent and purpose of the specific planning area and are similar to the allowed uses of the planning area may also be allowed for any of the planning areas. If the Director of Planning and Building is unable to make a determination on a specific land use not listed in the Specific Plan, a noticed, public hearing shall be conducted by the Planning Commission. The Planning Commission's determination shall be final unless appealed to the City Council. If appealed, a noticed, public hearing shall be held by the City Council and the City Council's determination shall be final.

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3.2.2 Definitions

1. *Accessory* means a use customarily incidental to 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 of 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.
2. *Accessory use* means a use incidental and accessory to the principal use of a lot or a building located upon the same lot as the accessory use.
3. *Area of lot* means the total horizontal area included within ownership lot lines.
4. *Agricultural Staging Area* means an area within the Agricultural Lands used for the weighing, temporary storage and shipment of agricultural products.
5. *Building height* means the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to a point midway between the highest and lowest points on the roof; provided that chimneys, spires, towers, tanks and similar projections shall not be included in the height.
6. *Family day care* means regularly provided care, protection and supervision of 12 or fewer children in the providers home, for periods of less than 24 hours per day, while the parents or guardians are away, and includes the following:
 - a. *Large family day care home* means a home which provides family day care to 7 to 12 children, inclusive, including children who reside at the home;
 - b. *Small family day care home* means a home which provides family day care to 6 or fewer children, including children who reside at the home.
7. *Frontage* means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting and intercepting streets, and unsubdivided acreage.
8. *Guest house* means any living quarters within a detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, which living quarters have no kitchen facilities and are not rented or otherwise used as a separate dwelling.

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9. *Home occupation* means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part. A home occupation must satisfy the conditions set forth in Article 44 of the Escondido Zoning Code.
10. *Lot area* means the total area measured in a horizontal plane, included within the lot lines of the lot.
11. *Lot coverage* means the total horizontal area of a lot covered by any building which extends more than 3 feet above the surface of the ground level and including any covered parking spaces. Covered patios shall not be considered as lot coverage provided that said patios not more than 50 percent enclosed.
12. *Lot width* means the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.
13. *Use* means the purpose of which premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

TABLE 3 - 1

LOT DEVELOPMENT MATRIX

PLANNING AREA	MINIMUM LOT AREA	MIN. AVG. LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	BUILDING HEIGHT
V-1	10,000	55	15(1)	5/10	20	35
V-2	7,920	55	15(1)	5/10	20	35
V-3	10,000	75	20	5/10	20	35
V-4	10,000	75	20	10/10	20	35
V-5	10,000	75(2)	20	10/10	20	35
V-6	10,000	75(2)	20	10/10	20	35
V-7	10,000	75(2)	20	10/10	20	35
V-8	20,000	100	20	10/10	20	35
A-1	20 acres	150	25	10/10	20	35(3)
A-2	20 acres	150	25	10/10	20	35(3)
A-3	(4)	(4)	25	10/10	20	35(3)
A-4	20 acres	150	25	10/10	20	35(3)

- (1) Garages having an entrance fronting on the street shall be set back at least 20 feet.
- (2) Lots 186-191, 194-206, and 241-245 shall have minimum lot widths of 100 feet.
- (3) For residential structures.
- (4) Per Lot A303 of TM 795.

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3.2.3 Planning Area Land Use Regulations

1. RESIDENTIAL VILLAGES (Villages V-1 through V-8)

A. DESCRIPTION

The eight residential villages of East Grove are scattered throughout the western portion of the SPA. Each village is comprised of single-family detached homes. The combined area of the residential villages is approximately 135 acres. The East Grove Specific Plan allows up to 291 dwelling units to be located within the residential villages. Minimum allowable lot sizes are 7,920 square feet for Village 2, 10,000 square feet for Villages 1 and 3-7, and 20,000 square feet for Village 8.

Each residential lot takes access from a public street. All designated greenbelt open space slopes will be maintained by the East Grove Homeowners' Association.

Lot development requirements for the eight residential villages are summarized in Table 3-1.

B. PERMITTED PRINCIPAL USES

The following principal uses and structures are permitted in Villages 1 through 8:

1. Single-family dwellings, detached
2. Small family day care centers; large family day care centers (with permit as required by Section 33-1104 of the Escondido Zoning Code)
3. Orchards and vineyards

C. PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in Villages 1 through 8 provided they are incidental to, and do not substantially alter the character of the principal residential use. Such permitted accessory uses and structures include, but are not limited to the following:

1. Accessory buildings such as garages, lath houses, green houses,

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- garden sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to the principal residential use;
2. Swimming pools constructed in accordance with the provisions of Section 33-1109 of the Escondido Zoning Code;
 3. Vegetable and flower gardens;
 4. Home occupations, subject to the regulations of Article 44 of the Escondido Zoning Code;
 5. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further, that such use shall be permitted only during the construction period and the 30 days thereafter;
 6. Guest house in Villages 1 and 3 through 8, provided it is located on the rear one-half of the lot, adheres to the side yard and rear yard requirements of the primary structure, and only on lots having areas of 12,000 square feet or more. A guest house may not be used as living quarters for permanent residents and shall not include kitchen facilities. Guest houses are not allowed in Villages 1 or 2, and are not allowed in open space easements or landscape easements in Villages 3 through 8;
 7. Household pets in accordance with subsection J of this section;
 8. Subdivision sales and signs in accordance with subitem K of this section;
 9. Satellite dish antennas in conformance with Article 34 of the Escondido Zoning Code;
 10. Bus stop shelters

D. CONDITIONAL USES AND STRUCTURES

The following uses and structures are permitted in Villages 1 through 8 only if a conditional use permit has first been issued, and subject to the terms thereof:

1. Satellite dish antennas pursuant to Article 34 of the Escondido Zoning Code (p.202) which:
 - a. Are roof-mounted;
 - b. Exceed 12 feet in diameter; or
 - c. Are ground- or pole-mounted and exceed 15 feet above grade adjacent to the base or pole support.
2. Electricity regulating stations
3. Gas pressure control stations
4. Water storage as part of a utility system (uncovered or covered)
5. Pets in excess of those permitted by subsection J of this chapter

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E. PARCEL REQUIREMENTS

1. LOT AREA - The minimum lot area of any residential lot in Village 2 shall be 7,920 square feet. The minimum lot area of any residential lot in Villages 1 and 3 through 7 shall be 10,000 square feet. The minimum lot area of any residential lot in Village 8 shall be 20,000 square feet.
2. LOT WIDTH - Each residential lot in Villages 1 and 2 shall have a lot width of not less than 55 feet. Each residential lot in Villages 3 through 7 shall have a lot width of not less than 75 feet, except that Lots 186-191, 194-206, and 241-245 shall have a lot width of not less than 100 feet (refer to Exhibit 4-1, Tentative Map for lot locations). Each residential lot in Village 8 shall have a lot width of not less than 100 feet.
3. LOT FRONTAGE - With the exception of panhandle lots, each residential lot shall abut a public street for a minimum of 30 feet, on a line parallel to the centerline of the street or on a cul-de-sac improved to city standards.
4. PANHANDLE LOTS - Panhandle lots may be created if all of the following requirements are met:
 - a. The body of the lot meets the village lot area and lot width requirements;
 - b. The handle portion of the lot is at least 20 feet in width and not more than 130 feet in length;
 - c. The lot has at least 20 feet of frontage on a public street.
5. POPULATION DENSITY - Not more than one single-family dwelling may be placed on a residential lot in Villages 1 through 8.

F. YARD REQUIREMENTS

1. FRONT YARD - Each residential lot in Villages 1 and 2 shall have a front yard of not less than 15 feet in depth, except that a garage having an entrance fronting on the street shall be set back at least 20 feet from the street property line. Each residential lot in Villages 3 through 8 shall have a front yard of not less than 20 feet in depth

A required front yard shall not be used for vehicle parking except such portion as is devoted to driveway use. No trailer, travel

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trailer, camper or boat may be stored or parked in a required front yard for any period exceeding 24 hours.

2. **SIDE YARD** - For Villages 1 through 3, there shall be a side yard of at least 5 feet on each side of each residential lot. The side yard nearest the garage shall have a side yard wide enough for a 10-foot wide unobstructed driveway (minimum 10-foot side yard). For Villages 4 through 8, there shall be a side yard of at least 10 feet on each side of each residential lot. If a side yard driveway is utilized, it must be paved with cement or asphaltic concrete.

On corner lots, the side yard which is contiguous to the street shall not be less than 10 feet in width, except that a garage having access which is perpendicular to the street shall be set back at least 20 feet from the street property line. A required side yard shall not be used for vehicle parking except such portion as is devoted to driveway use.

Guest houses shall not be located in any side yard.

The side yard for any accessory building located less than 70 feet from the front property line shall be the same as that required for the main building. An accessory building other than a guest house may be located on a side property line which is not contiguous to a street if, and only if, all of the following conditions are met:

- a. The building is located 70 feet or more from the front property line, and
- b. Has no openings on the side which is contiguous to the property line, and
- c. Is of one-hour fire resistant construction on the side which is contiguous to the property line, and
- d. Has facilities for discharge of all roof drainage onto the subject lot.

An accessory building which is 70 feet or more from the front property line but which does not meet the four requirements noted above, may not be located closer than 5 feet from the side property line; provided, however, that in the case of a side property line contiguous to a street, then the required minimum distance shall be 10 feet.

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3. REAR YARD - Each residential lot shall have a rear yard of not less than 20 feet in depth.

Guest houses shall not be located in the rear yard. An accessory building other than a guest house may be located on the rear property line when said building:

- a. Has no opening on the side which is contiguous to the property line, and is of one-hour fire resistant construction on said side, and
- b. Has facilities for the discharge for all roof drainage into the subject lot.

An accessory building which does not meet the two requirements stated above shall be located not less than 5 feet from the rear property line.

4. PROJECTIONS - The following structures may be erected or projected into any required yard:

- a. Fences and walls in accordance with Section 33-1080 of the Escondido Zoning Code;
- b. Landscape elements, including trees, shrubs and other plants, except that no hedge shall be grown or maintained at a height or location other than that permitted by city codes or ordinances.

The structures listed below may project into the minimum front or rear yard not more than 4 feet and into minimum side yard not more than 2 feet, provided that such projections shall not be closer than 3 feet to any lot line:

- a. Cornices, eaves, belt courses, sills, buttresses or other similar architectural features;
- b. Fireplace structures and bays, provided that they are not wider than 8 feet measured in the general direction of the wall of which it is a part;
- c. Stairways, balconies, door stoops and fire escapes;
- d. Awnings;
- e. Planting boxes or masonry planters not exceeding 42 inches in height;
- f. Porte-cochere over a driveway in a side yard, providing such structure is not more than one story in height and 22 feet in length, and is entirely open on at least three sides,

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except for the necessary supporting columns and customary architectural features.

A single-story structure attached to an existing main building may be located within the rear yard setback to within 10 feet of the rear property line if the Director of Planning and Building finds that the site for the proposed use will not have an adverse effect upon adjacent or abutting properties. Such structures shall not be closer than 5 feet from any retaining wall or toe of slope and the aggregate area of such structure shall not exceed 40 percent of the total area of the rear yard otherwise required by the Rear Yard requirements noted above.

G. BUILDING REQUIREMENTS

1. **BUILDING HEIGHT** - No residential lot shall have a building or structure in excess of 35 feet in height. Single story residential units shall not exceed 24 feet in height.
2. **DISTANCE BETWEEN BUILDINGS** - The distance between any accessory building and a dwelling unit shall be not less than 10 feet.
3. **LOT COVERAGE** - All buildings, including accessory buildings and structures, shall cover not more than 40 percent of the area of the residential lot.

H. PARKING REQUIREMENTS

Each residential lot shall have on the same lot an enclosed structure suitable for providing automobile shelter with space for at least two automobiles for each dwelling unit. Three-car garages may include tandem spaces. All garage doors shall be supplied with automatic garage door openers.

I. LANDSCAPING

1. **RESIDENTIAL LANDSCAPE STANDARDS - GENERAL** - Sections 33-1325, Standards for Landscaping, and 33-1329(a)(1), Residential Development, of the Escondido Zoning Code, shall apply for all residential village lots.

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2. **STREET TREES** - Street trees shall be installed and maintained per Section 33-1333 of the Escondido Zoning Code. Street trees planted along local streets (not Enhanced Street "A") are to be selected from the Landscape Zone Three : Residential Streetscape Zone candidate plant list described in Table 3-3. One street tree is required for every 30 linear feet of frontage. This calculation establishes the number of required trees. The trees may be grouped or evenly spaced. In addition to the required number of street trees, one additional front yard tree shall be required for each residential lot. The minimum street tree container shall be 15-gallon in size.

3. **SLOPE TREATMENTS** - Slope treatment requirements are explained in Section 3.4.4, Landscape Implementation, of this chapter.

Slopes along the rear property line of Village 8 lots that back up to White Hawk Road shall be landscaped with trees and shrubs to provide visual screening. Where any such lots will not have slopes along the rear property line, the screening of trees and shrubs shall be continued along the rear property line within a five-foot wide planter.

4. **FUEL MANAGEMENT ZONE** - Fuel management zone requirements are described in Section 3.4.5 of this chapter. Landscape plantings for residential areas within fuel management zones shall be selected from the Landscape Zone Six: Conservation Zone candidate plant list in Table 3-3.

5. **FENCING** - Fence requirements are described in Section 3.4.4, Landscape Implementation, of this chapter. Required fence and wall locations are shown on Exhibit 3-10. Typical wall and fence elevations are illustrated on Exhibit 3-11.

J. ANIMAL REGULATIONS

Animals and/or household pets may be maintained on the premises as pets for the personal use of the occupants of each residential dwelling unit in accordance with the following:

1. Tropical fish, excluding caribe and turtles;
2. Up to 6 (total) small birds such as canaries, parrots, parakeets, love birds, etc., may be kept;
3. Up to 4 (total) adult rabbits, white mice, chipmunks, squirrels,

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- chinchillas, guinea pigs, hamsters and the like;
4. Up to 2 each of household dogs and/or cats, if over the age of 4 months;
 5. Other similar household animals which in the opinion of the Planning Commission are not more obnoxious, detrimental or dangerous to the public and neighboring properties than the animals enumerated in this section;
 6. A Conditional Use Permit may be granted to allow additional animals over those permitted by this section; provided, however, that the total number of animals so authorized shall not exceed twice that enumerated herein.

K. OTHER REQUIREMENTS

1. SIGNS - The following signs shall be allowed:
 - a. Permanent residential Identification sign - Each residential lot shall be allowed one permanent residential identification sign. The sign may identify the address and/or occupant of the property. The sign shall have an aggregate area that does not exceed two square feet and may be illuminated.
 - b. Contractor or construction signs - For each Village, one freestanding sign shall be allowed on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.). The sign area may not exceed 50 square feet and the overall height shall not exceed 15 feet. Such sign shall be removed by the contractor(s) upon granting of occupancy by the city.
 - c. Real estate signs for single residential rental and sales - One on-site sign per street frontage, up to two, not exceeding four square feet in area, provided it is unlit and is removed within 15 calendar days after the close of escrow or the rental or lease has been accomplished.
 - d. On-site subdivision signs - On-site subdivision signs shall be allowed as described by Section 33-1396(b) of the Escondido Zoning Code. For purposes of this Specific Plan, each East Grove Village shall be considered one subdivision.
 - e. Real estate kiosk signs - Real estate kiosk signs may be allowed within the Specific Plan Area and East Grove Villages may be included on city kiosks outside the Specific Plan area provided they meet the requirements specified in Section 33-1396(c) of the Escondido Zoning Code.

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- f. Temporary real estate directional signs - East Grove Villages may request temporary real estate directional signs based on the requirements stated in Section 33-1396(d) of the Escondido Zoning Code.
 - g. East Grove community signs - One East Grove community entry sign shall be allowed at each main village road entrance to the Specific Plan Area. The freestanding monument signs shall have a maximum height of 6 feet and not exceed 100 square feet in total sign area. The maximum height of the letters and logo shall be 24 inches. In addition to the community entry signs, each village shall be allowed one village entry sign at the village entrance along the main village road. The freestanding monument signs shall have a maximum height of 6 feet and not exceed 60 square feet in total sign area. The maximum height of the letters and logo shall be 18 inches.
2. SUBDIVISION SALES COMPLEX - One subdivision sales complex may be temporarily located within each Village of East Grove. The sales complex may include a sales office and/or up to four model homes with temporary parking area, subject to the following conditions:
- a. No transaction involving a property outside the limits of the East Grove Specific Plan Area may be conducted at such sales office;
 - b. That such subdivision sales office/complex shall not be operated or maintained for a period exceeding 18 months, or until all the lots in the subdivision have been sold, whichever occurs first. The Director of Planning and Building may, for good cause, grant extensions of said period in increments of one year;
 - c. Temporary real estate sales signs are regulated by K.1, above.

DEVELOPMENT REGULATIONS & PROCEDURES

2. AGRICULTURAL LANDS (A-1, A-2, A-3, A-4)

A. DESCRIPTION

The East Grove Specific Plan divides the Agricultural Lands into four planning areas (designated A-1, A-2, A-3 and A-4 on the East Grove Land Use Plan). The total area of the Agricultural Lands is approximately 331 acres. The agricultural areas are illustrated on the Land Use Plan, Exhibit 1-6, and the Agricultural Plan, Exhibit 2-10. Most of the agricultural areas are devoted to agricultural uses. Certain areas may not be planted due to poor drainage, susceptibility to frost or root rot. Two agricultural staging areas are located in the grove areas. Picking roads are located throughout the groves. Where groves lie adjacent to residential villages, fuel modification zones will be maintained, as shown on Exhibit 3-12.

Agricultural Area 1 is located in the northwest corner of the SPA. It is bounded to the east by Street "A" and Villages 1 and 3. Village 2 is adjacent to the southwest. The future Frances Ryan Community Park lies to the north. Agricultural Area 1 includes approximately 49 acres. The East Grove tentative subdivision map divides Agricultural Area 1 into two agricultural lots. A grove staging area is located at the west end of the Old Guejito easement road. The future East Grove Reservoir will be located in the central portion of the Agricultural Area 1.

Agricultural Area 2 includes 190 acres within the northeastern portion of the SPA. The planning area is bounded by the SPA boundary to the north and east. To the southwest the area is bounded by Villages 1 and 3, and Open Space area O-1. Agricultural Area 2 has been subdivided into three agricultural lots by the East Grove tentative map.

The 18 acres of Agricultural Area 3 is generally bounded by Village 2 to the north, Street "A" and Village 4 to the east, and Village 5 to the south. The planning area consists of one agricultural lot. A drainage system detention basin is located in the southern corner of this area.

Agricultural Area 4 is located on the western slopes of the main drainage course. It is also bounded by Villages 3, 4 and 7 and Reed Reservoir to the north and Open Space area O-1 to the east. The size of Area 4 is approximately 73 acres. The East Grove tentative map subdivides this area into one agricultural lot.

Up to 6 agricultural estate home sites may be located within the Agricultural Lands of East Grove. Lot development requirements for the four agricultural planning areas are summarized in Table 3-1.

DEVELOPMENT REGULATIONS & PROCEDURES

B. PERMITTED PRINCIPAL USES

The following principal uses and structures are permitted:

1. Single-family dwellings, detached
2. Telephone communications (excluding offices, and relay towers, microwave or other)(plot plan and design subject to the approval of the Director of Planning and Building)
3. Electric utility distribution substations (plot plan and design subject to the approval of the Director of Planning and Building)
4. Gas pressure control stations (plot plan and design subject to the approval of the Director of Planning and Building)
5. Small family day care centers; large family day care centers (with permit as required by Section 33-1104 of the Escondido Zoning Code)
6. Orchards and vineyards
7. Horticultural specialties

C. PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted on Agricultural Lands, provided they are incidental to, and do not substantially alter the character of the principal agricultural use. Such permitted accessory uses and structures include, but are not limited to the following:

1. Grove staging areas for the purpose of weighing and temporary storage of fruit during harvest;
2. Water reservoirs as described in Section 2.4;
3. Water and sewer pumping stations;
4. Vegetable and flower gardens;
5. Home occupations. Home occupations are subject to the regulations of Article 44 of the Escondido Zoning Code;
6. Guest house. A guest house may not be used as living quarters for permanent residents;
7. Buildings to serve as living quarters for a caretaker or for persons deriving the major portion of their income from employment on the premises in conjunction with authorized agricultural uses, provided that such buildings shall be occupied only by such persons and their families;
8. Accessory buildings such as garages, lath houses, green houses, garden sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to the principal residential use;

DEVELOPMENT REGULATIONS & PROCEDURES

9. Swimming pools. Swimming pools must be constructed in accordance with the provisions of Section 33-1109 of the Escondido Zoning Code;
10. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further, that such use shall be permitted only during the construction period and the 30 days thereafter;
11. Stands for the purpose of displaying and selling agricultural or farming products which are grown or produced within the East Grove Specific Plan Area, provided that there shall not be more than one stand per lot. The ground coverage of the stand shall not exceed 300 square feet, and it shall be set back from the street or highway right-of-way line a distance of at least 20 feet. Such stand must be of good frame construction;
12. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks;
13. Accessory buildings or structures required for the housing, nurture, confinement or storage of animals, crops, products, equipment or uses lawfully permitted or produced on the premises including agricultural business offices having floor areas not to exceed 1,000 square feet;
14. Horses, provided that there shall not be more than one horse for each person residing on the premises;
15. Bovine animals, sheep or goats, provided that there shall be not more than one such animal per acre of land;
16. Poultry, rabbits, chinchillas, hamsters and other small animals, except foxes, provided that the total number of such animals on the premises shall not exceed 25;

D. CONDITIONAL USES AND STRUCTURES

The following uses and structures are permitted on Agricultural Lands only if a conditional use permit has first been issued, and subject to the terms thereof:

1. Electric utility transmission substations
2. Water storage (uncovered)
3. Water storage (covered) not described in Section 2.4
4. Telephone communications (relay towers, microwave or others)
5. Wholesale plant nursery

DEVELOPMENT REGULATIONS & PROCEDURES

E. PARCEL REQUIREMENTS

1. **LOT AREA** - The minimum area of any lot proposed for agricultural use shall be 20 acres, except that the agricultural area which is defined by planning area A-3 on the East Grove Land Use Plan shall be allowed as one agricultural lot.
2. **LOT FRONTAGE** - Each agricultural lot shall either abut a public street for a minimum of 20 feet, or be connected to a public street by a permanent easement appurtenant of not less than 20 feet in width.

F. YARD REQUIREMENTS

1. **FRONT YARD** - Each agricultural lot containing an estate home site shall have a front yard of not less than 25 feet.
2. **SIDE YARD** - Each agricultural lot containing an estate home site shall have a side yard on each side of the lot of not less than 10 feet.
3. **REAR YARD** - Each agricultural lot containing an estate home site shall have a rear yard of not less than 20 feet.
4. **AGRICULTURAL STAGING AREA REQUIREMENTS** - Agricultural staging and storage areas and open parking may be located within 20 feet of a public right-of-way or residential lot.
5. **ANIMAL ENCLOSURE SETBACK REQUIREMENTS** - Animal enclosures shall be set back from property lines as follows:
 - a. Side yard: 15 feet;
 - b. Rear yard: 10 feet;
 - c. Animal enclosures shall be set back a minimum of 20 feet from any residence.
6. **FENCING** - Open agricultural fencing up to 6 feet in height may be located anywhere within the Agricultural Lands.

DEVELOPMENT REGULATIONS & PROCEDURES

G BUILDING REQUIREMENTS

1. **BUILDING HEIGHT** - Buildings and structures on Agricultural Lands shall not exceed a height of 35 feet. The highest point of a pitched roof, chimney, spire, tower, tank or similar projection of a public utility or agricultural structure shall not exceed a height of 60 feet.
2. **DISTANCE BETWEEN BUILDINGS** - The distance between buildings shall be not less than 10 feet.

H. PARKING REQUIREMENTS

Each agricultural lot shall have on the same lot an enclosed structure suitable for providing automobile shelter with space for at least two automobiles for each dwelling unit.

I. ANIMAL REGULATIONS

Animals and/or household pets may be maintained on the premises as pets for the personal use of the occupants of each residential dwelling unit in accordance with the following:

- a.) Tropical fish, excluding caribe and turtles;
- b.) Up to 12 (total) small birds such as canaries, parrots, parakeets, love birds, etc., may be kept;
- c.) A maximum of 100 racing or homing pigeons may be kept on any Residential Estate lot, provided the pigeon owners in the application file with the city a letter stating their affiliation with any state or nationally recognized racing or homing pigeon association or federation;
- d.) Up to 3 each of household dogs and/or cats, if over the age of 4 months;
- e.) Other similar household animals which in the opinion of the Planning Commission are not more obnoxious, detrimental or dangerous to the public and neighboring properties than the animals enumerated in this section;
- f.) A Conditional Use Permit may be granted to allow additional animals over those permitted by this section; provided, however, that the total number of animals so authorized shall not exceed twice that enumerated herein.

DEVELOPMENT REGULATIONS & PROCEDURES

J. OTHER REQUIREMENTS

1. SIGNS - The following signs shall be allowed:
 - a. Agricultural signs either wall or freestanding types, and non-illuminated to only identify the premises as being associated with a trade organization, or as producing products under registered trade names, or to identify the business name and agricultural products grown on the premises. Such signs shall not exceed 16 square feet. One sign per street frontage is allowed with a maximum of two signs. Wall signs shall be located below the roofline. Freestanding signs shall not be higher than 6 feet, and if higher than 3 feet, shall not be located within 25 feet of any property line abutting a public street.
 - b. Permanent residential identification signs - Each residence shall be allowed one permanent residential identification sign. The sign may identify the address and/or occupant of the property. The sign shall have an aggregate area that does not exceed two square feet and may be illuminated.
 - c. Real estate signs for single residential rental and sales - One on-site sign per street frontage, up to two, not exceeding four square feet in area, provided it is unlit and is removed within 15 calendar days after the close of escrow or the rental or lease has been accomplished.
 - d. Real estate kiosk signs - Real estate kiosk signs may be allowed on Agricultural Lands provided they meet the requirements specified in Section 33-1396(c) of the Escondido Zoning Code.
 - e. Temporary real estate directional signs - Temporary real estate directional signs may be located on Agricultural Lands based on the requirements stated in Section 33-1396(d) of the Escondido Zoning Code.

DEVELOPMENT REGULATIONS & PROCEDURES

3 . OPEN SPACE (O-1, O-2)

A. DESCRIPTION

Open Space area O-1 is located within the north-south trending central valley of East Grove. The site of approximately 26.6 acres is shown on Exhibit 1-6. The area is bounded to the west by the groves of Agricultural area A-4. Village 4 lies to the north. The groves of Agricultural area A-2 are generally located to the east. The southeast corner of the SPA form the south and southeast boundaries of Open Space area 1.

The area includes approximately 24 acres of poor-to-good quality riparian habitat. The area forms a natural drainage course which is supplemented by irrigation runoff from the groves. The drainage empties to the south into the larger drainage course which passes through the Eagle Crest SPA to the south. The Cloverdale Trail and staging area as well as agricultural roads are allowed within O-1. The wetland area will be enlarged and the areas of poor-quality riparian habitat will be enhanced concurrent with the first residential development phase of East Grove.

Open Space area O-2 is located in the northeastern portion of the SPA. The approximately 7.5-acre area consists of rocky, steep terrain which primarily consists of coastal sage scrub habitat.

B. PERMITTED PRINCIPAL USES

Open Space areas O-1 and O-2 shall be maintained as biological open space preserves. No other principal uses shall be allowed within the designated area.

C. PERMITTED ACCESSORY USES AND STRUCTURES

Permitted accessory uses allowed within Open Space area O-1 shall include a segment of the Cloverdale Trail, agricultural roads, sewer pump station, and drainage system detention basins.

D. PARCEL REQUIREMENTS

The areas described by Open Space areas O-1 and O-2 shall be dedicated as a permanent biological open space easements in conjunction with the first phase of East Grove residential development. The final boundary of O-1

DEVELOPMENT REGULATIONS & PROCEDURES

may be revised by the U.S. Army Corps of Engineers or California Department of Fish and Game in connection with wetlands and streambed alteration permit requirements.

E. LANDSCAPING

Open Space areas O-1 and O-2 are located within Landscape Zone Six : Conservation Zone. The landscape plant palette for Zone Six is described in Table 3-2 in Section 3.4 of Chapter 4. More detailed landscaping requirements for Open Space area 1 are described in the Wetlands Program, Chapter 2, Section 2.8.

F. OTHER REQUIREMENTS

1. Signs - The following signs shall be allowed in area O-1:
 - a. Informational signs which provide information regarding the wetlands area. Sign area shall not be more than six square feet and shall be colored to blend with the natural environment.

DEVELOPMENT REGULATIONS & PROCEDURES

3.3 GRADING

The East Grove Village Graded Area is illustrated by Exhibit 3-1. Grading for the SPA will entail several grading elements which will include: mass grading for development, rough grading for streets, borrow area grading, stockpile/spoil area grading, remedial grading, and custom grading.

Mass grading will consist of rough grading operations that will provide for primary roads and infrastructure, and developable sites for various residential and agricultural areas within the SPA. Grading large development areas provides for more efficient grading, allows infrastructure systems to be installed in a coordinated manner, and assists balanced grading by phase.

For each individual residential village a detailed grading plan will be submitted to the city for review and approval concurrently with the submittal of final project plans and other construction-level plans. Each such grading plan shall, when feasible, follow the grading guidelines described in Section 3.3.1 below.

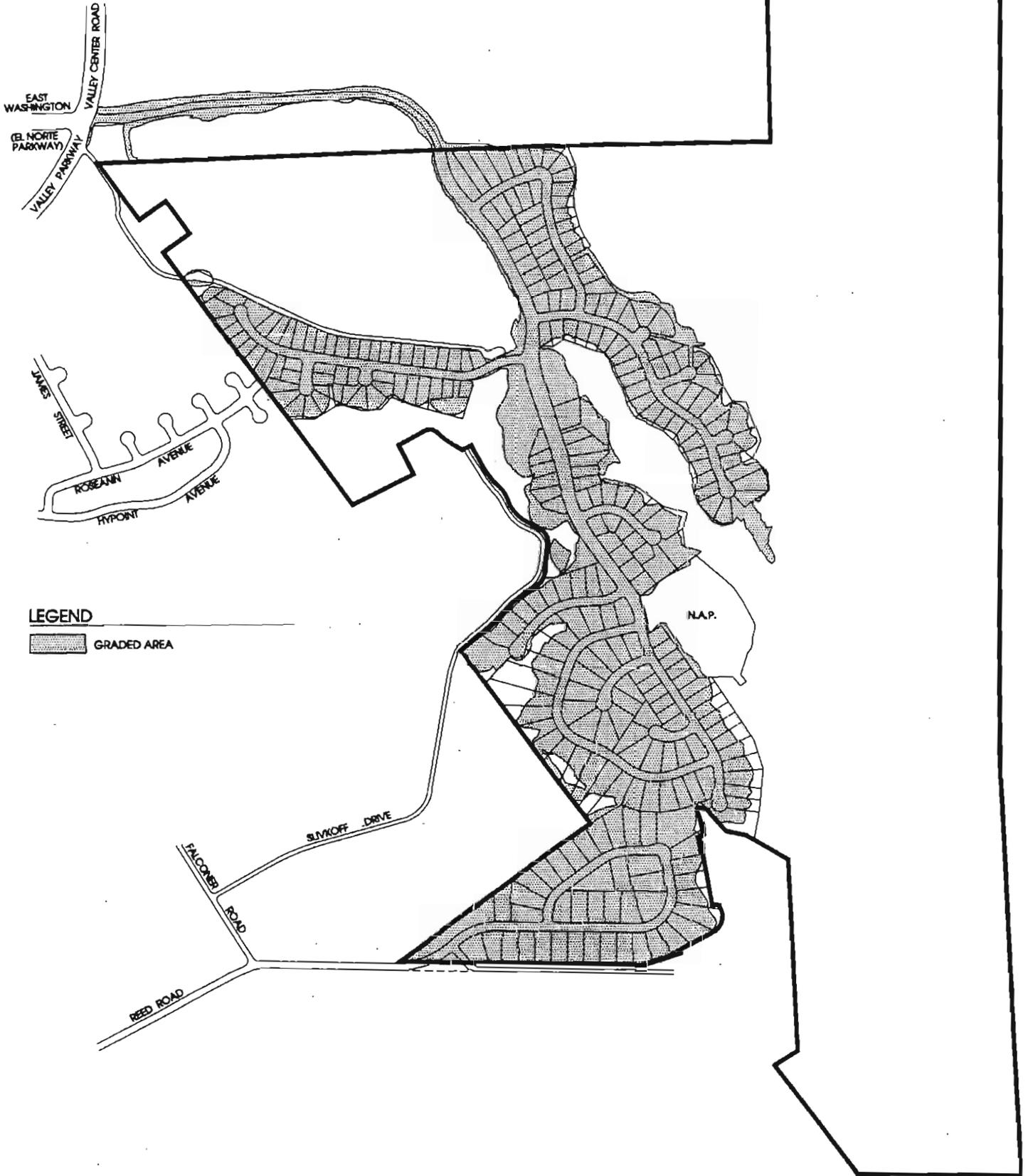
Depending upon future site-specific soils and geologic investigations, remedial grading may be required. Geotechnical issues requiring remediation may include slope instability, settlement, and seismic conditions. Slope stabilization measures, such as buttresses, may be included as part of remedial grading operations. A geotechnical report shall be submitted with grading permit applications, and will describe what remedial grading, if any, will be performed.

Custom grading will utilize limited grading techniques, tailored to achieve specific design objectives while minimizing alterations to natural landforms. Custom grading may occur in Open Space area O-1, in order to create additional wetlands, in Agricultural Lands and Open Space areas for public utilities, and within the Agricultural Lands for agricultural staging areas and estate home sites.

3.3.1 Grading Guidelines

The following grading techniques should be incorporated for the design of all East Grove manufactured slopes:

1. Artificial appearing slopes shall be avoided. Where possible, manufactured slopes shall be contoured and landscaped to simulate natural terrain.
2. Existing landforms may be recontoured as necessary to provide a smooth and gradual transition to graded slopes, while preserving the basic character of the terrain.



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Village Graded Area

0 100 200 300 400 500
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 EXHIBIT 3 - 1

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3. Public utility access road cut slopes may be graded at a 1:1 maximum slope ratio and public utility access road fill slopes may be graded at a 1.5:1 maximum slope ratio, if approved by the City Engineer.
4. All permanent manufactured slope banks in excess of five feet in height (except as noted by #3 above) shall be constructed at a gradient of 2 to 1 (horizontal to vertical) or less except that cut slopes up to 1.5 to 1 may be allowed, if approved by the City Engineer.
5. The toe and crest of all cut and fill slopes in excess of 5 feet vertical height should be rounded with vertical curves. Any necessary brow ditches should be designed to minimize their visual impacts
6. Temporary runoff-control devices shall be installed in conjunction with grading activities. Such devices shall conform to Escondido Grading Ordinance standards.
7. All grading within development areas subject to erosion should be hydroseeded and irrigated, as necessary, to establish growth. This should occur prior to the onset of the following rainy season, and to the satisfaction of the City Engineer.
8. Landscape screening shall be used to minimize visual impacts of graded slopes from view of public roadways by utilizing plant material of varying form, height and densities to soften and vary graded slope planes.
9. Manufactured slopes at a ratio greater than 2:1 shall be constructed per the standards of the Escondido Grading Ordinance.
10. Manufactured slopes at a ratio greater than 3:1, up to 2:1, may be constructed without benches or terraces, subject to the approval by a qualified soils engineer and the City Engineer.
11. Manufactured slopes at a ratio of 3:1 or less may be constructed without benches or terraces, subject to the approval by a qualified soils engineer
12. Slope drainage structures shall be obscured by creating a variety of plant masses to soften the man-made appearance.
13. Where rear yards back up to a down-slope condition, the top of slope shall be bermed as necessary to reduce slope runoff.
14. The application for any grading permit must provide assurance to the City Engineer that all manufactured slope banks will be properly landscaped and that the landscape will be maintained by the developer, the property owner or by a homeowners' association.

DEVELOPMENT REGULATIONS & PROCEDURES

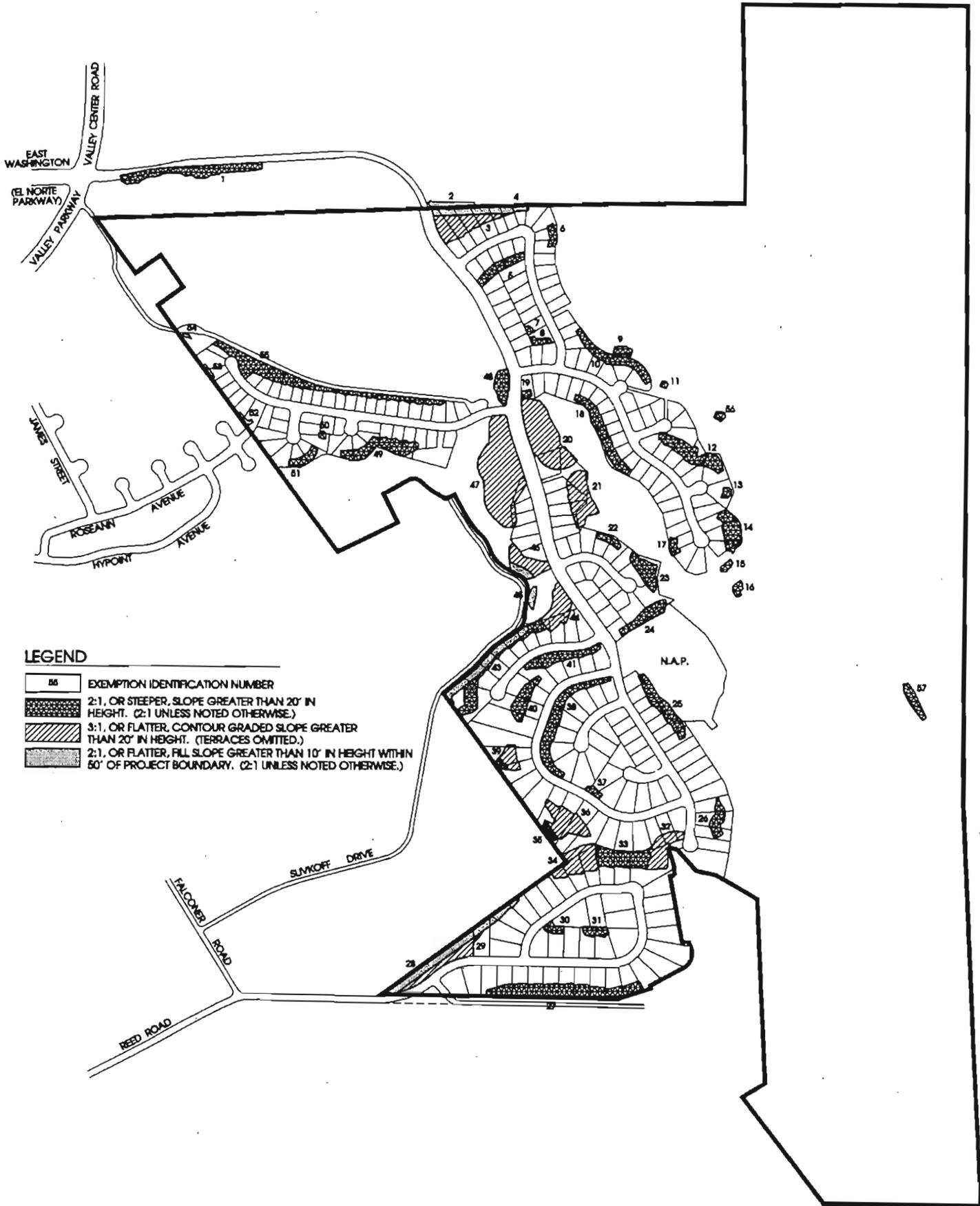
15. Where soil conditions require, jute-type matting or other fibrous covers shall be placed on graded cut slopes to help allow for the establishment of a plant cover.
16. The developer shall provide temporary construction fencing around natural open space areas during the grading and construction phases of the project.
17. The following minor grading adjustments are considered to be in conformance with the East Grove Tentative Subdivision Map (grading exemptions described in Table 3-2 shall not be exceeded):
 - a. Grading adjustments of up to 1 foot, plus or minus vertically, are permitted within 50 feet of the project boundary.
 - b. Grading adjustment of up to 3 feet, plus or minus vertically, are permitted within the interior of the project site.
18. Phasing of grading within each village area shall provide for the safety and maintenance of other East Grove village areas already developed or under construction and existing homes located in the vicinity of East Grove.
19. Any off-site grading shall be reviewed and approved by the City Engineer as part of the grading review package. A letter of permission from the affected property owner(s) shall be required prior to issuance of any grading permit for off-site work.
20. Grading, excavation and other related forms of earth movement shall be conducted only during the hours and days specified in the Escondido Grading Ordinance.
21. Hauling of earth or construction materials over residential streets in developed areas shall be minimized. A truck hauling route shall be submitted to the City Engineer for approval prior to commencement of any grading operation requiring truck hauling on city streets.
22. Prior to grading permit issuance, the applicant shall prepare a construction source emission control plan, to the satisfaction of the Engineering Department and the Planning Division.
23. All blasting operations performed in connection with improvement within the SPA shall conform to the City of Escondido Blasting Operations Ordinance.

DEVELOPMENT REGULATIONS & PROCEDURES

3.3.2 Grading Ordinance Exemptions

All grading within the East Grove SPA shall comply with the Escondido Grading Ordinance, except as noted in this chapter. Slopes which require grading exemptions are illustrated on Exhibit 3-2. The descriptions of the grading exemptions are listed on Table 3-2.

In areas where grading ordinance exemptions are employed, increased landscape standards and special grading techniques shall be applied. Special slope landscape techniques are further described in Section 3.4 of this chapter.



LEGEND

- 05 EXEMPTION IDENTIFICATION NUMBER
- 2:1, OR STEEPER, SLOPE GREATER THAN 20' IN HEIGHT. (2:1 UNLESS NOTED OTHERWISE.)
- 3:1, OR FLATTER, CONTOUR GRADED SLOPE GREATER THAN 20' IN HEIGHT. (TERRACES OMITTED.)
- 2:1, OR FLATTER, FILL SLOPE GREATER THAN 10' IN HEIGHT WITHIN 50' OF PROJECT BOUNDARY. (2:1 UNLESS NOTED OTHERWISE.)

EAST GROVE
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Grading Exemptions



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December 1997

EXHIBIT 3-2

TABLE 3 - 2
EAST GROVE GRADING EXEMPTIONS

SLOPE EXEMPTION NUMBER	SLOPE TYPE	MAXIMUM SLOPE HEIGHT (FT)	SLOPE RATIO	EXPLANATION DESIGNATION
1	CUT	46	1.5:1 & 2:1	11
2	FILL	15	2:1	3
3	FILL	48	3:1	1,9
4	FILL	23	2:1	7
5	FILL	36	2:1	9
6	CUT	26	2:1	8
7	FILL	23	2:1	9
8	FILL	30	2:1	9
9	CUT	28	2:1	12
10	CUT	30	2:1	2
11	CUT	24	2:1	13
12	CUT	42	2:1	8,9
13	CUT	27	2:1	8
14	CUT	50	2:1	8
15	FILL	22	2:1	3
16	FILL	28	2:1	3
17	CUT	25	2:1	7
18	CUT	33	2:1	7
19	CUT	24	2:1	7
20	CUT	63	3:1	5
21	CUT	45	3:1	7
22	CUT	26	2:1	2
23	FILL	62	2:1	8
24	CUT	37	2:1	7
25	FILL	30	2:1	7
26	FILL	30	2:1	8
27	CUT	48	2:1	9,10
28	FILL	28	<3:1	1,9
29	FILL	27	2:1	6,9
30	CUT/FILL	30	2:1	6,9
31	FILL	30	2:1	9
32	FILL	47	3:1	9,14
33	CUT/FILL	62	2:1	9
34	CUT	65	3:1	4,6,7
35	FILL	12	2:1	3
36	FILL	63	3:1	7
37	CUT	24	2:1	6

SLOPE EXEMPTION NUMBER	SLOPE TYPE	MAXIMUM SLOPE HEIGHT (FT)	SLOPE RATIO	EXPLANATION DESIGNATION
38	FILL	39	2:1	6
39	FILL	48	3:1	7
40	FILL	48	2:1	7
41	CUT	51	2:1	6
42	FILL	13	2:1	3
43	CUT	38	2:1	2,3,5
44	FILL	45	3:1	5
45	FILL	13	2:1	3
46	FILL	53	3:1	4,7
47	CUT	86	3:1	5
48	CUT	55	2:1	1
49	CUT	56	2:1	7
50	CUT	26	2:1	9
51	CUT	27	2:1	7
52	FILL	14	2:1	2,9
53	FILL	15	2:1	2,9
54	FILL	12	2:1	13
55	CUT	43	2:1	2
56	CUT	43	2:1	2,4
57	CUT	43	1.5:1	4

GRADING EXEMPTION DESIGNATIONS:

1. Provide local access while meeting minimum and/or maximum street grades.
2. Allow residential pad to follow adjacent street.
3. Required to provide adequate drainage.
4. Conform to offsite and/or existing topography.
5. Due to horizontal and vertical road alignment design criteria.
6. To provide grade separation between road and homes.
7. To provide reasonable pad configuration while respecting building setback requirements.
8. Sudden change in existing topography creates localized slope exceeding 20 feet in height necessary to retain consistent development strategy.

DEVELOPMENT REGULATIONS & PROCEDURES

9. Provide vertical grade separation.
10. Provide grade separation to retain view corridor of offsite homes.
11. Provide access per City's specific alignment study.
12. Provide grove and emergency access.
13. Provide grove access and staging area.
14. Provide emergency and utility access.

DEVELOPMENT REGULATIONS & PROCEDURES

3.3.3 Rock Processing Operation

Much of the East Grove SPA consists of hard metasedimentary rock overlain by a thin soil veneer which typically ranges in thickness from 1 to 10 feet. In order to minimize the amount of material removed from or imported to East Grove a temporary rock processing operation may, at the developer's option, be utilized to crush the graded material to a size deemed suitable for use as fill material and road bed. It is anticipated that one or two processing sites would be established to minimize transport of material within the project area. The processing locations would be sited in the central project area, away from existing development. If both sites are utilized, it is anticipated that one site would operate for a time, followed by relocation of the processing equipment to the second site. The primary function of the East Grove rock processing operation would be for the purpose of creating fill material for the East Grove SPA. The East Grove rock processing operation shall be allowed providing the following conditions are adhered to:

1. The developer shall construct temporary desilting/detention basins and erosion control devices of a type and size and at locations approved by the City Engineer. Devices shall be installed and maintained in good working condition during the rainy season (October 15 through April 1). Each such basin shall be provided with an all weather access/maintenance road.
2. A detailed rock processing plan shall be submitted to the Engineering Department and Planning Division for review and approval. Rock processing operations and activities shall be based on a comprehensive investigation of surface and subsurface conditions. Results of this investigation and recommendations shall be submitted in the form of a report. All grading shall be supervised by an Engineering Geologist who shall prepare a written report to the satisfaction of the Engineering Department certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and approved plans. If not so done, the report shall describe the actual work performed and deficiencies observed. The final report shall specifically detail conditions and remedial work performed that was not specifically mentioned in the initial report of subsurface conditions.
3. The developer shall submit a dust and noise control program to the City Engineer for approval. Access roads shall be watered as often as required to keep the access road from drying and generating dust. During the operation of the recovery process the application of water or other approved methods for dust control shall be undertaken to the satisfaction of the Engineering Department.
4. Grading and exterior construction operations, including warm-up and maintenance activities, shall be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday and provided a variance has been obtained in advance from the City Manager, on Saturdays from 10 a.m. to 5 p.m.

DEVELOPMENT REGULATIONS & PROCEDURES

5. The operator shall comply with all requirements from the Escondido Fire Department and the City Department of Public Works.
6. Portable fire protection equipment shall be provided at the operations site as specified by the Escondido Fire Department.
7. Weeds, natural brush and other combustible vegetation shall be kept in an abated state at all times.
8. Temporary structures and equipment shall be subject to the permit requirements of the Uniform Building Code.
9. A minimum buffer of 800 feet shall be maintained between the rock crushing equipment and the East Grove property boundary.
10. All blasting operations shall be conducted in compliance with Sections 77.501 through 77.509 of the Escondido Fire Code. A Certificate of Authorization shall be required from the Escondido Fire Department. Blasting activities shall be limited to the hours of 9 a.m. to 4 p.m., Monday through Friday. No blasting shall be permitted on Saturdays, Sundays or holidays.
11. The rock processing operation shall be limited to the hours of 7 a.m. to 6 p.m., inclusive of equipment warm-up, maintenance and repairs, Monday through Friday.
12. The rock processing operation shall be conducted in such a manner as to not become obnoxious by reason of noise, traffic, odor, dust or have a detrimental impact on the surrounding property owners.
13. Noise levels from the rock crushing equipment shall not exceed a one-hour sound level limit of 75 dB at any time when measured at or within the property lines.
14. All rock processing operations shall conform to the California Surface Mining and Reclamation Act of 1975, Division 2, Chapter 9, Sections 2710 et. seq., Public Resources Code.
15. Prior to termination of the rock processing operation an as-built grading plan, in conformance with Article 55 of the Escondido Zoning Code, shall be submitted for approval by the City Engineer.

DEVELOPMENT REGULATIONS & PROCEDURES

3.4 LANDSCAPE CONCEPT

3.4.1 Introduction

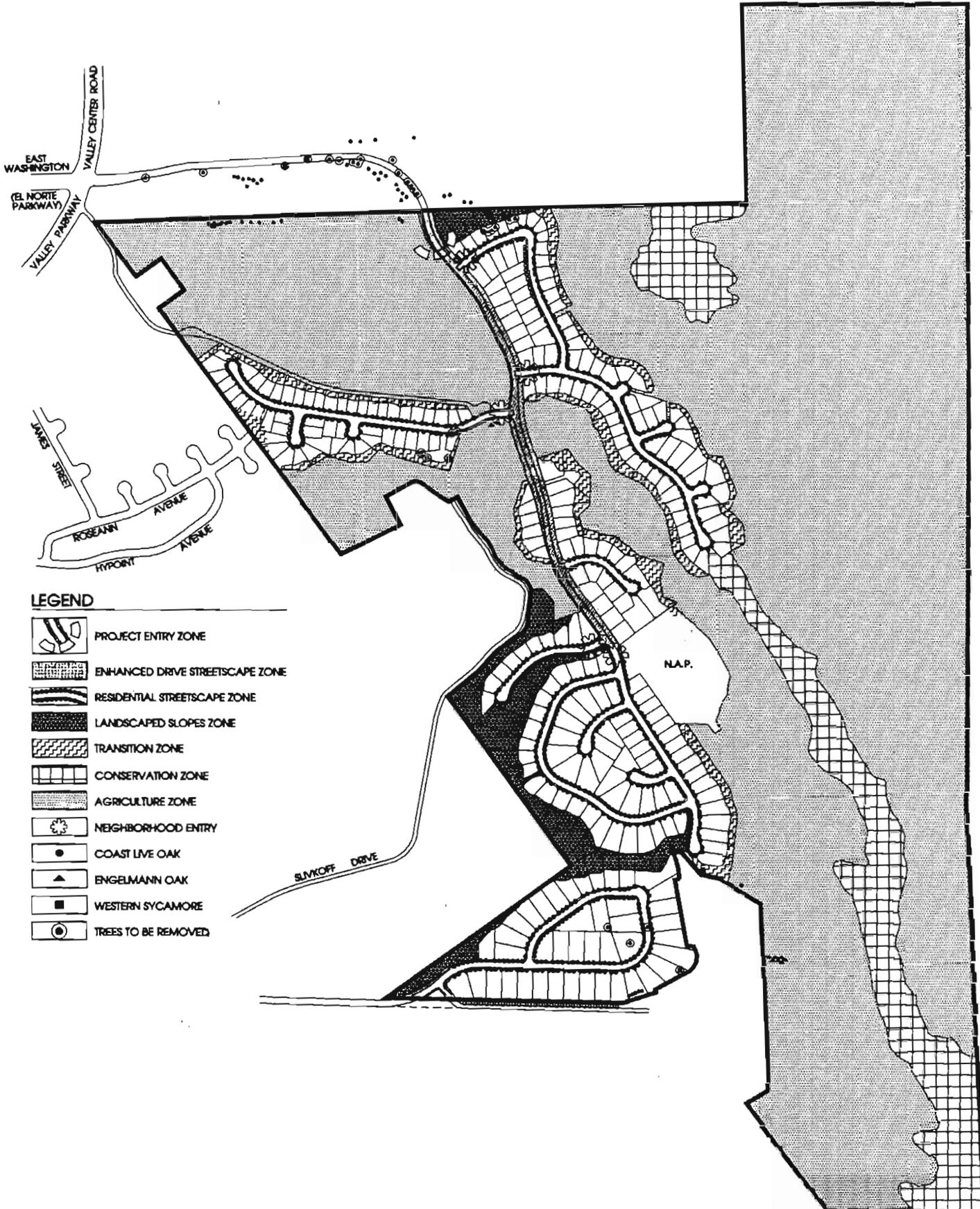
The goal of the East Grove landscape plan is to integrate the residential villages into the agricultural groves while preserving and enhancing the wetland habitat of the main drainage course. The landscape plan has also been designed to provide a soft transition treatment along the exterior boundaries of the SPA where adjacent development is presently located or where development may occur in the future. These conditions are the framework on which the landscape plan has been developed. The Landscape Concept Plan is shown on Exhibit 3-3.

The character of East Grove can be described as a series of small residential enclaves pocketed within established commercial groves. The seven northerly villages are served by Street "A" which is characterized by naturalized landscape plantings within a widened right-of-way. The estate lots of Village 8 to the south are served by Reed Road. Beginning near the center of the site a natural drainage course flows southward and enters the larger Cloverdale Creek near the southeast corner of the SPA. The habitat quality of the drainage course ranges from weedy, disturbed habitat in the north to good quality coast live oak woodland habitat in the south.

3.4.2 Specific Objectives

The specific design objectives developed for the East Grove landscape plan are:

1. Preserve and enhance the riparian environment of the main drainage course;
2. Blend the community landscape with the existing groves and natural environment;
3. Conserve water through the utilization of low-water use plant materials and to provide for the future implementation of reclaimed water irrigation systems, wherever possible. All areas outside the groves and wetland corridor will maximize the use of drought-tolerant plant materials;
4. Develop a unique landscape character for the enhanced portion of Street "A" and the residential villages through the development of specific landscape zones and plant palettes;
5. Identify adequate fuel modification zones for protection from wildland fires; and
6. Screen undesirable views of the residential development from adjacent off-site residences at lower elevations.



LEGEND

-  PROJECT ENTRY ZONE
-  ENHANCED DRIVE STREETSCAPE ZONE
-  RESIDENTIAL STREETSCAPE ZONE
-  LANDSCAPED SLOPES ZONE
-  TRANSITION ZONE
-  CONSERVATION ZONE
-  AGRICULTURE ZONE
-  NEIGHBORHOOD ENTRY
-  COAST LIVE OAK
-  ENGELMANN OAK
-  WESTERN SYCAMORE
-  TREES TO BE REMOVED

EAST GROVE

Escondido, CA

Landscape Concept Plan



FORMA
December 1997
EXHIBIT 3-3

DEVELOPMENT REGULATIONS & PROCEDURES

3.4.3 Landscape Zones

Seven landscape zones have been defined which address the specific land uses, soil and plant suitability characteristics of each area. The seven landscape zones are:

Zone One:	Project Entry Zone
Zone Two:	Enhanced Drive Streetscape Zone
Zone Three:	Residential Streetscape Zone
Zone Four:	Landscaped Slopes Zone
Zone Five:	Transition Zone
Zone Six:	Conservation Zone
Zone Seven:	Agricultural Zone

The landscape zone locations are illustrated on Exhibit 3-3. The landscape character of each zone is described below. Table 3-3 provides a plant palette for each of the landscape zones. Plant material selections are based on the expected site and soil conditions found in each of the zones.

1. Zone One: Project Entry Zone

The project entry points provide an aesthetic and functional transition between the local neighborhood streets and the unrefined, natural landscape settings of the East Grove streetscapes. The stone walls, signage and seasonal planting colors have been chosen to harmonize with the naturalized roadway landscape treatment while subtly creating a sense of arrival to the East Grove neighborhood.

2. Zone Two: Enhanced Drive Streetscape Zone

The enhanced roadway of Street "A" provides the primary means of access through East Grove to all of the northern villages. The plant palette for the Street "A" extended right-of-way and landscaped parking islands has been chosen to create the impression of natural hillsides encountered while driving along a country road. The intent is to create an unrefined landscape texture as opposed to the manicured look of a high-maintenance urban streetscape.

3. Zone Three: Residential Streetscape Zone

The Residential Streetscape Zone allows for the planting of street trees along local streets within the residential villages of East Grove. The candidate plant list is comprised of street trees taken from the Escondido Street Tree List Matrix (Escondido Zoning Ordinance, Section 33-1333). The intent of this zone is to meet or exceed the residential street tree requirements of the Zoning Ordinance. This zone does not apply to plantings along the enhanced portion of Street "A".

DEVELOPMENT REGULATIONS & PROCEDURES

4. Zone Four: Landscaped Slopes Zone

Due to the high visibility of certain East Grove graded slopes from adjacent neighborhoods and on-site streets, certain slope areas have been designated by the Landscape Concept Plan for special landscape treatments. Slope treatments will play a vital role in producing a project of pleasing visual quality. Special landscape guidelines are included in the Specific Plan which will turn these areas into visual amenities for the surrounding community. All designated slopes in Zone Four will be landscaped by the developer as prescribed by the Specific Plan and maintained by the East Grove Landscaping and Lighting District.

5. Zone Five: Transition Zone

The Transition Zone occurs along boundaries between residential villages and agricultural groves. The Transition Zone plant candidate list has been designed to include materials which are both visually attractive for the residential neighborhoods and meet the fire safety requirements of the fuel modification program. Therefore, the intent of the Zone Five plant list is to provide the landscape architect with ornamental plants appropriate for residential applications, as well as low-fuel plantings which reduce the spread of wildfires.

6. Zone Six: Conservation Zone

This zone applies to Open Space planning area O-1, the riparian revegetation and enhancement area along the major drainage. The purpose of this zone in O-1 is to extend northward the high quality wetland habitat found in the southern drainage area. To ensure water availability during months of low rainfall and reduced grove runoff a temporary water-conserving emitter type irrigation line will be installed to supplement water facilitating the viability of plant life. The presence of a high water table will also provide a positive biological setting. The Conservation Zone shall also apply to Open Space area O-2. This upland coastal sage scrub habitat shall be maintained in its current natural condition.

7. Zone Seven: Agricultural Zone

The Agricultural Zone includes all of the agricultural lands which will remain after implementation of the Specific Plan. Much of the zone consists of existing, mature avocado groves. Two areas within the agricultural lands will be graded in order to allow for necessary roadways and to blend slopes with residential area slopes for a more natural appearance. Once grading is completed, these areas will be replanted. The areas of agricultural restoration are shown on the Agriculture Plan, Exhibit 2-10, and described in the Landscape Restoration section of this chapter. The species of avocado trees to be planted within the restoration areas shall be determined by the grove operators.

TABLE 3 - 3

CANDIDATE PLANT LIST

ZONE ONE: PROJECT ENTRY ZONE

Botanical Name	Common Name
<u>Trees</u>	
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Platanus acerifolia</i>	London Plane Tree
<i>Prunus blireiana</i>	Purple Leaf Plum
<i>Schinus molle</i>	California Pepper Tree
<u>Shrubs</u>	
<i>Arctostaphylos spp.</i>	Manzanita
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Cistus spp.</i>	Rock Rose
<i>Dietes iridioides</i>	Butterfly Iris
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum tobira</i>	Japanese Pittosporum
<i>Rhapiolepis indica</i>	India Hawthorn
<u>Groundcovers</u>	
<i>Baccharis pilularis</i> 'Twin Peaks'	Twin Peaks Coyote Bush
<i>Ceanothus spp.</i>	Ceanothus
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Lonicera japonica</i>	Honeysuckle
<i>Pyracantha 'Santa Cruz'</i>	Santa Cruz Firethorn
<i>Rosmarinus officinalis</i>	Rosemary

Planting Schedule

Project Entry Zone landscape areas shall contain, at a minimum, the following:

1. One 36-inch or 48-inch box tree at an average spacing of 25 feet. Trees may be spaced informally
2. Shrubs, mulch, or groundcover shall provide 100% coverage within 2 years.
 - a. Shrub sizes shall be a minimum of 1-gallon size with 25% 5-gallon size.
 - b. Groundcover shall be from flatted material.

ZONE TWO: ENHANCED DRIVE STREETScape ZONE

Botanical Name

Common Name

Trees

Albia julibrissin
Eucalyptus sideroxylon
Ginko biloba 'Fairmount'
Lagerstroemia indica
Pinus canariensis
Platanus acerifolia
Schinus molle

Silk Tree
 Red Iron Bark
 Maidenhair Tree
 Crape Myrtle
 Canary Island Pine
 London Plane Tree
 California Pepper Tree

Shrubs

Bougainvillea spp.
Callistemon spp.
Ceanothus spp.
Nerium oleander
Pittosporum spp.
Raphiolepis indica
Rosmarinus officinalis

Bougainvillea
 Bottlebrush
 Ceanothus
 Oleander
 Pittosporum
 India Hawthorn
 Rosemary

Groundcovers

Baccharis spp.
Ceanothus spp.
Lonicera japonica
Myoporum 'Pacificum'
Rosmarinus officinalis 'Prostratus'
Vinca major

N.C.N.
 Ceanothus
 Honeysuckle
 N.C.N.
 Trailing Rosemary
 Periwinkle

Planting Schedule

Enhanced Drive Streetscape Zone landscape areas shall contain, at a minimum, the following:

1. One 15-gallon street tree for every 30 linear feet of frontage. This calculation establishes the number of required trees. The trees may be grouped or evenly spaced and located in a linear fashion.
2. Shrub, mulch, or groundcover shall provide 100% coverage within 2 years.
 - a. Shrub sizes shall be a minimum of 1-gallon size with 25% 5-gallon size.
 - b. Groundcover shall be from flatted material.

ZONE THREE: RESIDENTIAL STREETScape ZONE

Botanical Name

Common Name

Trees

<i>Brachychiton populneus</i>	Bottle Tree
<i>Cupaniopsis anacardioides</i>	Carrot Wood
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Ginko biloba</i>	Maidenhair Tree
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Platanus acerifolia</i>	London Plane Tree
<i>Prunus blireiana</i>	Purple Leaf Plum
<i>Pyrus kawakamii</i>	Evergreen Pear

Planting Schedule

Front yard landscaping, when installed by developer, shall contain, at a minimum, the following:

1. One 15-gallon street tree is required for every 30 linear feet of frontage. This calculation establishes the number of required trees. The trees may be grouped or evenly spaced and located linear. One 15-gallon front yard tree in addition to the required number of street trees.

ZONE FOUR: LANDSCAPED SLOPES ZONES

Botanical Name

Common Name

Trees

<i>Cercis occidentalis</i>	Western Redbud
<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus melliodora</i>	Honey-Scented Gum
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Platanus acerifolia</i>	London Plane Tree
<i>Schinus molle</i>	California Pepper Tree

Shrubs

<i>Arctostaphylos spp.</i>	Manzanita
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Ceanothus spp.</i>	Ceanothus
<i>Heteromeles arbutifolia</i>	Toyon
<i>Mimulus spp.</i>	Monkey Flower
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rosa californica</i>	California Rose

Groundcovers

<i>Acacia redolens</i>	Prostrate Acacia
<i>Baccharis pilularis 'Twin Peaks'</i>	Twin Peaks Coyote Bush
<i>Ceanothus spp.</i>	Ceanothus
<i>Iva hayesiana</i>	Halls Ivy
<i>Myporum 'Pacificum'</i>	N.C.N.

Planting Schedule

All manufactured slopes over 3 feet high shall be planted with landscape materials as follows and shall be irrigated. Each 1,000 square feet of cut or fill slope shall contain a minimum of:

1. Four trees, 25% 5-gallon size, 50% 15-gallon size, and 25% 24-inch box size.
2. Fifteen shrubs, 50% 1-gallon in size, and 50% 5-gallon in size.
3. Groundcover to provide 100% coverage within one year.

ZONE FIVE: TRANSITION ZONE

Botanical Name

Common Name

Trees

<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Heteromeles arbutifolia</i>	Toyon
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Schinus molle</i>	California Pepper Tree

Shrubs

<i>Arctostaphylos uva-ursi</i>	Bearberry Manzanita
<i>Atriplex lentiformis</i>	Quail Bush
<i>Baccharis pilularis</i>	Coyote Bush
<i>Ceanothus spp.</i>	Ceanothus
<i>Cistus spp.</i>	Rock Rose
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Myoporum parvifolium</i>	Prostrate Myoporum
<i>Nerium oleander</i>	Oleander
<i>Rosmarinus officinalis</i>	Rosemary

Groundcovers

<i>Arctostaphylos uva-ursi</i>	Bearberry Manzanita
<i>Baccharis pilularis 'Twin Peaks'</i>	Twin Peaks Coyote Bush
<i>Carissa grandiflora 'Green Carpet'</i>	Natal Plum
<i>Ceanothus griseus 'Horizontalis'</i>	Carne Ceanothus
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Hedera helix</i>	English Ivy
<i>Rosmarinus officinalis 'Prostratus'</i>	Trailing Rosemary
<i>Vinca major</i>	Periwinkle

Planting Schedule

All manufactured slopes over 3 feet in height within the Transition Zone shall be irrigated as described in Section 3.4.5. and planted with landscape materials as follows.

1. Wet Zone:
 - a. One tree, 15-gallon in size (Up-hill Condition), or two trees, 15-gallon in size (Down-hill Condition).
 - b. Ten shrubs, 5-gallon in size.
 - c. Groundcover to provide 100% coverage within one year.
2. Dry Zone:
 - a. Ten shrubs, 5-gallon in size.
 - b. Groundcover to provide 100% coverage within one year.
3. The Escondido Fire Department may require fuel modification within the Transition Zone. Fuel modification requirements shall take precedence.

ZONE SIX: CONSERVATION ZONE

Botanical Name

Common Name

Trees

<i>Platanus racemosa</i>	Western Sycamore
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rosa californica</i>	California Rose
<i>Sambucus mexicana</i>	Mexican Elderberry

Shrubs

<i>Salix hindsiana</i>	Sandbar Willow
<i>Salix lasiolepis</i>	Arroyo Willow

Groundcovers

<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Artemisia douglasiana</i>	Mugwort
<i>Artemisia palmeri</i>	San Diego Sage Wort
<i>Baccharis salicifolia</i>	Mule Fat
<i>Carex spissa</i>	San Diego Sedge
<i>Elymus condensatus</i>	Giant Rye Grass
<i>Epilobium adenocaulon</i>	Willow-Herb
<i>Epilobium cana</i>	California Fuchsia
<i>Isocoma veneta</i>	Coast Goldenbush
<i>Juncus dubious</i>	Mariposa Rush
<i>Oenothera elata</i>	Great marsh Evening-Primrose
<i>Pluchea odorata</i>	Salt Marsh Fleabane

Planting Schedule

Plant materials utilized within the Conservation Zone (Open Space Area O-1) shall be as follows:

1. Trees shall be a minimum of 1-gallon size.
2. Shrub and groundcover shall be from liners, cuttings, and/or flatted material.

Note: Final planting schedule requirements to be determined by Project Biologist.

DEVELOPMENT REGULATIONS & PROCEDURES

ZONE SEVEN: AGRICULTURAL ZONE

Agricultural plantings shall be determined by the grove operators. Plantings in agricultural restoration areas shall be subject to approval by the Planning Division and may include avocado, citrus, or other non-deciduous species of similar form and color. Fuel modification plantings shall be chosen from the Zone Six: Transition Zone candidate list.

3.4.4 Landscape Implementation

1. Entry Treatments

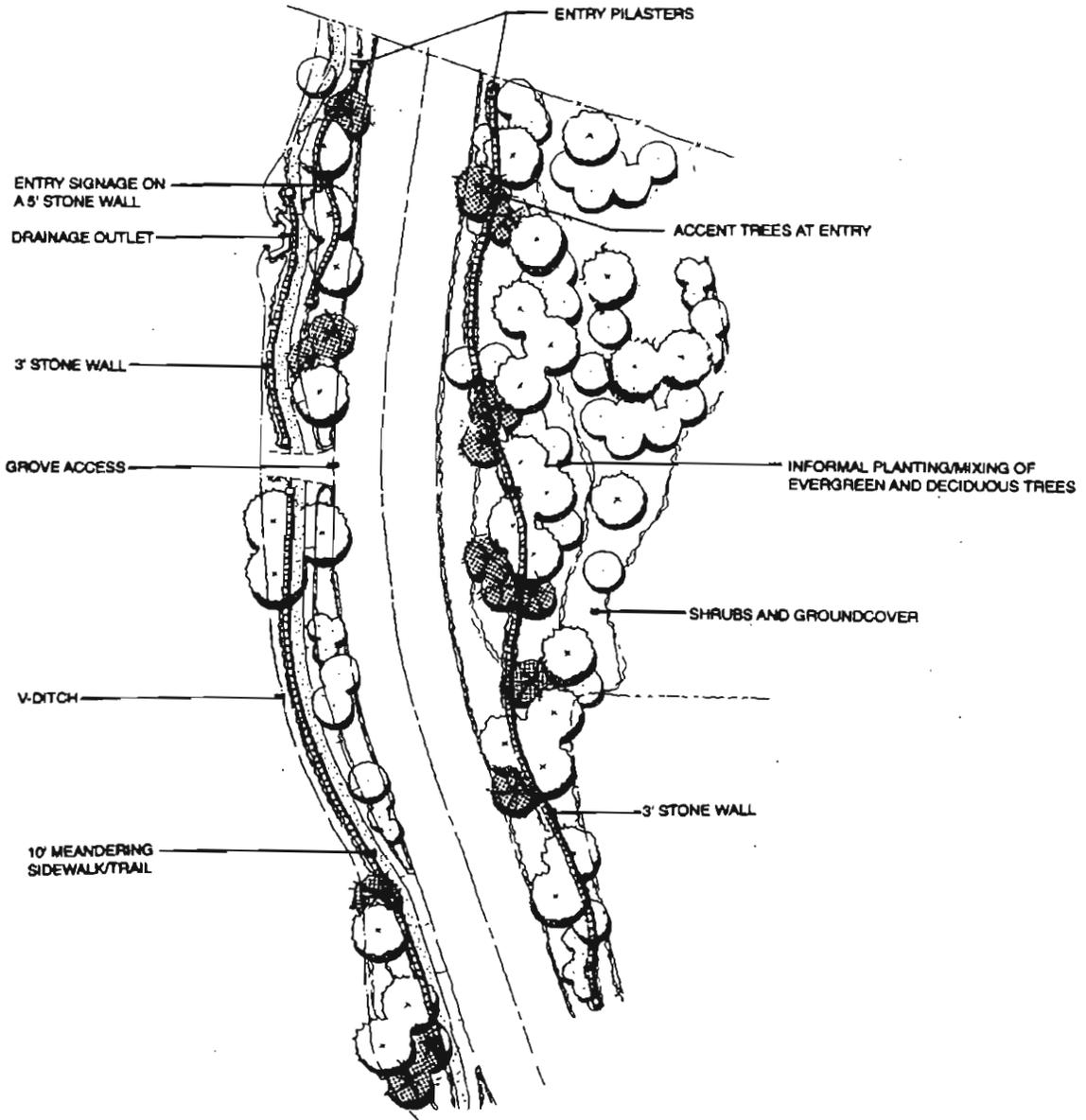
Entry treatments are the first impression of community character. They create a distinct sense of arrival and express the community theme. The design intent for East Grove is to develop a simple, somewhat understated landscape theme with small residential villages scattered among groves, interconnected by winding rural streets. Thus, East Grove entry treatments will reflect an informal nature.

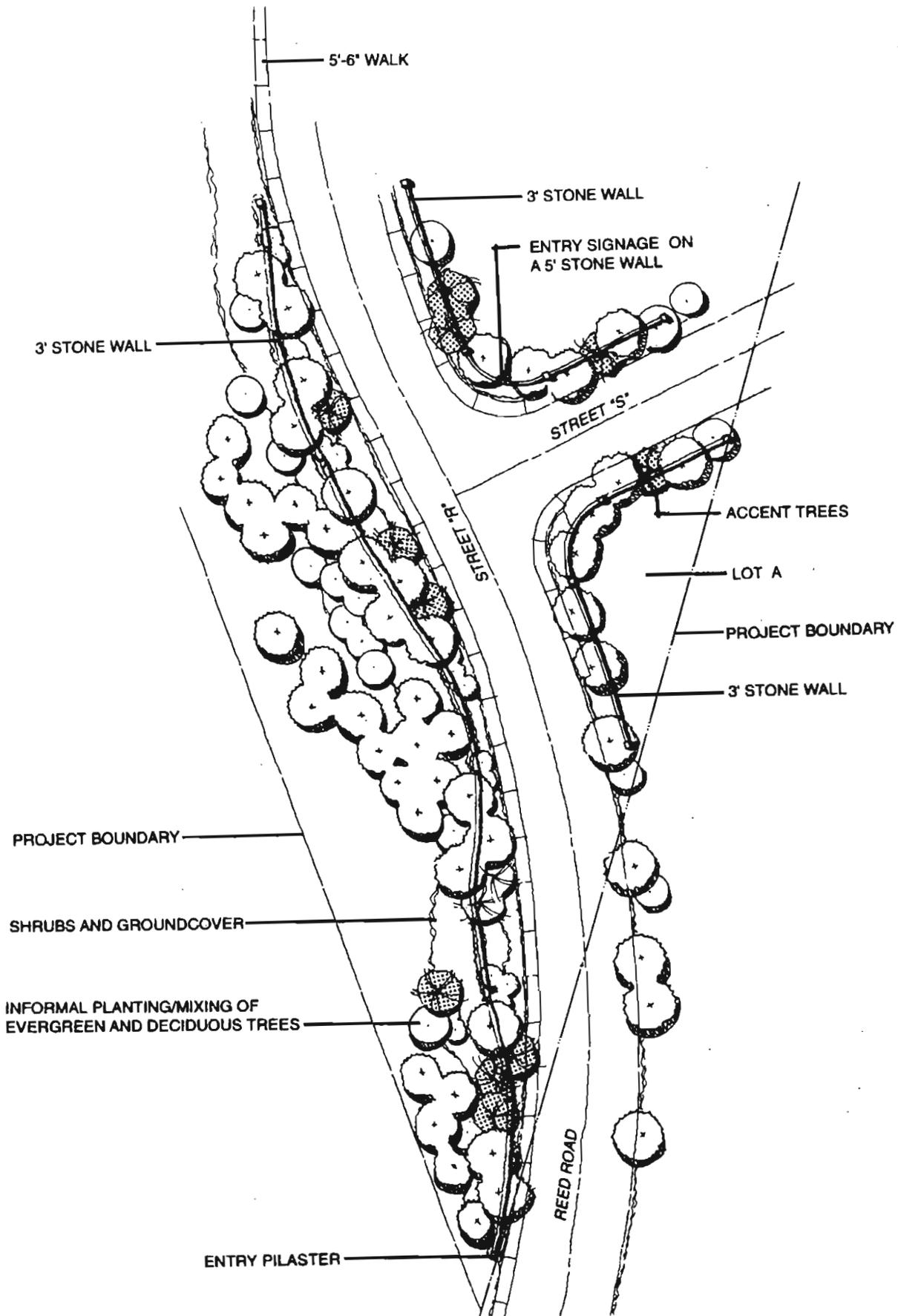
Two project entry areas have been designated for East Grove. Their locations are shown on Exhibit 3-3, Landscape Concept Plan. The northern entry is located near the north boundary of Village 1 where the easterly extension of East Washington (Street "A") enters the project area. The Village 1 entry, shown in plan view on Exhibit 3-4, will be developed as a primary entry feature for East Grove. A second entry feature will be created at the west end of Village 8 where Reed Road enters East Grove. The Village 8 entry concept is shown on Exhibit 3-5.

Each of the entries will incorporate low stone walls. The community name will be displayed on rock outcroppings or on the stone wall. Signing will include subdued accent lighting for night time recognition. The scale, form and materials of the entry signing shall be in keeping with the natural, low-key character of the rural residential streetscape. The stone walls shall be located within the right-of way, and shall be maintained by the homeowners' association.

Entry plantings shall be selected from the plant palette for Landscape Zone One, the Project Entry Zone. Both evergreen and deciduous trees shall be planted to create seasonal color changes. Accent plantings will be specified to make the entries more recognizable. All plant materials located within right-of-way areas shall be selected and placed with vehicular sight-lines in mind.

More detailed designs for the entry treatments will be submitted and reviewed with the final project plans.





EAST GROVE

Escondido, CA

South Community Entry

Not to Scale

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DEVELOPMENT REGULATIONS & PROCEDURES

2. Streetscapes

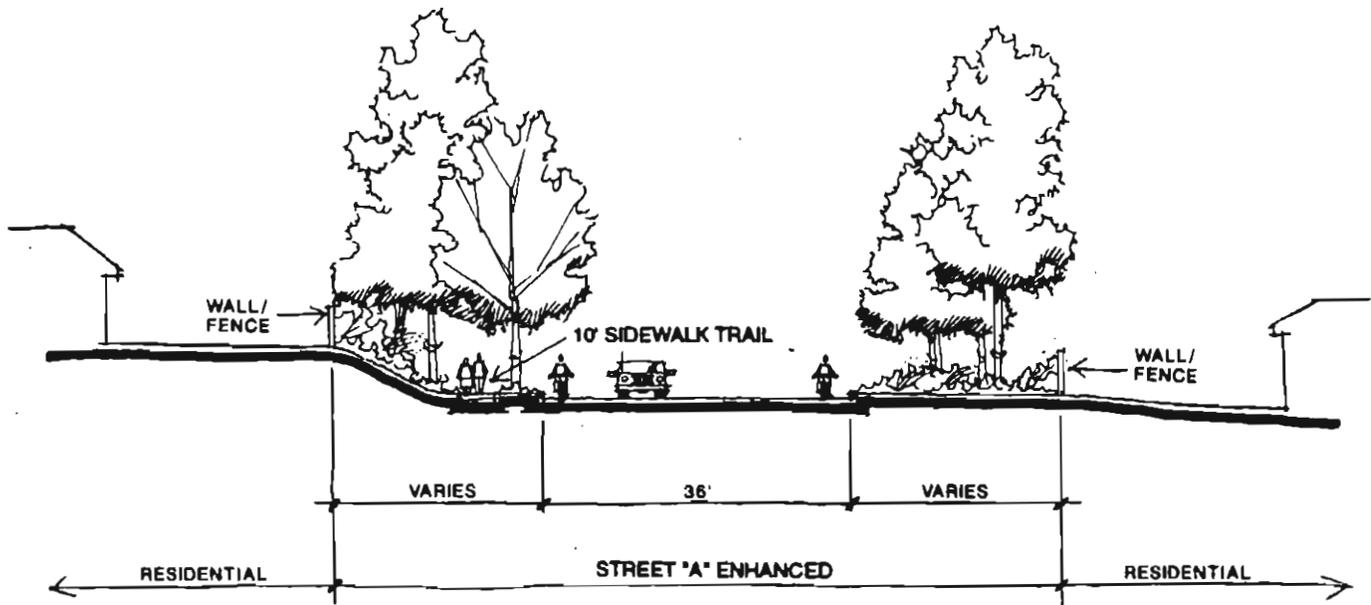
Two streetscape categories are proposed within East Grove. They are the enhanced drive streetscape and streetscapes which occur within the residential villages. The extended parkway of Street "A" is located within Landscape Zone Two and will have its own unique plant palette. All of the other local streets located within the residential villages are a part of Landscape Zone Three, the Residential Streetscape Zone.

The Street "A" enhanced right-of-way ranges from 78 feet to 100 feet in width. Street "A" will receive a consistent landscape treatment throughout the project area, providing a sense of continuity and relationship between the various areas of East Grove.

Landscape details along Street "A", including entry treatments, special walls and fencing, meandering sidewalks, landscape islands and other means will be utilized to reinforce the "country" atmosphere. The plant palette will be native and in keeping with the rural theme. Trees and shrubs will be placed in informal groupings to create a feeling of relaxed and natural landscaping. Where possible, residential areas will be screened to soften their presence. Screening devices may include vertical trees, shrub plantings and screening walls. A typical enhanced Street "A" cross-section is shown on Exhibit 3-6.

The Residential Streetscape Zone includes all streets within the residential villages other than the enhanced portion of Street "A". Street trees shall be selected from the Candidate Plant List for Zone Three. While the use of a variety of street trees within East Grove is encouraged, street trees shall be limited to a single species for any given street. Changes in species may occur at intersections. As shown on the Landscape Concept Plan, street trees will also be planted along the northerly right-of-way of Reed Road adjacent to the SPA. One 36-inch boxed tree, selected from the Zone Three plant palette, will be planted every 30 feet along the designated frontage to Reed Road.

A street tree plan for each village shall be submitted for approval with the final project plans. A local rural residential street is shown in section on Exhibit 3-8.



EAST GROVE
Escondido, CA

Street 'A' Enhanced

Not to Scale

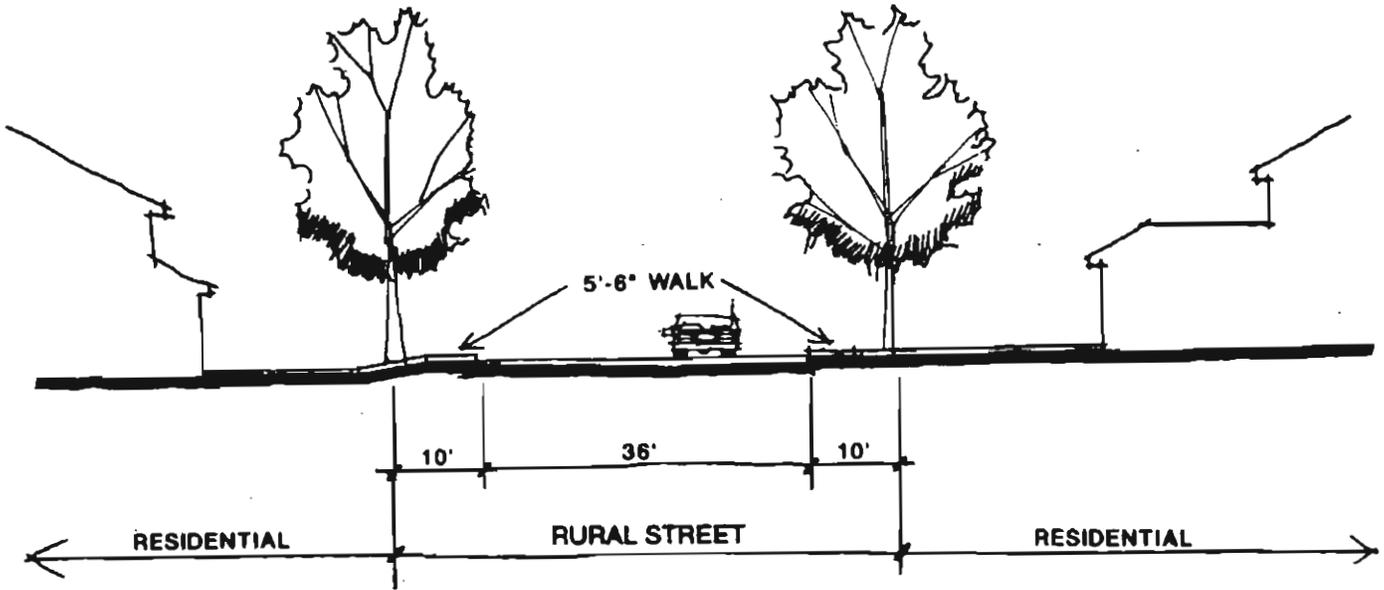
FORMA
JANUARY 1997

EXHIBIT 3 - 6

DEVELOPMENT REGULATIONS & PROCEDURES

Note:

Exhibit 3-7 deleted from Specific Plan.



EAST GROVE
 Escondido, CA

Rural Street

Not to Scale

FORMA
 JANUARY 1997

EXHIBIT 3 - 8

DEVELOPMENT REGULATIONS & PROCEDURES

3. Landscaped Slopes

The landscape treatment for slopes in East Grove shall satisfy the following objectives:

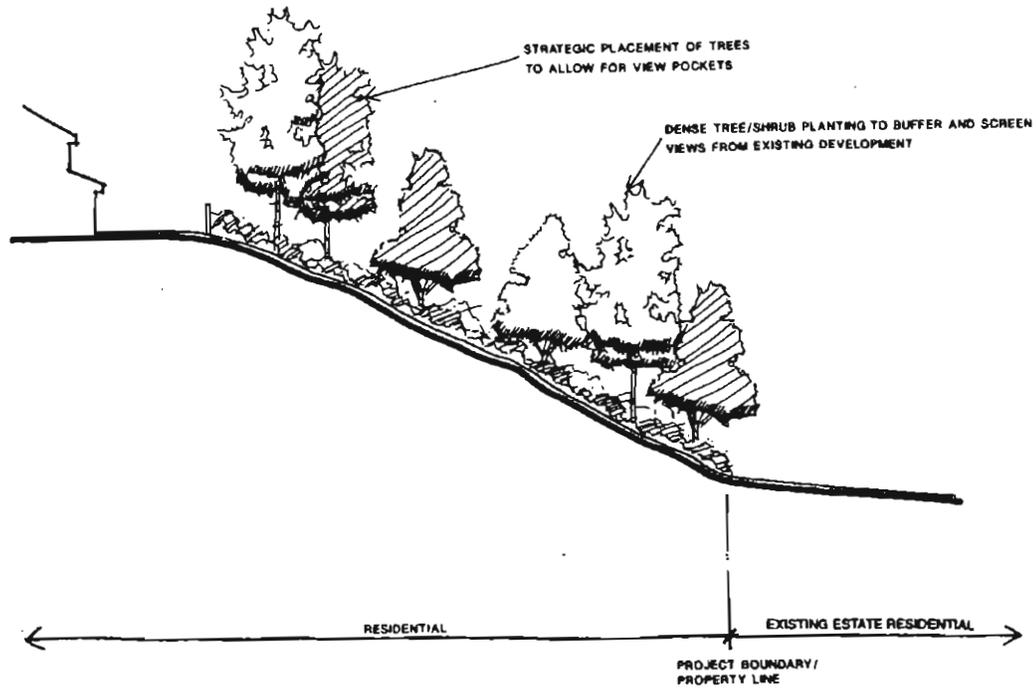
- Restoration and/or beautification of graded slopes exposed to view.
- Utilization of low maintenance, drought tolerant plant material.
- Incorporate special screening treatments for slopes at project edges.
- Conformance with the landscape zone design themes within which the slope occurs.

The choice of plants for slopes is particularly important because of the challenge of matching effective erosion control with appropriate vegetation. To accommodate typical soil-moisture gradients (i.e., drier at the top, wetter at the base), drought-tolerant shrubs and/or trees should be concentrated on the upper and middle portion of slopes, with ground covers in the lower portions and drought-adapted plant material scattered and/or clustered in between.

The planting design techniques should be informal, with curved masses of plants to soften manufactured slopes. The following design guidelines are to be considered during detailed landscape design for final project plans:

- The minimum requirements for a 0'-5' slope planting should include trees and a low ground cover.
- Minimum requirements for 5'-10' slope plantings should include drought-adapted shrubs interspersed and/or clustered with trees.
- Minimum requirements for the planting of slopes over 10 feet should include concentrations of drought-adapted shrubs at the top and mid-portion of the grade.

Unless otherwise stated in this Specific Plan all plantings on fill or cut slopes shall meet the planting requirements of Section 33-1327 of the Escondido Zoning Code. The planting concept for a typical exterior slope is shown on Exhibit 3-9.



DEVELOPMENT REGULATIONS & PROCEDURES

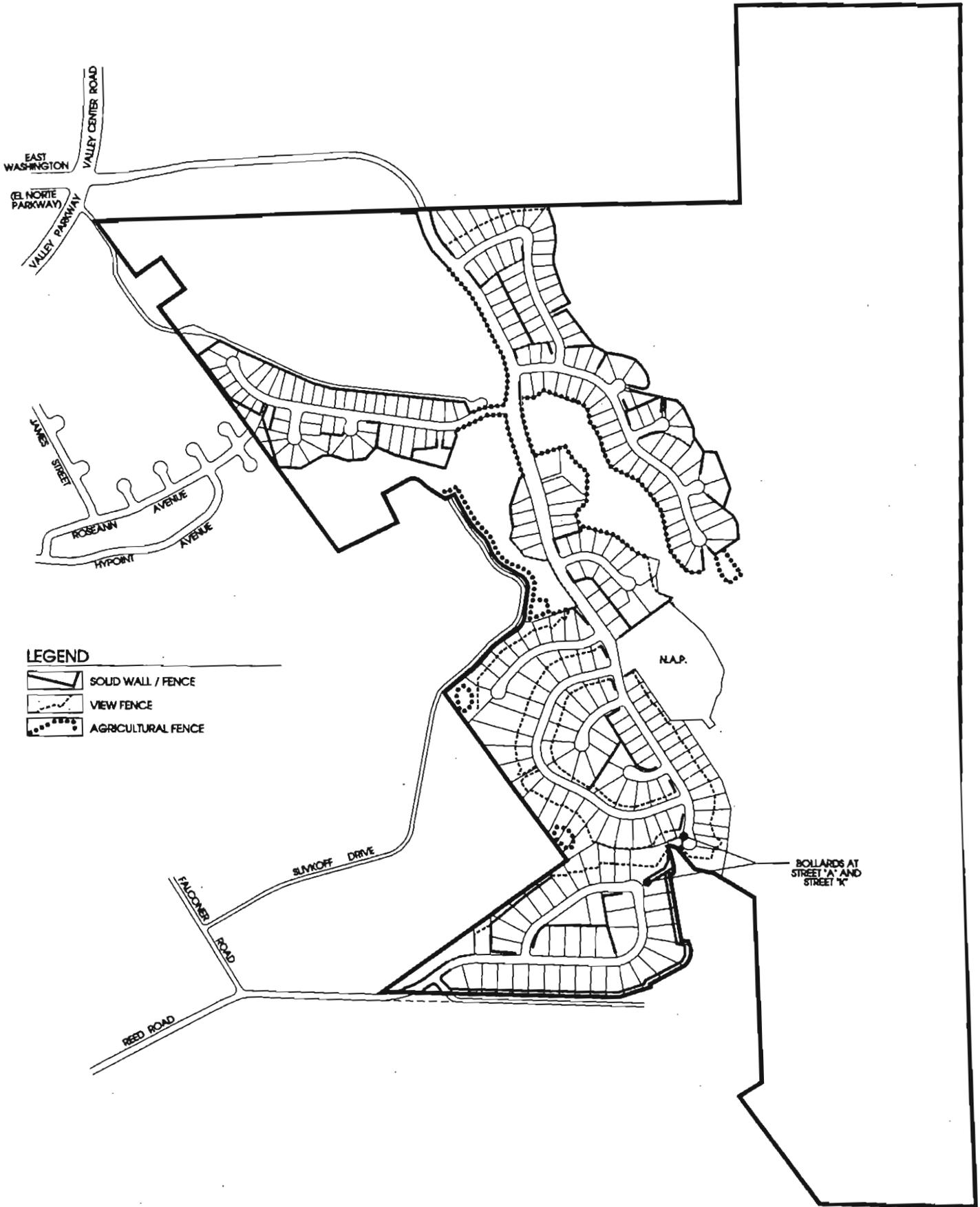
4. Walls and Fences

Walls and fences provide security, noise attenuation, project identity, privacy and continuity. The purpose of this section is to establish standards including form and materials so that continuity and visual simplicity are maintained throughout the community. The monotony of long, unbroken fence lines should be avoided by the incorporation of changing angles, direction, and landscaping.

Landscape planting may also be used to supplement and soften fences and walls. The locations of proposed fences and walls are depicted on Exhibit 3-10. Additional wall locations may be identified when final grading plans are prepared. Such structures will be reviewed in conjunction with the final project plans.

For purposes of this Specific Plan, walls and fences fall within one of three categories:

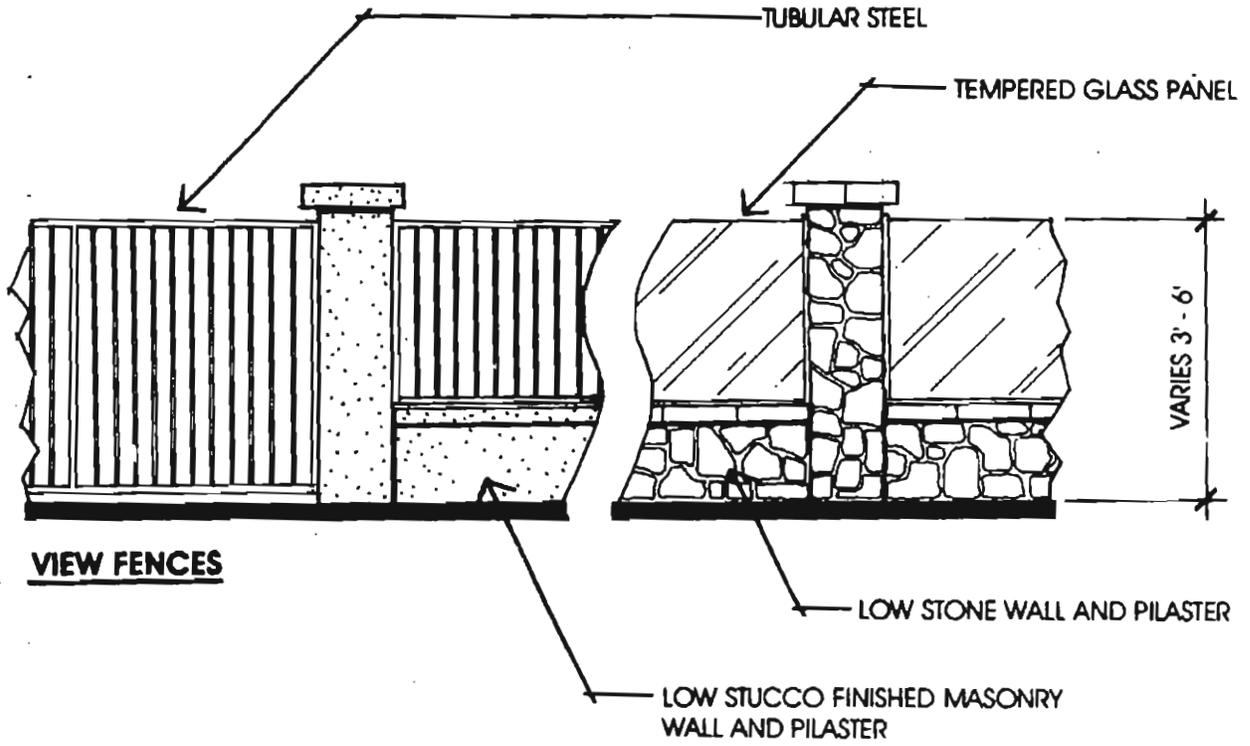
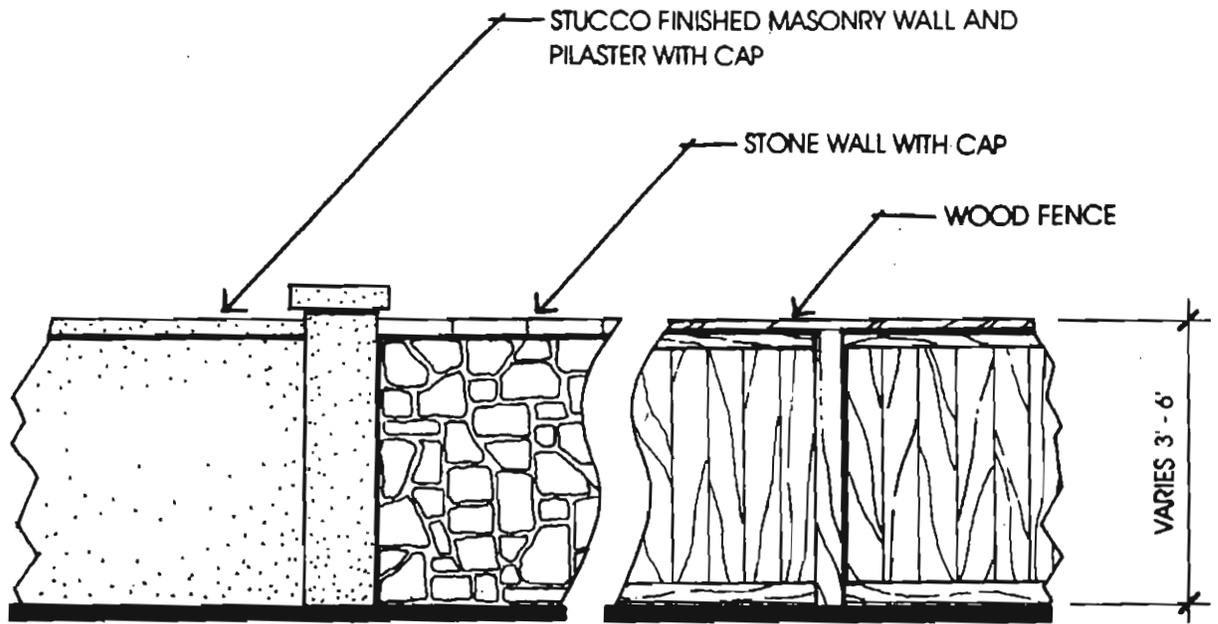
- A. **Solid Walls and Fences** - This category allows for solid walls and solid fences. Solid walls or fences are called for where privacy is a concern. Appropriate materials include wood, pre-cast concrete, masonry block, slump block, stucco-finished masonry wall and stone. All colors and materials shall be compatible with the design of the neighborhood area. Solid walls and fences may vary in height from 3 to 6 feet depending on the application. Typical solid wall and fence designs allowed within East Grove are shown on Exhibit 3-11.
- B. **View Fences** - This type of fencing may be used where a physical barrier is needed but preservation of views is desired. Open fencing is not recommended where privacy is of major concern such as downhill or on-grade lots with off-site views into rear yard areas. View fence materials may include wood, pre-cast concrete, wrought iron, tubular steel or tempered glass as shown on Exhibit 3-11. Fence heights may range from 3 to 6 feet. The lower portion of wrought iron or tubular steel fences may be of stone or masonry block construction. As with solid walls and fences, all materials and colors shall be compatible with the design of the neighborhood area.
- C. **Agricultural Fences** - Agricultural fencing is located in areas requiring separation between the groves and residential areas where the privacy of a solid wall or fence is not desirable. All detention basins shall be enclosed by agricultural fencing. Agricultural fences shall consist of galvanized or vinyl clad chain-link. Agricultural fencing adjacent to Streets "A" and "E" shall be vinyl clad chain-link. The fence height may vary from 5 to 8 feet depending on the application. Any grove area may be enclosed by agricultural fencing at the grove operator's discretion.



EAST GROVE

Escondido, CA

Fencing Plan



EAST GROVE
Escondido, CA

Wall and Fence Elevations

Not to Scale **FORMA**

JANUARY 1987

DEVELOPMENT REGULATIONS & PROCEDURES

5. Agricultural Restoration

Several areas which are designated agricultural lands by the East Grove Development Plan will require grading in conjunction with the development of Streets "A" and "E". Affected areas will be recontoured to blend with existing grove landforms. When grading is completed these agricultural areas will be restored, where feasible. New irrigation lines will be installed and trees will be planted.

The intent of the agricultural restoration is twofold. Loss of productive agricultural lands will be minimized and the replacement trees along Street "A" will become an integral part of the enhanced streetscape. Areas designated for agricultural restoration are shown on the Agriculture Plan, Exhibit 2-10. All of the agricultural restoration areas are located within Landscape Zone Seven, the Agricultural Zone.

6. Wetlands Restoration

The development of Villages 1, 2, 3 and 8 will result in the loss of approximately 2.7 acres of low-quality wetlands and approximately 0.6 acre of non-wetland waters of the U.S. To mitigate this loss low quality wetlands will be restored and new wetlands will be created along the north-south major drainage in Open Space area O-1. The lost wetlands will be mitigated through wetlands replacement at a 1:1 ratio. Details of the Wetlands Program are described in Section 2.8 of Chapter 2. The wetlands restoration area is illustrated on the Resource Management Plan, Exhibit 2-14.

The wetlands restoration area is located within Landscape Zone Six, the Conservation Zone. Restoration plant materials are to be selected from the Zone Six section of the Candidate Plant List, Table 3-3, or as approved by the U.S. Army Corps of Engineers and/or the California Department of Fish and Game.

3.4.5 Fuel Management Program

In Section 3.4.3 of this chapter, the Transition Landscape Zone is described. The Transition Zone applies to areas of East Grove where residential villages abut agricultural groves. The relationship of residential development adjacent to large areas of groves presents an unusual fire safety condition. The location of agricultural groves adjacent to residential areas pose a much lower fire hazard than does native vegetation. Groves must be irrigated on a regular basis and when closely planted, tend to reduce the rapid rate of advance found with wildland fires. However, since the groves do provide fire fuel it is necessary to develop a fuel management program for the residential areas of East Grove.

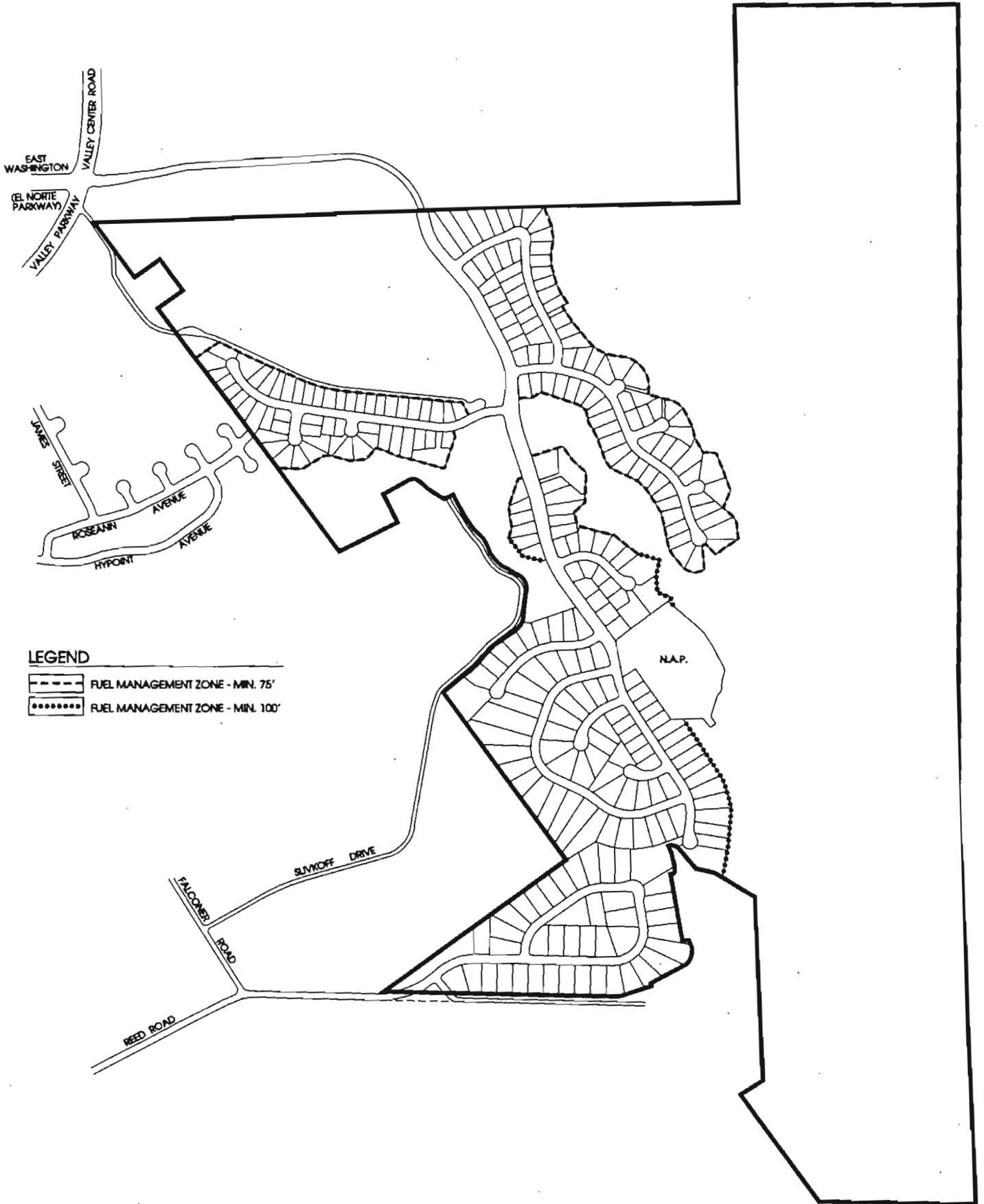
The goal of the East Grove fuel management program is to provide a set of landscape design standards which will preserve, protect and safeguard human lives and property. The intent of the program is to minimize potential fuel in areas where agricultural lands are located near homes. The Transition Zone plant palette consists of plants chosen for their good-to-excellent fire retardance qualities. For purposes of fuel management the Transition Landscape Zone is further subdivided into three fuel modification zones.

1. Fuel Management Zones

Fuel management areas within the East Grove SPA are all located in the Transition Landscape Zone where residential villages abut grove areas. Fuel management zone locations are designated on the Fuel Management Plan, Exhibit 3-12. Three individual fuel management zones have been established for East Grove. They are:

- A. Domestic Planting Zone - This zone of ornamental landscape extends from the residence to the rear edge of the graded pad. Within this area a homeowner may plant any vegetation provided the integrity of the fuel management transition area is not impaired. The zone shall be irrigated to ensure a continued high moisture content for the plant material. Trees and shrubs immediately adjacent to the residence shall not be flammable species which are high in oil content (i.e., pines, junipers or eucalyptus), have branches which overhang the house or grow within 10 feet of the chimney.

The landscape within 30 feet of the residence is the most critical area for fire safety. In this zone, a nonflammable landscape might consist of lawns, flower and vegetable gardens, shrub borders clipped to 3 feet or lower, concrete or brick patios, and pools and spas.



LEGEND

-  FUEL MANAGEMENT ZONE - MIN. 75'
-  FUEL MANAGEMENT ZONE - MIN. 100'

DEVELOPMENT REGULATIONS & PROCEDURES

- B. Wet Zone - The Wet Zone is located over the slope immediately behind the graded pad of residential lots located within the Fuel Management Zone. The area shall be permanently irrigated and is typically 40 to 60 feet in width. Both native and non-native plants known for their fire resistance shall be planted in this zone. A low plant profile is preferred. However, individual trees and shrubs can be planted 25 feet apart across the slope and 50 feet apart uphill of one another.

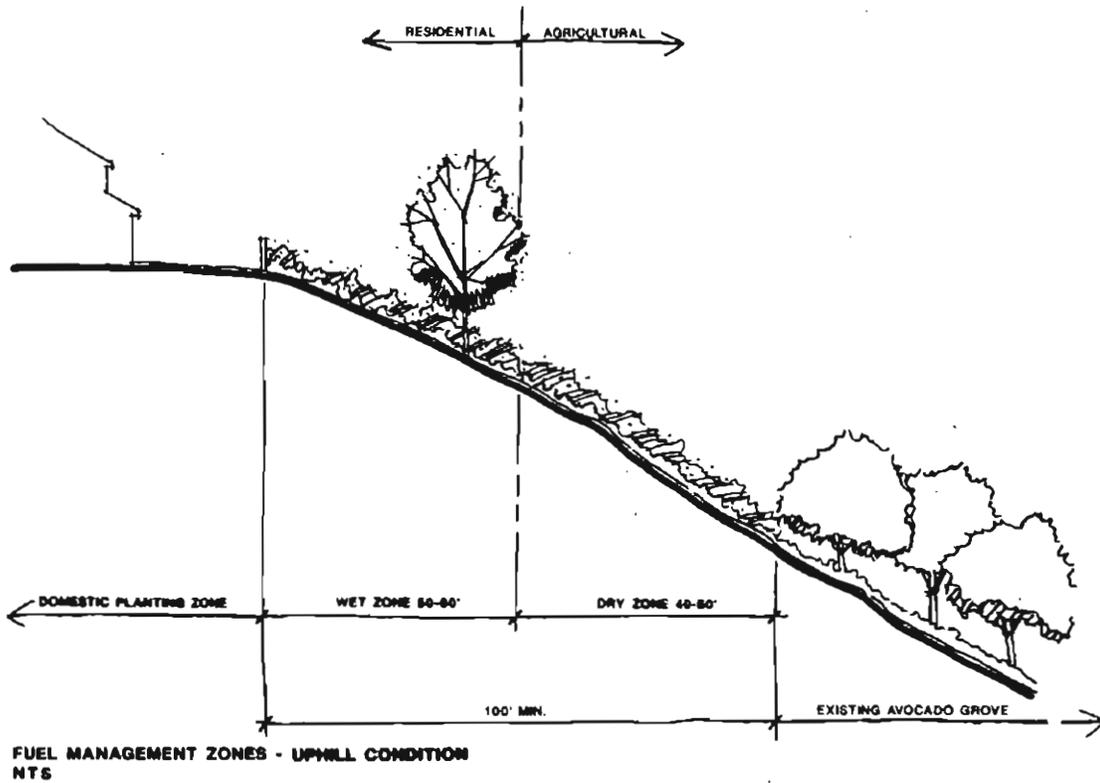
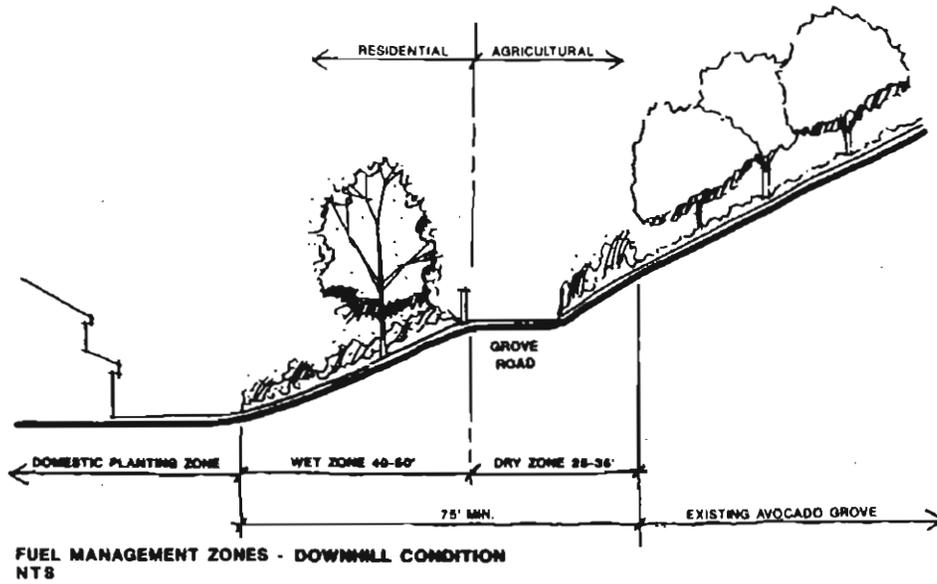
The developer will be responsible for the installation of fire resistant landscape and irrigation systems within the Wet Zone. All Wet Zone planting should occur between October 1 and April 30 to take advantage of the winter rainy season. The residential property owner shall be responsible for the maintenance of the Wet Zone area within his/her ownership.

- C. Dry Zone - This zone shall be 30 to 50 feet wide and is transitional between the groves and the residential landscapes. Plantings shall primarily consist of fire resistant, drought-tolerant native shrubs and groundcover. The Dry Zone may also include grove picking roads and drainage culverts.

Areas of the Dry Zone which are graded during the residential construction phase of the project shall be hydroseeded by the developer. The grove owner shall be responsible for the maintenance of the Dry Zone. Vegetation within the Dry Zone shall be selectively maintained on an annual basis. Maintenance shall consist of thinning and pruning of all dead wood to reduce the fuel load. Non-residual pesticides may be utilized to control persistent invasive species. No soil disturbance is to occur which might exacerbate erosion of the slope area.

The fuel management zones are applied under one of two possible terrain conditions which are illustrated by Exhibit 3-13. Under the downhill condition residential pads are located below the grove slopes. A potential fire in the groves would move downhill toward the residence. The minimum width for the wet zone under the downhill condition is 40 feet and the minimum combined width of the wet and dry zones is 75 feet.

The second fuel management configuration is the uphill condition. Under this configuration the residential pad is located above the grove slopes. Since hot winds created by wildfires tend to carry fires uphill, this configuration could pose a greater potential fire danger. The minimum width of the wet zone for the uphill condition is 50 feet and the minimum combined width of the wet and dry zones is 100 feet. The uphill condition only occurs along the easterly edges of Villages 4 and 7.



DEVELOPMENT REGULATIONS & PROCEDURES

2. Management Program

During the initial construction phase for each residential village, vegetation occurring within the fuel management zone shall be removed. Grove trees whose drip line falls within the Dry Zone shall be removed. Areas cleared of existing brush shall be hydroseeded with fuel management plant materials.

Once fuel modification treatment has been completed for the protection of a given area, affected land shall be permanently maintained in a condition consistent with the Fuel Modification Program, subject to the review or inspection by the Escondido Fire Department. Responsibility for the maintenance of the wet zone on private residential lots shall be borne by the individual residential lot owner. The grove owner shall be responsible for the maintenance of the dry zone. Fuel management responsibilities shall be clearly stated in the project CC&R's.

DEVELOPMENT REGULATIONS & PROCEDURES

3.5 ARCHITECTURAL DESIGN GUIDELINES

The architectural design guidelines are provided to direct the development of an attractive community that is visually cohesive and sensitive to the surrounding environment. Precise architectural styles are not described by these guidelines. Rather, the intent is to allow and encourage a variety of "looks" within the general architectural character envisioned and described by the guidelines. These guidelines should be addressed during final project plan review applications unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

3.5.1 General Design Concepts

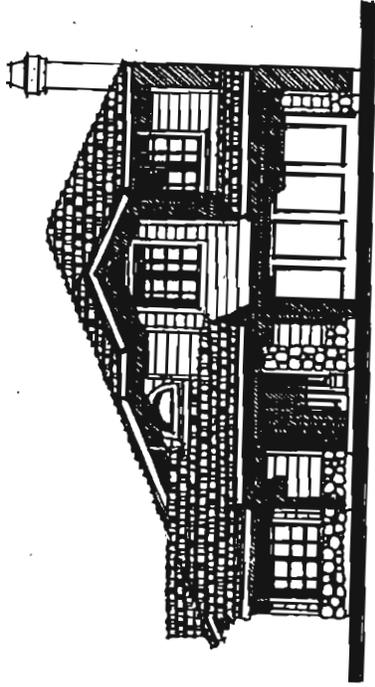
Two primary factors have been taken into account in determining the architectural character for the residential villages of East Grove. First, most of the villages are located in or near hillside areas of agricultural lands. Second, several of the villages are located next to existing urban or estate residential neighborhoods. Because of the high visibility of some of the homes from off-site, the architectural character must be able to adapt to the terrain and provide attractive elevations on all sides of the structures.

Although housing products, lot sizes and sales prices may vary, it is intended that final architectural styles at East Grove will reflect many of the characteristics found in the California Ranch Style. Simple, direct use of materials and forms and a strong connection with the land characterize ranch-style architecture. The wide, horizontal look of the front facade, and low pitch roofs are also typical.

Based on lot sizes, the residential villages of East Grove may be divided into three general neighborhood categories. Because of the differing lot sizes, each neighborhood category will have a slightly different look. The average lot size in Villages 1-3 is approximately 11,000 s.f. A conceptual streetscene and conceptual home elevations for these villages is suggested by Exhibit 3-14.

Villages 4-7 have larger lots with the average lot area being about 19,000 s.f. A conceptual streetscene and conceptual elevations for Villages 4-7 are illustrated on Exhibit 3-15.

The largest lots are found in Village 8, where the average lot size is approximately 24,000 s.f. Exhibit 3-16 shows conceptual architecture for Village 8. The three architectural exhibits presented here are conceptual in nature. Actual architectural elevations, with all materials described, and floor plans will be submitted for each model during final project plan review for all residential villages.

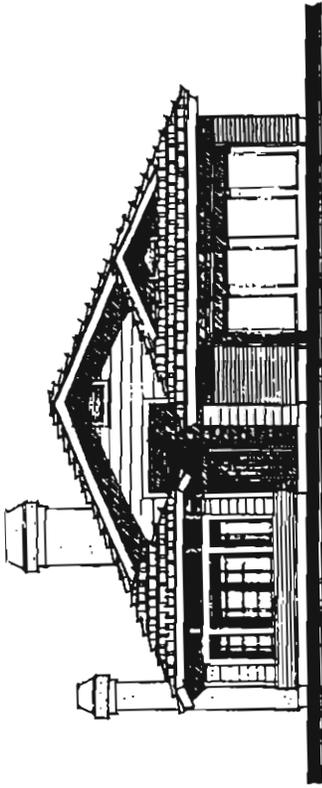
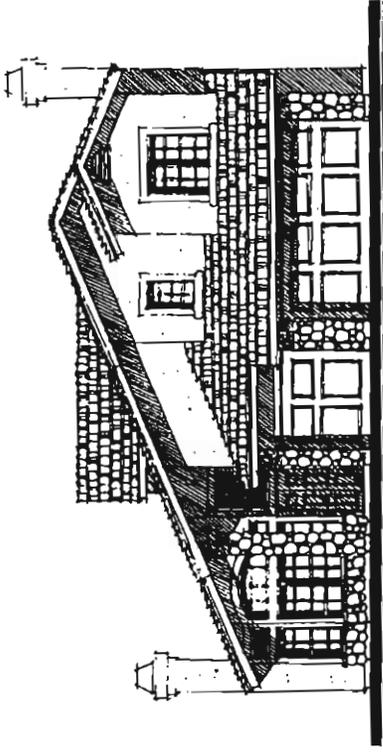


EAST GROVE
Escondido, CA

Villages 1 - 3
Architectural Concepts

FORM
JANUARY 1987

EXHIBIT 3 - 14

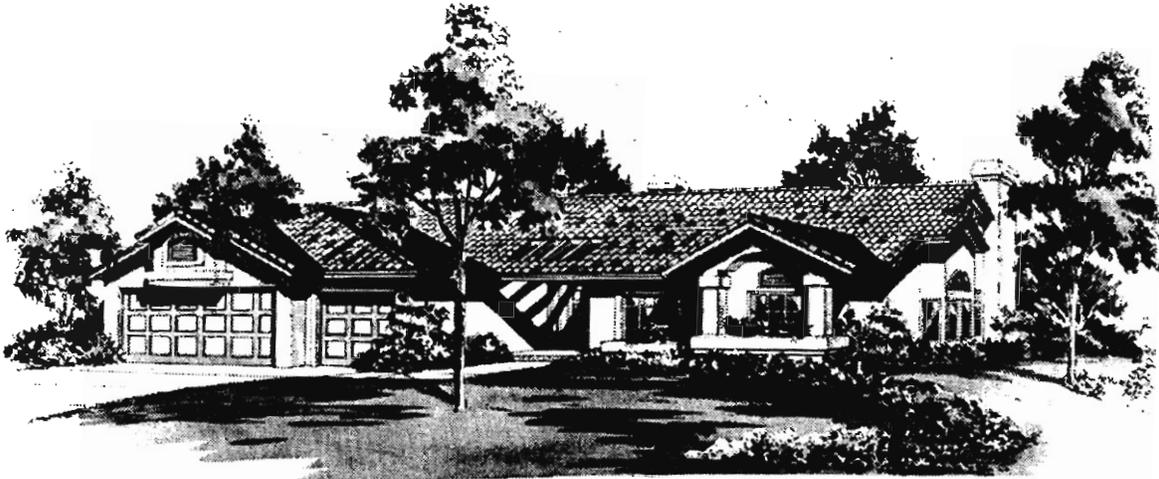


EAST GROVE
Escondido, CA

Villages 4-7
Architectural Concepts

FORM
JANUARY 1997

EXHIBIT 3 -15



EAST GROVE
Escondido, CA

Village 8
Architectural Concepts

FORMA
JANUARY 1997

EXHIBIT 3 - 16

DEVELOPMENT REGULATIONS & PROCEDURES

Additional design concepts should include:

1. The orientation and potential high visibility of the homes in some areas require that side and rear elevations of all plans receive the same refinements and architectural detailing normally afforded to primary elevations.
2. The siting and design of structures and landscaping shall ensure that they blend into the terrain and do not dominate the land form as seen from lower elevations.
3. Although residential units may vary between product types, architectural forms, massing and general style should remain complementary to adjacent neighborhoods to promote an overall harmony and continuity throughout the area.
4. Where slope separation occurs between lots, higher portions of buildings should be placed adjacent to slopes to preserve views from lots above.
5. Provide some two-story floor plans with one-story architectural elements where possible to promote a blending with single-story architecture within the same street scene.
6. Villages having larger lot sizes (Villages 4-8) will typically feature a larger proportion of one-story floor plans. For Villages 6 and 7, a minimum of two one-story floor plans should be offered. In particular, lots on Streets "N," "O," and "P" should include a majority of single story units.
7. Residential structures should draw their character from surrounding natural features. Forms should complement the natural environment through building materials, textures and colors.
8. Both front and side yard setbacks should be varied, when feasible to prevent a monotonous housing pattern.
9. All villages shall feature at least one single-story floor plan which, unless otherwise noted in the Specific Plan text, shall be proportionately dispersed throughout each village to the satisfaction of the Design Review Board or Planning Division.

DEVELOPMENT REGULATIONS & PROCEDURES

3.5.2 Building Mass

1. Height shall be determined by the residential development standards of this document. However, the underlying theme of the massing should be to maintain a human scale.
2. Long, unbroken faces without offset shall be minimized. Offsets and articulation of building mass should reflect the organization of the floor plans.
3. Combinations of one- and two-story units create yard variation and visual interest.
4. The use of reverse building plans to add building articulation is encouraged.
5. One-story massing on the ends of some two-story buildings is encouraged to soften building massing.
6. Single-story garage elements at the front of the building are encouraged.
7. Window projections, window recesses, second-story overhangs, chimneys, balconies, shade structures, one-story projections or garden walls may be used to create interest and articulate volume.

3.5.3 Roof Treatment

1. Roof pitches will typically range from 4:12 to 6:12.
2. Roof types should be limited to traditional forms including gable, hip, or shed roofs.
3. Roof materials may be comprised of low profile curved or flat tiles. Wood shingles are not allowed. Asphalt shingles are prohibited.

3.5.4 Materials

1. Exterior plaster or stucco is the primary wall surface material to be utilized. Finish should be smooth, sand or light lace. Heavy textures such as Spanish lace, swirl or heavy trowel are discouraged.
2. Accent materials may include wood, brick, tile, glass block, river rock, and appropriate stone. Any wood siding should be painted.

DEVELOPMENT REGULATIONS & PROCEDURES

3. Decks, stair walls and railings should be predominantly solid in nature with accents of open railing and punched openings. Wrought iron railings may be used for small balconies as long as they are decorative.
4. Materials for exterior decks, balconies and stairs should be compatible with the intended character of the neighborhood.
5. Walls and fences should be of masonry, stone, stucco, tubular steel or tempered glass with color treatment consistent and integral with adjacent buildings.

3.5.5 Colors

1. Color is intended to act as a primary theme-conveying element. In general, wall colors should be predominantly soft earth tones such as beige, brown or sandy hues, while avoiding pure whites, light pastels, pink, salmon, and ocher hues. Tones of gray are also acceptable. Stain colors should be similarly gauged. Accent colors may be applied at window and door surrounds, windows, wainscot, doors, shutters and vents. Accent colors should be utilized as a method of design to allow for individual expression and identity, while being sparingly applied.
2. Colors should not be bright, reflective, metallic, or otherwise visually out of character with the natural setting.
3. Roof tile colors may vary. However, bright blue or bright orange tiles will not be allowed. Typical roof colors should be in the medium to dark earth tone range to compliment the earth tone buildings.

3.5.6 Windows and Doors

1. Fully recessed openings are encouraged and projecting windows may be used to add articulation to wall surfaces.
2. Operable windows are encouraged to allow cross ventilation. High interior spaces should have operable windows or exhaust vents to release built-up heat. Window openings are encouraged to be kept below 30 percent of the total exterior wall surface area. Adequate space should be provided between window and adjacent corners, roofs and other openings. For view opportunities, windows can be grouped or large picture windows may be used provided they are subdivided by muntins.
3. Accent colors for entry doors are encouraged to draw attention to their location. Entry doors may be wood or metal and either glazed or decorative in nature.

DEVELOPMENT REGULATIONS & PROCEDURES

3.5.7 Garage Doors

1. Garage doors are a major visual element in single-family detached homes. Care should be taken to integrate the garage door with the style of the home and not draw attention to its size or location.
2. Three-car garages should be split into a two-car and a one-car garage or three one-car entries.
3. Metal section roll-up doors are encouraged. Industrial style garage doors shall be prohibited.

3.5.8 Architectural Details

1. Gutters and downspouts may be concealed or exposed if designed as a continuous architectural feature. Exposed gutters and downspouts shall be painted to match adjacent roof or wall material.
2. Skylights should be designed as an integral part of the roof. Their forms, locations and color should relate to the building. Skylights shall not be white or opaque but rather smoke in color to blend with the roof.
3. Solar panels should be integrated into the roof design, flush with the roof slopes. Frames should be colored to complement the roof. Support solar equipment should be enclosed and screened from view.
4. All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surfaces.
5. Chimneys should be simple in form in general, using the same masonry or siding material for the rest of the house, with trim at the top that repeats the trim of the house. Chimneys are encouraged to incorporate creative design features to accent the architecture.
6. Mechanical equipment should be screened from view, where possible. Rooftop mechanical equipment (except for solar panels) shall be prohibited.

3.5.9 Agricultural Estate Homes

1. The siting of all structures should relate to the natural terrain in order to minimize grading operations.

DEVELOPMENT REGULATIONS & PROCEDURES

2. Estate homes should be sited to preserve natural landforms through custom grading / foundation design.
3. Buildings may step up or down slopes in split level or terrace fashion. Varying grade level changes may be used, depending on slope conditions.
4. The design of ancillary structures should be architecturally related to the main structure.

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3.6 ENVIRONMENTAL GUIDELINES

The Project Environmental Impact Report (EIR) for the East Grove Specific Plan (ER-94-12) focused on the changes in the environment that would result from the proposed development project and examined all phases of the project including planning, construction and operation. The EIR evaluated issues that were identified as having potential impacts. The issues included Land Use, Biology, Cultural Resources, Geology, Hydrology, Water Quality, Visual Quality, Circulation, Noise, Air Quality, Public Services, and Human Health.

The East Grove Specific Plan EIR serves as the environmental impact report for this Specific Plan and subsequent development proposals consistent with this Specific Plan. It is intended to apply to all development projects processed in conformance with this Specific Plan. Mitigation measures for all environmental impacts caused directly and/or indirectly by the Specific Plan project, as identified by the EIR, are listed below. The Mitigation Monitoring and Reporting Program associated with these mitigation measures is included in the Specific Plan Appendices.

3.6.1 Land Use

1. Prior to project approval, the City of Escondido General Plan Map and text shall be amended to designate the project area as Specific Plan Area 12.
2. Adopt a Specific Plan that contains regulations concerning minimum lot size and widths, landscaping, architectural design, and graded slopes.
3. Revise the East Grove Specific Plan development regulations to require that lots #70-#75 be limited to single -story structures.

3.6.2 Biology

1. Temporary construction fencing shall be installed around natural open space areas during construction. Following construction, open fencing such as split rail shall be installed around the boundary of the recorded conservation easement to restrict human access into these areas.
2. All areas of native habitat, including wetlands, not approved for development shall be preserved in a recorded conservation easement prior to the issuance of grading permits. The easement shall contain the following provisions:
 - A. Human intrusion into designated biological open space shall be restricted except for monitoring and maintenance of mitigation sites.

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- B. Preservation, maintenance, and enforcement of access restrictions shall be the responsibility of the City.
 - C. Preservation, maintenance, and enforcement shall be funded by the homeowners' association or maintenance district.
 - D. Removal of native vegetation shall be prohibited.
3. Prior to the issuance of a grading permit for Villages 1, 2, or 3, a wetlands mitigation and 5-year monitoring plan shall be prepared by the applicant and submitted to the City for approval. The plan shall be in substantial conformance with the Dudek & Associates draft mitigation and monitoring plan. The following provisions shall be included in the plan:
- A. The removal of Castor-bean, Tamarisk, Eucalyptus and other non-native invasive plants, and revegetation with appropriate plant materials.
 - B. The detention basins shall be planted with dense-growing hydrophilic species (e.g., Bulrush, sedges, rushes).
 - C. Sediment removal and vegetational harvesting of the detention basins shall occur at the end of the growing season, prior to plant senescence.
 - D. Mitigation shall occur within the main riparian drainage adjacent to existing riparian vegetation.
 - E. Mitigation shall be accomplished prior to site development.
 - F. Impacted wetlands shall be replaced on-site at a 1:1 ratio.
 - G. The entire 3.29 acres of impacted wetlands shall be replaced.
 - H. A series of checkdam weirs or gabion structures within the main drainage course may be required to create the desired hydrology and wetlands area. The purpose of these weirs would be to trap sediment and provide expanded habitat for wetland development.
4. Agricultural crossings of the drainage course(s) may not be enlarged, but may continue to be used as riding and hiking trail, and for agricultural operations.
5. Prior to the issuance of a grading permit for Villages 1, 2, or 3, an Army Corps of Engineers Clean Water Act, Section 404 permit and a California Department of Fish and Game, Section 1603 Streambed Alteration Agreement will be required.

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6. The off-site extension of Street "A" shall be realigned to avoid all coast live oaks. The five oaks near Reed Road on the Tentative Map shall be retained by a redesign of the proposed cut slope.

An oak tree replacement and five-year monitoring plan shall be prepared, if engineering and grading considerations prevent a road realignment from avoiding all impacts to the oak trees. A precise mitigation site shall be identified in the plan, potentially within the wetland mitigation area. The plan shall be submitted to the City for final approval prior to the issuance of grading permits. A 10:1 replacement ratio shall be used. The mix of container sizes to be used shall be:

Container Size	Percent
1 gal	50%
5 gal	25%
15 gal	25%

3.6.3 Cultural Resources

1. The four untested sites shall be preserved in dedicated open space easements. The easements shall contain the following provisions:
 - A. Current agricultural operations may continue.
 - B. No grading or other improvements shall occur within the easement areas.
 - C. The easements may be vacated if future testing determines the sites to be unimportant.
 - D. The boundaries may be reduced if future testing indicate that a site is significant, but smaller than estimated in the EIR.

2. An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil. The following provisions shall apply to the monitoring program:
 - A. If a site is encountered during the monitoring program, the archaeologist shall immediately report any discoveries to the City, and any sites that are exposed must be tested for significance. Brushing and grading may continue in an area around the discovery, provided that the area is staked and flagged to delineate the area to be avoided.

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- B. If a site is determined to be important, a mitigation program will be required. Sites which are discovered during grading, and found to be significant, will not be required to be preserved. Instead, mitigation will be accomplished through a data recovery program, which must be completed before the area of significance may be graded.
- C. In the event that any human burials are discovered during the monitoring program, work within the area of the burial must stop and the proper procedures followed as required by state law.
- D. The monitoring archaeologist will ensure that the open space easements are not disturbed by grading or other construction activities.
- E. The monitoring program is not intended to significantly impede the brushing and grading of the project; but rather, the archaeologist shall cooperate with the various contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located. Monitoring will be required only for the removal of the upper layer (two to three feet) of soil.
- F. The data recovery would be completed within one week for most cultural resource sites after the City approves the impact mitigation program. If an unusually large or complex cultural resource is found, a longer period may be required.

3.6.4 Geology

- 1. No mitigation measures beyond the recommendations of the Geotechnical Report are required to reduce impacts to a less than significant level.

3.6.5 Hydrology

- 1. No mitigation measures are required, because the design of the East Grove project includes all of the required facilities. The construction and installation of these facilities would be a condition of approval of the project.

3.6.6 Water Quality

- 1. No mitigation measures are required because the drainage system design of the East Grove Specific Plan, the implementation of the SWPPP and grading permit provisions would reduce potential impacts to a less than significant level.

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3.6.7 Visual Quality

1. The Specific Plan shall include design features, including coordinated slope landscaping, the use of subdued colors, and natural materials and a predominance of single-story units along Streets "N," "O," and "P."
2. Mitigation Measure 3.6.1.3 above would mitigate the off-site view visual impact of Village 2 on residences along Roseann Avenue to a less than significant level.

3.6.8 Circulation

1. The East Grove project shall contribute to adopted fee programs to pay for programmed CIP improvements, and for the implementation of the Bear Valley Parkway Specific Plan. Improvements to Bear Valley Parkway shall be made to accommodate increased traffic generated by the East Grove project, based on the following schedule:
 - A. Interim widening of Bear Valley Parkway (between Valley Parkway and Orleans Avenue) to two through lanes and a center left turn lane shall be performed prior to occupancy of the 67th unit;
 - B. Interim widening of Bear Valley Parkway (between Grand Avenue and Citrus Avenue) to two through lanes in each direction shall be performed prior to occupancy of the 67th unit; and
 - C. Interim widening of Bear Valley Parkway (between Grand Avenue and Beartrap Place) to a three-lane cross section would provide adequate capacity shall be performed prior to occupancy of the 67th unit.
2. The East Grove project shall contribute to adopted fee programs to pay for programmed CIP improvements, and other interim improvements as determined by the City for the following portions of Citrus Avenue:
 - A. Interim widening of Citrus Avenue (between Lincoln Avenue and Mission Avenue) to a three-lane cross section shall be performed prior to occupancy of the 120th unit. Eventually, the ultimate improvements defined in the El Norte Parkway Specific Plan would reconstruct this area; and
 - B. Interim widening of Citrus Avenue (between Washington Avenue and Valley Parkway) to a three-lane cross section by eliminating street parking shall be performed prior to occupancy of the 120th unit.

DEVELOPMENT REGULATIONS & PROCEDURES

3. Prior to occupancy of any units in Village 8, the East Grove project shall improve the north side of Reed Road to Local Collector Street standards, including curb, sidewalk and gutter improvements, where needed, between the project boundary and Citrus Avenue, or as required by the City Engineer. Local Collector standards require a 66-foot wide right-of-way (ROW), and a 42-foot wide paved area with two travel lanes and sidewalks.

Cut and fill grading between six inches to five feet in height will be required to comply with vertical alignment standards and to maintain sight distance visibility. Less than 5,200 cu.yds. of earth would need to be graded to construct the improvements. No retaining walls are anticipated to be required. However, portions of front yards that currently extend into the road ROW would be reconfigured by the grading. Driveways for approximately 13 lots would require reconstruction; this would result in temporary disruption of access to the properties. Utilities and mail boxes would be relocated as needed. Construction improvements would be coordinated with public service and utility providers to ensure that the services are not disrupted.

Approximately 14 mature ornamental trees, as well as mature shrubbery and vines, would be removed by the construction. The City of Escondido will notify all affected property owners in writing regarding the City's Tree Preservation Ordinance, and request authorization to replace existing trees with 24-inch box trees. The replacement trees would be maintained and irrigated by the property owners.

4. The East Grove project shall construct, or contribute fees, to pay for improvements to the following portions of Washington Avenue/El Norte Parkway:
- A. Extend Washington Avenue easterly to serve as the project access prior to occupancy of the first unit taking access from this entry, including the purchase of off-site property as necessary. Impacts associated with the construction of this roadway are evaluated in the EIR.
 - B. Modify traffic signal at Valley Parkway/Washington Avenue to accommodate new east leg prior to occupancy;
 - C. Contribute on a pro-rata, fair share basis, to adopted fee programs to pay for programmed CIP improvements, and for implementation of the El Norte Parkway Specific Plan. Timing of the implementation of the El Norte Parkway Specific Plan will be determined by the City; and
 - D. Widen Washington Avenue between the Escondido Creek Flood Control Channel and Citrus Avenue to a three-lane cross section prior to occupancy of the 120th unit.

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This measure consists of an interim widening of Washington Avenue, between Citrus Avenue and Veronica Place, to partial Collector Street standards. The south side of the roadway section between Citrus Avenue and Veronica Place (approximately 1,300 feet) would be widened by adding 10 feet of pavement. The existing right-of-way (ROW) width is 80 feet, and the interim improvements would occur within the existing ROW. No property acquisition, or structure removal, would be required to construct the improvements. A minimal amount of ornamental landscaping would be removed, however, no trees would be removed. Construction improvements would be coordinated with public service and utility providers to ensure that services are not disrupted.

Minimal grading would be required because the area is generally flat and contains no prominent landform or topographic features. No retaining walls would be required. Driveways which extend into the ROW may need to be reconfigured; the associated changes in grade are anticipated to be minimal.

Future development projects along Washington Avenue in this area would be required to: (1) complete the section of street across their frontages; (2) widen Washington Avenue to its ultimate Collector Street width. Collector Street standards require an 84-foot wide ROW, a 64-foot wide paved area with two travel lanes in each direction. The future ultimate widening to two travel lanes and a center turn lane would require an additional 10 feet of pavement on the south side of Washington Avenue.

5. The City shall complete the installation of the signal at the Citrus Avenue/Washington Avenue intersection prior to occupancy of the 120th unit. This signal is funded in the FY 96/97 CIP.
6. The City shall investigate the practicality of modifying the existing signalization pattern at the Citrus Avenue/Valley Parkway intersection prior to occupancy of the 120th unit.
7. Prior to the occupancy of any units, the East Grove project shall contribute fees to pay for ten percent of the installation cost of a signal at the Citrus Avenue/Glen Ridge Road intersection.

3.6.9 Noise

1. No mitigation measures are required because the acoustical analysis demonstrated that the project would not result in any significant impacts.

DEVELOPMENT REGULATIONS & PROCEDURES

3.6.10 Air Quality

1. No mitigation measures are required, because short-term impacts would be reduced to a less than significant level by the BMPs and standard conditions of approval.

3.6.11 Public Services

1. No mitigation measures are required because potential public service impacts would be reduced to a less than significant level by the payment of fees as required of each development to pay its incremental share of the cost of providing public services throughout the City.

3.6.12 Human Health

1. No significant impacts have been identified as a result of the proposed project and no mitigation measures are required.

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3.7 SPECIAL DEVELOPMENT CONDITIONS

3.7.1 Specific Plan Conditions

1. Single story units shall be constructed in Village 2 on lots backing up to residences on Brett Place to the satisfaction of the Planning Division. Prior to occupancy, a deed restriction shall be placed on the subject single story units prohibiting construction of a second story.
2. All uses and development standards and architecture shall be consistent with the Specific Plan text and the submitted plans.
3. Patios, room additions and accessory buildings shall comply with R-1 Zone development standards. The colors and materials shall be consistent with the guidelines of the Specific Plan.
4. The permitted list of animals shall be consistent with the Specific Plan.
5. Any fencing proposed on individual lots shall be generally located at the top of slopes to the satisfaction of the Planning Division to ensure that no views will be obstructed. Fence materials shall comply with plans described in the Specific Plan document to the satisfaction of the Planning Division.
6. No street names are part of this approval. A separate request shall be submitted prior to Final Map.
7. This Specific Plan is subject to the conditions placed on Tract 795.
8. Architectural styles and materials shall be consistent with those identified in the Development Regulations and Procedures of the Specific Plan text including the use of subdued colors and natural materials consistent with the California Ranch Theme, limiting certain streets to a majority of single story homes, enhancing rear elevations of highly visible units, varying roof treatments, etc. All villages shall have at least one single story model design.
9. The sewer pump station shall be constructed in a manner consistent with Zoning Code requirements and shall utilize materials and colors that are similar to and compatible with the approved residences. Architectural plans and samples of materials and colors shall be submitted to the Planning Department and Design Review Board for review and approval prior to obtaining a building permit.
10. All provisions, standards, regulations and procedures detailed in the East Grove Specific Plan text shall apply to the proposed project.

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11. The Specific Plan shall include design features, including coordinated slope landscaping, the use of subdued colors, and natural material and a predominance of single story units along Streets "N," "O," and "P."
12. Residents within the East Grove Specific Plan Area shall be provided with a minimum two-week written notification of aerial spraying in order to adequately prepare for the fertilizing of groves. Copies of the notification shall also be provided to the Planning Division and East Grove Homeowners' Association.

3.7.2 Landscaping Conditions

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as Specific Plan exhibit(s) to the satisfaction of the Planning Division. The plan shall also include the clean-up, preservation and landscaping of all open space areas. A plan check fee of \$250.00 will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
3. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
4. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Any existing trees to remain in open space areas shall be identified on the landscape and grading plans.
6. All grading-exempted slopes shall be heavily landscaped to reduce potential visual impacts. All manufactured cut and fill slopes over 3 feet in height shall have a minimum of four (4) trees, 25% 5-gallon, 50% 15-gallon, 25% 24" box in size; and fifteen (15) shrubs, 50% 1-gallon, 50% 5-gallon in size per

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1,000 square feet of slope area plus ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. The type of plant material shall be low maintenance, drought resistant, and fast growing, to the satisfaction of the Planning Division consistent with the section provided in the Specific Plan text. In particular, the groundcover shall be fast-growing species that establishes quickly and is capable of choking out weeds.

7. One 15-gallon street tree per 30 feet of linear frontage shall be provided in or adjacent to this subdivision in conformance with this Specific Plan. The type and location of trees shall be identified in the landscape plans provided for each phase.
8. All retaining walls shall be constructed out of decorative-block material to the satisfaction of the Planning Division. The materials of the wall(s) shall be identified in the grading plans.
9. The maintenance of all slopes and open space/common areas shall be identified in each phase and shall be subject to approval by the public Works Department.
10. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial conformance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

CHAPTER 4

PROJECT IMPLEMENTATION

4.1 INTRODUCTION

Chapter 4 establishes the steps which are necessary for the implementation of the East Grove Specific Plan. Initial actions by the Escondido City Council include certification of the Environmental Impact Report, and approvals of amendments to the General Plan, Zone Reclassifications, this Specific Plan document, and the project Tentative Map. Future development requirements will include final project plans for the residential villages, U.S. Army Corps 404 Permit for wetlands encroachment and a 1603 Streambed Alteration Agreement with the California Department of Fish and Game. Proposed land uses which require the approval of Conditional Use Permits, as described in Section 3.2 of Chapter 3, may also be processed.

During the development life of the East Grove Specific Plan changes may be needed which will require amendments to the Specific Plan. The Specific Plan Amendment process is described in Section 4.11 of this chapter.

4.2 GENERAL PLAN AMENDMENT

Prior to approval of this Specific Plan, the Escondido General Plan land use designations for the East Grove property were Rural I (minimum lot size: 4 acres/standard, 2 acres/clustering), Rural II (minimum lot size: 2 acres/standard, 1 acre/clustering), Estate II (minimum lot size: 20,000 square feet/standard, 10,000 square feet/clustering), and Suburban (minimum lot size: 10,000 square feet/standard, 7,920 square feet/clustering). The locations of the pre-Specific Plan land use designations are shown on Exhibit 1-3, Slope Analysis. Acreages and dwelling unit yields for each of these land use categories are described in Table 1-1, General Plan Slope Analysis. In conjunction with the approval of the East Grove Specific Plan, the Escondido City Council has amended the Escondido General Plan to designate the East Grove property a Specific Planning Area (SPA#12).

As a result of this General Plan Amendment, the East Grove property is now designated SPA on the City's Land Use Plan. The General Plan text has also been revised by adding Specific Planning Area #12 to Chapter VIII, Specific Planning Areas. Under SPA # 12, the General Plan defines the location and area of East Grove, the character of the intended development, proposed land uses and intensities, pertinent conditions and restrictions for development, and demonstrates how the SPA furthers the goals and objectives of the General Plan more effectively than the prior designations.

The Circulation Plan of the General Plan has also been amended in conjunction with the East Grove Specific Plan approvals. Two roadway segments were deleted from the plan. The first deleted segment was the portion of Cloverdale Road beginning just north of

PROJECT IMPLEMENTATION

Rockwood Road and ending at Valley Parkway. The eliminated segment was designated "Future Local Collector" by the Circulation Plan. Roadway alignment studies conducted for the northern extension of Cloverdale Road concluded that construction of the roadway would pose major grading and habitat impacts within the southerly portion of the SPA.

The second deleted roadway segment was Old Guejito Grade Road. The Circulation Plan designated Old Guejito Grade Road a "Local Collector." The Specific Plan requires the developer to make an irrevocable offer of dedication (I.O.D.) for a 56-foot right-of-way in the approximate location for Old Guejito Grade Road in the eastern portion of the site to serve access for the buildout of up to 200 residential units to the east of the Escondido city limits. The East Grove General Plan Amendments were reviewed by the Escondido Planning Commission and City Council and were adopted by City Council Resolution No. 97-296 on December 17, 1997.

4.3 ZONE RECLASSIFICATION

Prior to the adoption of the East Grove Specific Plan, the East Grove property was zoned RA-5 and RA-10. These designations represent the residential agricultural zone with respective minimum lot sizes of 5 and 10 acres. As a part of the East Grove Specific Plan approval the East Grove property has all been reclassified (Zone Change 96-33-CZ) to the Specific Plan (S-P) zone which is described by Article 18 of the Escondido Zoning Code. The purpose of the S-P zone, as stated in Section 33-390 of the Zoning Code, is to implement various policies within the General Plan which permit development through specific plans pursuant to Government Code section 65450. The S-P zone is applied to areas designated on the General Plan by the "Specific Planning Area" land use category. Permitted use and development standards for property zoned S-P are established and fully defined through the adoption of a specific plan. Application of the S-P zone to the East Grove property has been reviewed by the Escondido Planning Commission and City Council and adopted by City Council Resolution No. 97-280 on December 17, 1997.

4.4 SPECIFIC PLAN

The East Grove Specific Plan consists of this text and associated exhibits. The Specific Plan becomes, in effect, the general plan, zoning ordinance and grading ordinance for the East Grove SPA. Major topics addressed in the Specific Plan include land use, circulation, open space, agriculture, grading, architecture, landscape design and environmental management. A description of the permitted uses, site development standards and special design criteria are provided in Chapters 2 and 3 of the Specific Plan. The East Grove Specific Plan has been reviewed by the Escondido Planning Commission and City Council and adopted by City Council Resolution No. 97-280 on December 17, 1997.

4.5 TENTATIVE SUBDIVISION MAP

Tentative Subdivision Map 795 with Grading Exemptions was concurrently submitted and reviewed for approval with the East Grove Specific Plan. The map encompasses the entire East Grove SPA and also describes off-site infrastructure improvements. Six agricultural lots, 291 residential lots and 2 lots to be dedicated to the city are defined and 18 public street rights-of-way are delineated by the map. Open space easements are shown for the two areas of sensitive habitat.

The East Grove Tentative Subdivision Map will be implemented through the recordation of one or more Final Maps. The East Grove Tentative Subdivision Map and Grading Exemptions were reviewed by the Escondido Planning Commission and City Council and were approved by City Council Resolution No. 97-280 on December 17, 1997. The tentative subdivision map is shown on Exhibit 4-1. Grading Exemptions are shown on Exhibit 3-2.

4.6 ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) was prepared for the East Grove General Plan Amendment, Specific Plan, Zone Reclassification, and Tentative Subdivision Map in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The EIR (ER 94-12) examined all potentially significant environmental impacts associated with the project and identified mitigation measures capable of avoiding or substantially lessening those impacts. Mitigation measures identified by the EIR have been incorporated into Section 3.6 of the Specific Plan. The EIR also presents a Mitigation Monitoring and Reporting Program which assures that the mitigation measures identified by the EIR will be successfully implemented. The Mitigation Monitoring and Reporting Program is included in the Specific Plan Appendices. The East Grove EIR was reviewed by the Escondido Planning Commission and City Council. The East Grove Final EIR was certified by City Council Resolution No. 97-296 on December 17, 1997.

4.7 VILLAGE PHASING PLAN

The objective of the East Grove Village Phasing Plan is to coordinate the provisions for public facilities and services with a logical sequence and pattern of residential development within the framework of the existing agricultural operation. The sequence of the development phases is dictated by grading, circulation improvements and public utility requirements. Implementation of the Specific Plan will be accomplished through a two-phased development plan. Phase I development will consist of north area Villages 1, 2 and 3. Phase II development will include southern Villages 4 through 8. The two major phases are further separated into sub-phases in which all necessary circulation, utility and drainage improvements are installed.

Phase I Because primary project access will be from Valley Parkway at East Washington, the grading operation will begin at the north end of the SPA. In order to allow for a balanced grading operation (i.e., no significant off-site soil import or export) Phase I grading will include only the areas of Villages 1, 2, 3 and 4. Phase I development is also dictated by the current water delivery system. The existing 30-inch Old Guejito Grade Road water line provides water from the Filtration Plant pressure zoning which can deliver water to an approximate maximum elevation of 965 feet. Connection to this line will only allow for water delivery to Villages 1-3. Due to their higher elevations, adequate fire and domestic water pressure cannot be provided to the other villages from the Filtration Plant pressure zone.

Phase II Prior to development of the Phase II villages, the construction of the East Grove Reservoir and pump station will be required. The Phase II development plan will include the grading for Villages 5-8. A more detailed description of the Village Phasing Plan is presented by Table 4-1.

Over the development lifetime of the project, the East Grove Village Phasing Plan may change in response to changing market conditions or other currently unforeseen conditions. The phasing of development may be modified provided it can be shown that the modifications are in conformance with the provisions of the East Grove Specific Plan and that all required public improvements will be provided at time of need as determined by the City Engineer. Amendments to the Phasing Plan are considered administrative in nature and may be approved by the Director of Planning and Building, as described in Section 4.11 of this Chapter.

TABLE 4 - 1

EAST GROVE VILLAGE PHASING PLAN

<u>PHASE</u>	<u>VILLAGE</u>	<u>GRADING</u>	<u>CIRCULATION</u>	<u>IMPROVEMENTS</u>
1A	V1 (37 DU)	V1,V2,V4	<ul style="list-style-type: none"> • Construct off-site Street "A" from Valley Parkway to V1 entrance • Extend Street "A" from V1 Entrance to Street "H" • Construct V1 loop-road 	<ul style="list-style-type: none"> • Extend sewer from East Washington to V1 • Extend 36" water line from 30" Old Guejito line to Reed Reservoir • Extend 12" water line from 36" line to V1 • Install agricultural electric pump station • Implement Wetlands Enhancement Program
1B	V2 (54 DU)	-	<ul style="list-style-type: none"> • Extend Street "A" to Street "E" • Construct Street "E" • Provide Roseann Ave emergency access 	<ul style="list-style-type: none"> • Extend sewer from Roseann Ave to V2 • Install water system booster pump • Extend 8" water line to V2 • Construct area A3 agricultural staging area • Extend storm drain from Roseann Ave to V2
1C	V3 (52 DU)	V3	<ul style="list-style-type: none"> • Complete Street "H" 	<ul style="list-style-type: none"> • Extend East Washington sewer to V3 • Install V3 sewer pump station and force main • Extend water line from Street "A" to V3 • Construct detention basin D1 • Construct area A2 agricultural staging area
2A	V4,V5 (41 DU)	V5,V6,V7	<ul style="list-style-type: none"> • Extend Street "A" to Street "M" • Provide emergency access road from V5 to Reed Road • Construct Street "M" • Dedicate Cloverdale Trail 	<ul style="list-style-type: none"> • Extend sewer via school parcel, Falconer Road and Slivkoff Dr to V4 and V5 • Relocate 28" Reed Reservoir water line in V5 • Constr East Grove Reservoir and pump station • Extend 12" water line from pump station to V5 • Construct detention basins D2 and D3
2B	V6,V7 (65 DU)	-	<ul style="list-style-type: none"> • Extend Street "A" to terminus • Construct Street "N" 	<ul style="list-style-type: none"> • Extend Slivkoff sewer from V5 to V6 and V7 • Extend 10" water line to Street "A" terminus • Construct detention basin D4
2C	V8 (42 DU)	V8	<ul style="list-style-type: none"> • Widen Reed Road from Falconer Road to V8 • Construct V8 streets to Reed Road • Construct spur trail between V7 and V8 	<ul style="list-style-type: none"> • Extend sewer from Slivkoff Dr via Falconer Road and Reed Road to V7 and V8 • Extend water line from V7 to Reed Road • Construct temporary detention basin D5

4.8 FINAL PROJECT PLANS

The primary purpose of final project plans is to determine that individual residential villages are being developed in a manner that conforms with the goals and standards specified by the East Grove Specific Plan and to assure compatibility with all appropriate city policies and ordinances. Prior to the issuance of building permits for any East Grove residential village, a final project plan shall be submitted for review. Final project plans may be submitted for an individual residential village or several villages may be combined in a single final project plan.

4.8.1 Final Project Plan Application

Final project plans are to be submitted to the Planning Division for review and shall include the following documents and materials:

1. A final grading plan. All grading within the East Grove SPA shall comply with the City's Grading Ordinance, except for the grading exemptions noted in Chapter 2. Minor grading changes which do not exceed 1.0 foot vertically for perimeter grading adjacent to or within 100 feet of existing off-site developed areas, and which do not exceed 3.0 feet vertically for other project areas, shall be allowed if approved by both the City Engineer and Director of Planning and Building.
2. A village phasing program which explains the final project plan's relationship to the East Grove Phasing Plan described in Section 4.7 of this chapter. The village phasing plan shall describe the chronological order of development within the area of the final project plan.
3. Documentation of conformance with the certified Final EIR and mitigation monitoring program. Written documentation shall be submitted, identifying all appropriate mitigation measures from the Final EIR which relate to the final project plan area. Compliance of the Final Project Plan with these measures shall be described.
4. If the final project plan area includes grading which will eliminate wetlands identified in the East Grove Final EIR, the developer shall be required to obtain all necessary approvals from the State Department of Fish and Game and the U.S. Army Corps of Engineers. The proposed Wetlands Program is described in Chapter 2 and may be modified by the resource agencies.
5. Whenever open space areas described in Section 2.7 of Chapter 2 are provided, the Director of Planning and Building shall, as a condition of the applicable final

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project plan, require that some provision be made for perpetual maintenance of said open space. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specific functions and administrative expenses of said perpetual maintenance. The City shall be a party in interest to any such agreements and covenants and may by mandatory injunction enforce the provisions thereof.

6. A site plan illustrating unit location for each lot.
7. Detailed elevations of all sides of each building model.
8. Floor plans for each home model.
9. Color boards which depict finishes and colors.
10. Covenants, Conditions and Restrictions (CC&R's).
11. Site plan for temporary model home complex, if proposed.
12. Sign program.
13. Fencing plans.
14. Complete landscape working drawings and detailed irrigation plans. The landscape plans may be submitted concurrently with the final project plan application or submitted after all other final project plan documents have been approved.

4.8.2 Final Project Plan Review

The final project plan shall be reviewed by the Director of Planning and Building for conformance to the approved East Grove Specific Plan. The Director shall have the authority to approve, approve with conditions, or deny the final project plan application. Decisions of the Director may be appealed to the Planning Commission within 10 calendar days of the memorandum of the decision. The Planning Commission, in a public hearing, shall affirm, reverse or modify the decision of the Director of Planning and Building. The Planning Commission decision may be appealed to the City Council within 10 calendar days of resolution or memorandum of decision. The City Council, in a public hearing, shall affirm, reverse or modify the Planning Commission's decision. The City Council's decision shall be final.

4.8.3 Expiration

Unless otherwise specified in the action granting the final project plan, said plan which has not been vested within 18 months from the effective date shall become null and void. However, one or more extensions of time may be granted by the Director of Planning and Building.

4.9 HOMEOWNERS' ASSOCIATION

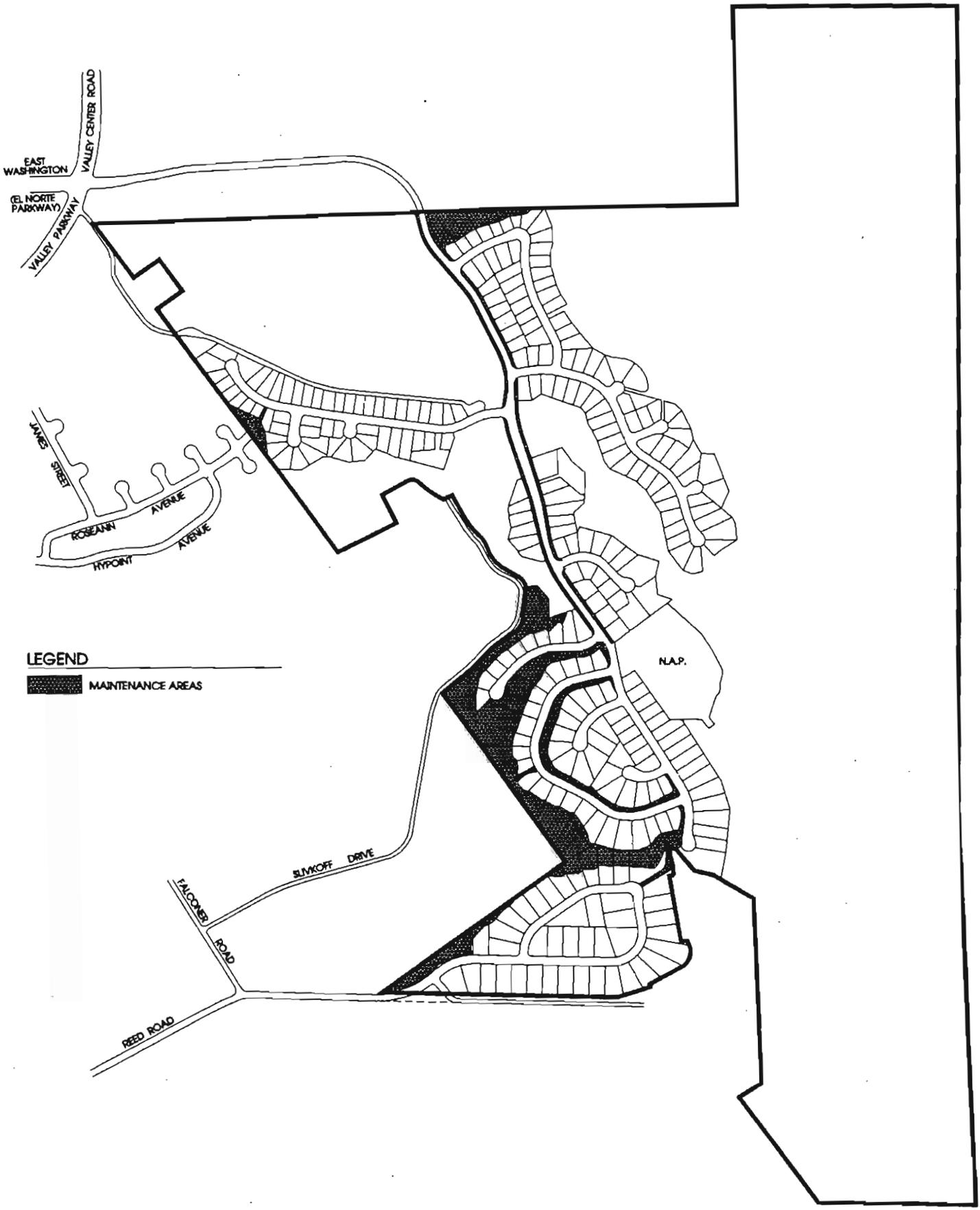
The developer shall establish a homeowners' association for the eight villages of the East Grove SPA. The East Grove Homeowners' Association shall include representation from all of the residential villages and shall prepare Covenants, Conditions and Restrictions (CC&R's) which control the private uses, maintenance and development standards for each village of the Specific Plan. The CC&R's shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the first final map.

Homeowners' association areas of maintenance responsibilities are shown in concept on Exhibit 4-2, Maintenance Areas. The developer shall submit a master maintenance plan showing all areas to be maintained by the homeowners' association to be approved by the Engineering Department and Planning Division prior to final map approval.

4.10 OTHER PROJECT APPROVALS

In addition to the approvals described above, development of the East Grove SPA may require the following approvals:

1. U.S. ARMY CORPS OF ENGINEERS - A U.S. Army Corps of Engineers 404 Permit may be required to allow residential development to encroach into wetlands in Residential Villages 1, 2, 3 and 8.
2. CALIFORNIA DEPARTMENT OF FISH & GAME - A Fish & Game 1603 Streambed Alteration Agreement may be required in conjunction with the East Grove Wetlands Enhancement Program.



LEGEND

 MAINTENANCE AREAS

4.11 SPECIFIC PLAN AMENDMENTS

Approval of this Specific Plan signifies acceptance by the City of Escondido of a general framework and specific development standards for the East Grove SPA. It is anticipated that certain modifications to the Specific Plan text and exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories. Administrative amendments allow for minor changes to the Specific Plan and may be approved by the Director of Planning and Building. All other proposed changes are considered formal amendments and shall be reviewed for approval by the Planning Commission and City Council. All amendments must be consistent with the General Plan and this Specific Plan.

4.11.1 Administrative Amendments

Upon the determination by the Director of Planning and Building, certain minor modifications to the Specific Plan text and/or exhibits may not require formal amendment proceedings (i.e. through public hearings). The Director of Planning and Building has the authority to administratively approve modifications to the East Grove Specific Plan as follows:

1. Expansions or reductions of the geographic area covered by a planning area. The land area modification shall not exceed by more than 5 percent, the gross acreage of the planning area, as stated in Table 1-2, Land Use Summary, provided all other land use requirements can be met.
2. Minor realignments or modifications of internal streets serving the project, lot lines, easement locations and grading adjustments, if also approved by the City Engineer.
3. Modifications of design features such as architectural details, paving and entry treatments, fencing, lighting and landscaping, including open space areas, may be approved providing the modifications are in keeping with the design elements described in the Specific Plan.
4. Amendments to approved final project plans as described in Section 4.8 of this chapter may be allowed.
5. Changes to the East Grove Village Phasing Plan.
6. Adjustments of required setbacks, not to exceed 25 percent.

4.11.2 Formal Amendments

All Specific Plan modifications which do not meet the criteria of an administrative amendment, as described in this chapter, shall be deemed to require a formal amendment of the approved Specific Plan. All formal amendments shall be reviewed for approval by the Escondido Planning Commission and City Council. These amendments shall be processed pursuant to the same review process described for Amendments and Zone Changes, Division 4, Article 61, of the Escondido Zoning Code.

4.11.3 Amendment Applications

Whether classified as administrative or formal amendments, all such changes to the Specific Plan shall reflect the same comprehensive analysis which was undertaken in the adoption of the Specific Plan and may require additional environmental review. The amendment application shall satisfy the following criteria:

1. Demonstrate that the proposed amendment meets the goals and objectives of the General Plan and Specific Plan.
2. Ensure that any impacts from the amendment can be satisfactorily mitigated.
3. Provide a strikeout/underline copy of the Specific Plan text when changes are proposed and update any Specific Plan exhibits affected by the proposed amendment.
4. Update any Specific Plan technical studies and/or provide additional environmental studies deemed necessary by the Director of Planning and Building or the City Engineer.

CHAPTER 5

CONFORMITY OF SPECIFIC PLAN

WITH CITY OF ESCONDIDO

GENERAL PLAN

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

5.1 INTRODUCTION

This chapter discusses the relationship of the East Grove Specific Plan to the Escondido General Plan. The Escondido General Plan is, in effect, the constitution of the City and serves as a blueprint for the long-range physical planning of the City. The General Plan contains stated community goals and policies designed to shape the long-term development of the City, as well as protect its environmental, social, cultural and economic resources.

The General Plan consists of an integrated and internally consistent set of goals, policies and standards that address a number of issue areas which include community goals, land use, circulation/transportation, community facilities and services, community protection and safety, community open space/conservation, growth management, and General Plan implementation. Certain policies in the General Plan relate directly to East Grove. These policies are stated below, followed by a response describing how the Specific Plan conforms to the policy.

5.2 COMMUNITY GOALS AND OBJECTIVES

Goal 1: Plan for quality, managed growth

Response: The East Grove Specific Plan provides a long-term development plan for the East Grove property. The Specific Plan includes a residential phasing plan which identifies specific on-site and off-site public street and utility improvement requirements for each residential village. Development quality is assured by detailed design guidelines described in the Specific Plan and the final project review process which will be required prior to issuance of development permits for each of the residential villages. The Specific Plan also provides certainty as to the future development pattern within the SPA.

Goal 2: Improve circulation and safety for vehicles and pedestrians

Response: The East Grove Specific Plan includes a circulation plan which provides multiple points of access to the property and maintains local levels of service for all local road segments and intersections. All East Grove residential streets will be public.

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Goal 3: Preserve and enhance existing neighborhoods

Response: The East Grove Specific Plan limits residential development within the SPA to 297 dwelling units (including 6 potential future estate dwelling units). Implementation of the Specific Plan will also result in street, sewer, water and drainage improvements within neighborhoods to the west of the East Grove.

Goal 5: Encourage a diverse economic base to provide jobs and services for Escondido residents

Response: The East Grove Specific Plan supports continued agricultural production for much of the SPA. Approximately 331 acres of the original 426-acre avocado grove area will remain available for agricultural production upon full implementation of the Specific Plan.

Goal 7: Create an aesthetically pleasing and culturally diverse community

Response: The East Grove Specific Plan provides detailed guidelines for grading, landscape architecture and residential architecture. A complete set of land use regulations covering all aspects of development is also provided. Further staff review will be required when final project plans are submitted. At residential build-out, approximately 76 percent of the original grove area will remain on the higher, more visible areas of the SPA.

Goal 8: Preserve Escondido's natural and scenic resources

Response: The East Grove Specific Plan preserves, enhances and enlarges the wetlands area of the main drainage course. Disturbed wetlands lost to village development will be mitigated by the revegetation of high quality wetlands habitat. Smaller areas of existing coastal sage scrub and chaparral within the groves will not be disturbed.

Goal 9: Support agriculture while planning for possible land transition to urban uses

Response: The East Grove Specific Plan integrates eight residential villages into the existing agricultural areas. Approximately 331 acres will continue to be designated agricultural lands by the Specific Plan. The agricultural lands will be utilized for agricultural production and agricultural accessory uses. Residential development is sited in valleys and on the more gentle slopes while the remaining groves are generally located on the higher, steeper slope areas of the SPA.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Goal 11: Provide a safe and healthy environment for all Escondido residents

Response: The East Grove Specific Plan provides three points of emergency access to the SPA. Implementation of the fuel management plan included in the Specific Plan will minimize the threat of wildland fires for the residents of East Grove. A complete drainage system including a series of drainage detention basins has been designed to control surface runoff.

5.3 LAND USE

Land Use Policy A 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 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.

Response: Densities for the villages of East Grove are similar to that of adjacent General Plan land use designations. Villages 5-8 have a combined density of 1.69 dwellings per acre. The land use designation adjacent to these villages is Estate II which allows up to 2.0 dwellings per acre. The density of Village 1, which is next to the Northeast Gateway SPA, is 2.61 dwellings per acre. The density of Village 2, which is next to property designated Suburban (up to 3.3 dwellings per acre), is 3.21 dwellings per acre. When the groves and open space areas of East Grove are included, the overall SPA density is 0.59 dwellings per acre, which is less than the maximum residential density of 0.70 dwellings per acre allowed under the General Plan.

Land Use Policy A 1.3: Prior to any major extensions of services or utilities to accommodate changes in land use, significant growth-inducing, and environmental implications including significant growth-inducing impacts, shall be thoroughly reviewed based upon the Growth Management policies of this document (General Plan) and any necessary mitigation measures implemented.

Response: The East Grove SPA is located at the easterly edge of the City. While most of the areas immediately southwest, west and northwest of East Grove have already been developed, topographic constraints to the northeast, east and southeast will likely preclude the further extension of roads and services, other than existing water lines.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Land Use Policy B 1.3: No development shall be permitted on slopes greater than 35% or in natural 100-year floodways. If approved by the City or other appropriate local, state and federal agencies, an environmental channel may be considered within the floodway.

and

Land Use Policy B 1.8: The development potential on slopes greater than 35% or in natural floodways or in City-approved environmental channels may be transferred to other portions on the site at one dwelling unit per 20 acres in all residential land use categories.

Response: The East Grove Development Plan incorporates the transfer of density from areas having steep slopes to areas which are more appropriate for residential development. This results in the continued use of approximately 76 percent of the groves, protection of the main drainage/wetland area, and future residential development generally occurring near existing development of similar densities.

Residential Policy B 2.2: In the design of both Rural designations and the Estate I single-family residential development, consideration should be given to public improvement standards which allow for a more rural environment, such as flexibility in street rights-of-way, increased setbacks and pedestrian circulation systems such as trails or paths, provided health and safety is not compromised.

Response: Street "A", the primary roadway through East Grove, has been designed to appear as a country lane. The roadway winds through the project with extended parkways on each side, varying from 10 feet to 32 feet in width. The parkways will be landscaped to provide a natural appearance. A meandering pedestrian trail will be located on one side of the roadway.

Specific Planning Area Policy B 7.1: **SPECIFIC PLAN AREAS** are intended for areas which require submittal of specific plans prior to development, as described in California Government Code Sections 65450 through 65507. In Chapter VIII, Specific Planning Areas, each Specific Planning Area is described in terms of its location, intended land use and building intensity, and development concept.

The application of the Specific Planning Area is not limited to those shown on the Land Use Plan. Additional areas may be defined by the City or can be requested by landowners/property owners. If a new Specific Planning Area is proposed, its approval shall require designation on the Land Use Plan and text appended to Chapter VIII, Specific Planning Areas, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more efficiently than existing designations.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Response: East Grove represents a new Specific Plan Area (SPA #12) to be included and described in Chapter VIII of the Escondido General Plan. Only the Specific Plan process allows the flexibility necessary to realize the potential demonstrated by the East Grove Land Use Plan. This Specific Plan text and associated exhibits meet the requirements called out by Policy B 7.1.

Circulation Policy D 2.3: The City shall establish level of service "C" as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City (Transportation Research Board Special Report 209, 1985), as the community's goal for acceptable level of service. Level of service "C" represents stable traffic flow which is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system. All General Plan Amendments to reclassify Circulation Element streets should likewise pursue this goal. The City may approve alternatives to this policy based on a detailed review and consideration of other factors including, but not limited to, significant social and economic benefits to the public as a whole, impending street improvements, and location of street improvements.

Response: The Specific Plan will be required to mitigate traffic impacts to account for the traffic generated by the development. All vehicular traffic generated by the project will be accommodated safely upon adjoining streets given the required street improvements both on-and off-site to serve the proposed project.

Circulation Policy D 2.4: The City shall adopt design standards for all streets in accordance with their functional classifications and recognized design guidelines. In developing these guidelines, the City should consider Caltrans and American Association of State & Highway Transportation Officials (AASHTO) design standards. All streets within the City shall be designed in accordance with the adopted City of Escondido design standards.

Response: All East Grove residential streets have been designed to meet City standards and will be dedicated to the City.

Circulation Policy D 2.5: The City shall require new development to provide for local streets to serve direct access needs of abutting property. These streets should be designed with a discontinuous pattern to discourage through-traffic. They generally should not intersect with Collector or higher classification streets. Typical design features provide for two travel lanes with parking on both sides of the street. Local streets include loop streets and cul-de-sacs.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Response: The East Grove circulation Plan provides public access to all residential lots and agricultural areas within the SPA. The project design precludes direct access to off-site Roseann Avenue and limits Reed Road access to Village 8.

Circulation Policy D 3.1: The City shall require dedication and improvement of necessary rights-of-way along Circulation Plan streets at the time of Tentative Map and/or Building Permit approval, whichever occurs first. All projects shall be required to construct street improvements in accordance with the street classification shown in the Circulation Plan, and off-site improvements that are needed due to the development proposal. Off-site improvements shall be made such that the City's Quality of Life Standard for Traffic and Transportation is achieved. In addition, the City shall require dedication of right-of-way pursuant to the street classification standards.

Response: All East Grove circulation streets will be dedicated to the City and improved as described in the Circulation System Section of Chapter 2. The off-site road segment which connects Village Drive to Valley Parkway at East Washington, will be dedicated and improved as described in the Specific Plan prior to, or concurrent with the development of the first residential village.

Circulation Policy D 4.3: The City shall generally require pedestrian facilities along all classified streets designated on the circulation plan.

Response: Street "A" will include a meandering sidewalk/trail on one side of the roadway, in keeping with the "country lane" atmosphere. All other East Grove streets will include sidewalks on both sides of the roadway.

Circulation Policy D 4.4: The City shall require that adequate off-street parking be provided for properties. This shall assume that on-street parking will not be available on Prime Arterials, Major Roads, and Collector streets in most cases since it is necessary to utilize the curb-to-curb width for vehicle traffic and transit and bicycle uses. In no instance shall required parking be provided on-street.

Response: The parking requirements described in the Land Use Regulations section of Chapter 3 assure that adequate off-street parking will be provided within the SPA.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

5.4 COMMUNITY FACILITIES AND SERVICES

Parks & Recreation Policy C 1.14: The City shall generally collect park development fees to finance acquisition and development of recreational facilities. In lieu of collecting park development fees, the dedication of land for such facilities may be considered subject to City approval.

Response: City park fees will be collected as each residential village is developed.

Parks & Recreation Policy C 1.17: Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.

Response: Preservation of Open Space areas O-1 and O-2 will be assured through the recordation of a biological open space easements. Open Space area O-1 will also be governed by a U.S. Army Corps of Engineers 404 Permit and a California Department of Fish & Game 1603 agreement. The purpose of the easements, the 404 Permit and 1603 Agreement is to protect the wetland resource. Open Space areas O-1 and O-2 are not considered park lands by the Specific Plan.

All modified open space slopes designated by the East Grove Open Space Plan will be dedicated as greenbelt open space easements. These designated slope areas are not considered park lands by the Specific Plan.

Water Policy G 1.2: Throughout the community, the City shall systematically expand water storage capacities and service line distribution systems to keep pace with growth projections of the adopted General Plan.

Response: Water service will be supplied to Villages 1-3 from the Filtration Plant water pressure zone via the existing water transmission line. Prior to the development of Villages 5-8, the East Grove Reservoir and pump station will be constructed. In the future the City plans to expand the capacity of the Reed Reservoir.

Water Policy G 1.4: New development in unserved areas shall be approved only where adequate storage facilities and distribution systems can be provided prior to occupancy.

Response: East Grove is located between the Reed Road Reservoir and existing residential development served by the reservoir. As such, East Grove represents an in-fill to the system. East Grove will provide additional loop connections for the existing water system at Valley Parkway, Roseann Avenue and Reed Road.

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Water Policy G 1.6: Costs of improvements which are necessary to serve new development, such as extension of lines, pump facilities, storage facilities, and upgrades of the line capacity, shall be financed by the developer. Reimbursement for oversize water lines shall be provided from the funds receiving the benefits. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance improvements; however, existing residents shall not have to pay for improvements necessitated only by new development.

Response: All East Grove water improvements, including the relocation of existing lines and the SPA share of the East Grove Reservoir and pump station, will be financed by the developers of East Grove. All water facilities will be designed to meet City requirements.

Sewer Policy G 2.1: The City sewer system shall have adequate trunkline, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a current minimum of 260 gallons per day for each residence on said system in urban areas which may be up-dated from time to time in the adopted Sewer Master Plan.

Response: The City has indicated adequate sewage treatment capacity will be available to serve East Grove.

Sewer Policy G 2.5: Costs of improvements which are necessary to serve new development, such as extensions of service and pump facilities and treatment facilities, shall be financed by the developer. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance certain improvements; however, existing residents shall not be required to pay for improvements necessitated only by new development.

Response: All East Grove sewer improvements, including the extension of off-site sewer lines, will be financed by the developers of East Grove. All sewer facilities will be designed to meet City requirements.

Drainage Policy G 3.1: The Master Drainage Plan for the City of Escondido shall establish standards for Planning Area drainage. Within each basin studied by the Plan, the City shall plan drainage improvements adequate to handle runoff when the drainage basin is fully developed to the intensity proposed by the Land Use element of the General Plan.

Response: Four permanent detention basins and one temporary detention basin have been incorporated into the site design at major discharge points to reduce peak developed condition runoff to levels approaching pre-development condition peak flows.

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Drainage Policy G 3.5: To the degree that is economically feasible and consistent with sound engineering practices the City shall discourage disruption of the natural landform and encourage the maximum use of natural drainageways in the new development. Nonstructural flood protection methods, which avoid construction programs, such as channels, and favor vegetative measures to protect and stabilize land areas, should be considered as an alternative to constructing concrete channels. In this regard, the City shall establish grading standards which control surface runoff associated with new development while preserving natural resources.

Response: The north-south natural drainage course will remain in its natural condition.

Drainage Policy G 3.6: Prior to approval of a development application, the City shall determine that there is adequate downstream stormwater drainage capacity to accommodate any additional runoff created by the development within the project's drainage basin.

Response: Implementation of the East Grove Development Plan will result in improvements to the existing off-site storm drain system at Falconer Road and Bear Valley Parkway. A 48-inch off-site storm drain will also be installed in Reed Road and Falconer Road to join the existing storm drain system.

5.5 COMMUNITY PROTECTION AND SAFETY

Fire Policy B 1.1: The City of Escondido shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and services standards:

(a) In urbanized areas of the City, an initial response time of five (5) minutes for all structure fire and emergency calls and a maximum response time of ten (10) minutes for support truck companies and for paramedic units;

(b) For outlying areas beyond the five (5) minutes initial response time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. To the maximum extent feasible, the initial response time for structure fire calls in these outlying areas shall be a maximum of ten (10) minutes and the maximum response time for paramedic units in these areas shall be fifteen (15) minutes.

Response: Response times from Fire Station No. 2, located on North Midway Drive, to all residential areas of East Grove are expected to met City requirements.

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Fire Policy B.1.5: Close coordination shall be maintained between planned improvements to the Circulation System within the City of Escondido and the location of future fire stations, in order to assure adequate levels of service and response times to all areas of the community.

Response: In cases of emergency, the SPA will be accessible from Valley Parkway (via off-site Street "A"), Old Guejito Grade Road, Roseann Avenue, Slivkoff Drive and Reed Road.

Fire Policy B.1.11: Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety automatic fire sprinkler systems, water availability, secondary emergency access routes, construction requirements, and landscaping around structures.

Response: The East Grove Specific Plan includes a Fuel Management Program which is designed to minimize the hazard of wildland fires for all potentially exposed residential areas. Refer to Chapter 3, Section 3.4 of the Specific Plan for a detailed description of the East Grove Fuel Management Program.

Soils Policy D.1.2: The City shall require that development applications on slopes 25 percent or greater (see Open Space) include assessments prepared by a certified geotechnical engineer of slope stability and erodibility. The purpose of such assessments shall be to identify the areas most capable of tolerating grading, road construction, and utilities, and the measures needed to avoid or mitigate hazards.

Response: Prior to commencement of initial project design, a Preliminary Geotechnical Investigation was conducted for the East Grove property by Shepardson Engineering Associates.

Soils Policy D.1.4: In all areas with steep slopes, grading practices for drainage purposes should restore natural patterns of surface water runoff with respect to volume of flow so that any diversions will not induce or accelerate sheet erosion, gullying, and other forms of erosion.

Response: A complete drainage system has been designed for the East Grove development and is discussed in Chapter II of the Specific Plan. The system incorporates five detention basins which, when combined with other drainage improvements, will reduce development condition peak runoff to levels approaching pre-development condition peak flows. The Specific Plan also calls for off-site improvements which will help reduce existing neighborhood drainage problems.

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5.6 COMMUNITY OPEN SPACE/CONSERVATION

Hydrology Objective B 1.1: Natural and improved drainageways shall be maintained as permanent open space.

Response: The main north-south natural drainage course will be placed in a permanent open space easement. Wetlands habitat along the drainage course will be maintained and enhanced.

Hydrology Objective B 1.2: Encroachment into wetlands and designated floodways shall be carefully controlled.

Response: Approximately 3.3 acres of low quality wetlands habitat will be impacted by the East Grove Development Plan. The East Grove Wetlands Program requires that these impacts be mitigated through revegetation and enhancement at a ratio of 1:1 at the north end of the main drainage course. The Wetlands Program is described in Chapter 2 of the Specific Plan.

Slopes Objective B 2.1: Land areas with steep topography (generally over 25%) shall be protected from intensive urban development and shall be included within the overall open space system.

Response: While some isolated pockets of steep slopes are located within areas to be developed, most of the areas are either rear yard slopes which will be revegetated or roadway slopes which will be replanted.

Elevations Objective B 4.1: Primary and secondary ridgelines as well as other mountain peaks and prominent high points shall be protected from intensive urban development.

Response: Examination of topographic maps and field observations confirm the presence of a skyline ridge along the northerly portion of the easterly SPA boundary and an intermediate ridge in the northwest corner of the SPA (refer to Exhibit 1-4). Both of these ridgelines have been respected by the Specific Plan and are designated for agricultural uses. A review of large scale topographic maps indicates that the ridgeline designated by the Ridgeline Overlay District Map in the central portion of SPA does not meet the General Plan intermediate ridge definition. The Hillside and Ridgeline Overlay District Map shall be amended to remove this section of intermediate ridge.

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Elevations Objective B 4.2: Views and vistas of natural landmarks within the open space system shall be preserved.

Response: Residential development within East Grove has been sited in the pocket valleys and foothills of the SPA. The higher elevations have been reserved for agricultural uses, thereby preserving their visual integrity.

Environmental Resources Objective B 5.1: Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

Response: Identified archaeological sites, areas of coastal sage scrub and oak woodlands, as well as the main drainage course with its associated wetlands habitat have all been designated for agricultural or open space land uses by the Specific Plan.

Wildlife/Vegetation Objective B 6.1: Rare, threatened or endangered plant and animal communities shall be protected within the Escondido planning areas.

Response: No rare, threatened or endangered plant or animal species have been identified within or near any of the residentially-designated areas of the Specific Plan.

Community Design Policy C 1.1: The City of Escondido shall maintain a rural residential and open space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.

Response: The East Grove Development Plan has scattered the residential villages throughout the existing agricultural lands. Several of the villages will not be visible from outside the SPA, while others will only be visible from limited off-site locations. The combined village area density of 2.16 dwellings per acre and the average village lot size of approximately 16,000 s.f. fall somewhere between the allowable densities and lot sizes of the Suburban neighborhood along Roseann Avenue and the Estate II densities and lot sizes allowed in the Reed Road area (see Exhibit 1-5).

Community Design Policy C 1.2: The City of Escondido shall prepare and adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects. These may be incorporated into zoning or subdivision ordinances or be policy statements.

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Response: The Specific Plan provides grading guidelines (Chapter 3, Section 3.3), a Landscape Program (Chapter 3, Section 3.4), and Architectural Guidelines (Chapter 3, Section 3.5) for the SPA. The Land Use Regulations section found in Chapter 3, provide a complete set of zoning standards, including signage allowances, for each of the residential and agricultural planning areas.

Community Design Policy C 1.4: Drought- and frost-tolerant plant species shall be encouraged in landscaping streets and projects, through the implementation of design guidelines. Automatic irrigation systems with appropriate water conserving features should be included in the development.

Response: A complete Landscape Program is included in the Specific Plan. Topics addressed by the program include landscape zones, plant palettes, entry treatments, streetscapes, landscaped slopes, agricultural restoration, wetlands restoration and fuel management.

Community Design Policy C 1.6: The City shall establish a street tree planting program intended to identify appropriate varieties, sizes, spacing standards, maintenance and replacement standards, planting schedules, etc. Street trees should be selected and sited to minimize the visual dominance of paved surfaces, to create more appropriately defined and humanly scaled public spaces, and to help distinguish pedestrian environments from vehicular spaces.

Response: Street trees which are to be located within the residential village areas are called out by the Landscape Zone Three plant palette. All of the candidate trees are also found on the Escondido Street Tree List Matrix (Escondido Zoning Ordinance, Section 33-1333). Street trees located within the extended right-of-way of Street "A" are described in the Landscape Zone Two plant palette.

Community Design Policy C 1.7: The City shall require new development to landscape street rights-of-way in accordance with the street tree planting program.

Response: East Grove landscape requirements are described in the Landscape Concept section of the Specific Plan (Chapter 3, Section 3.4).

Community Design Policy C 1.8: All residential developments having common open space or along public rights-of-way separated from the development by a wall or fence landscaping shall require that all landscaping and irrigation systems be installed by the developer.

Response: All landscape and irrigation requirements called for by the Specific Plan will be installed by the developer(s).

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Community Design Policy C 1.9: Homeowners' associations shall be formed to maintain private streets, common open space areas, and landscaping along public rights-of-way separated from the development by a wall or fence in new developments. Developments which do not have homeowners' associations shall annex into the City's Landscape Maintenance District or an acceptable alternative if there is landscaping along public rights-of-way separated from the development by a wall or fence.

Response: A homeowners' association is anticipated within the East Grove SPA. The Specific Plan proposes the formation of a homeowners' association for the purpose of maintaining landscape within the extended right-of-way of Street "A" and designated greenbelt open space slopes. The homeowners' association is described in Section 4.10 of Chapter 4 and proposed maintenance areas are shown on Exhibit 4-2.

Community Design Policy C 1.11: The City shall establish density and development standards and review development proposals with the intent to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts of grading and structures.

Response: Prior to East Grove design development a series of studies were conducted and incorporated into an opportunities and constraints plan. The studies included slope analysis, geotechnical investigation, drainage study, biological reconnaissance, tree survey, wetlands survey, Phase I Environmental Assessment and visual analysis. The final Land Use Plan evolved from a series of design studies which considered all of the site constraints identified by the opportunities and constraints plan. As a result the East Grove Land Use Plan minimizes development on steep slopes, avoids areas of significant wetlands and plant habitats, respects identified ridgelines, and generally sites development within areas of existing groves or disturbed fields.

Community Design Policy C 1.12: New single-family residential development shall include an appropriate mix of one- and two-story units or may be all one-story or include one-story elements with increased separation to avoid a congested appearance especially in perimeter areas.

Response: East Grove will feature a mixture of one- and two-story homes.

Ridgeline/Hillside Policy D 1.1: The City shall distinguish skyline ridges from secondary and intermediate ridges. Skyline ridges include those which define the horizon and intermediate ridges are those with visible land behind them which creates a backdrop to the ridge as viewed from the valley floor. Skyline and intermediate ridges shall be identified by ordinance or resolution.

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Response: Prior to project design development, a ridgeline study was conducted for East Grove. The study compared the skyline and intermediate ridges shown on the City of Escondido Hillside and Ridgeline Overlay District Map (1,000'-scale) with recently flown 200'-scale and 400'-scale topographic maps. The study verified the presence of the skyline ridge and intermediate ridge identified on Opportunities and Constraints Exhibit I-4. The intermediate ridge shown on the Overlay District Map, located in the central portion of the SPA does not meet the definition of an intermediate ridge as described in Section 33-1052 of the Zoning Code. The definition describes a long, narrow, conspicuous elevation. The subject area appears as several high points divided by a series of plateaus.

Ridgeline/Hillside Policy D 1.2: Development on skyline ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for skyline ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.

Response: A skyline ridge appears along the easterly boundary of East Grove. Part of the ridgeline is within East Grove and part of it is outside the SPA to the east. Approximately 2,800 feet of the ridgeline is located within East Grove. The skyline ridge occurs within Agricultural Area A-2, which is designated for continued agricultural uses by the Specific Plan. Implementation of the Specific Plan will result in no visual changes to the skyline ridge.

Ridgeline/Hillside Policy D 1.3: Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:

- (a) landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor;
- (b) site plans concentrate development in subordinate or hidden locations;
- (c) grading plans minimize disruption of the natural landform and vegetation; and
- (d) development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

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Response: The intermediate ridge located in the northwest corner of East Grove is currently an agricultural area. The ridgeline occurs in Agricultural Area A-3 and is designated for agricultural uses and the East Grove Reservoir by the Specific Plan. Implementation of the Specific Plan will result in no significant visual changes to the intermediate ridge.

Ridgeline/Hillside Policy D 1.4: The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform to the following standards:

- (a) All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.
- (b) Development shall be designed to minimize grading requirements by conforming to the natural contours of the site.
- (c) The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.
- (d) The site shall be landscaped 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) To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas.
- (f) Grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.

Response: The intent of the East Grove Development Plan is to create pockets of residential development in the lower and more level areas of the SPA while allowing for the on-going agricultural operations to continue over the steeper, more visually prominent portions of the property. The grading plan emphasizes contoured grading, especially where graded slopes blend back to the natural terrain of the groves.

The East Grove Landscape Concept Plan calls for extensive revegetation of graded slopes and establishment of naturalized vegetation or re-establishment of avocado groves along

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Street "A". Visual impacts of residential development are minimized through the employment of screening effects of mature avocado groves, landscaping and fencing as well as physical separation, both vertical and horizontal.

Cultural Policy F 1.5: The City, in reviewing development proposals, shall be sensitive to the Planning Area's archaeological resources and shall recognize the need for more detailed assessments through the environmental review process.

Response: An archaeological survey was conducted for the East Grove property in conjunction with the project EIR. The EIR requires certain archaeological mitigation measures which will become a part of the conditions of approval of the Specific Plan and tentative subdivision map.

Natural Resources Policy G 1.1: A system of open space corridors, easement and acquisition programs and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land use designation.

Response: Approximately 3 percent (about 9.5 acres of the 308 acres) of the slopes exceeding 25 percent within East Grove will be affected by the implementation of the Specific Plan. The remainder of the steeper slopes will remain a part of the agricultural operation.

Implementation of the East Grove Wetlands Program (Chapter 2, Section 2.8) will result in the enhancement and preservation of significant areas of wetland habitat through the application of a revegetation program and biological open space easements.

Natural Resources Policy G 1.2: The City shall establish environmental protection policies to protect sensitive habitat areas such as wetlands and oak woodlands, including coordination with state and federal agencies having jurisdiction over such areas.

Response: The East Grove Specific Plan recognizes and protects sensitive oak woodlands and wetland habitats.

Agricultural Policy H 1.1: The City shall strive to maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.

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Response: The East Grove Development Plan provides a wide range of residential lot sizes ranging from 8,000 square feet to more than an acre. The average East Grove residential lot area is 16,000 square feet. The Specific Plan also provides guidelines for the future development of up to six residential estate lots within the Agricultural Lands. These lots would range from about 15 acres to more than 190 acres in size.

Agricultural Policy H 1.3: The City may explore a variety of techniques to preserve existing agricultural lands. In particular, the City should study:

- (b) The requirements for projects to transfer development rights from existing agricultural lands to other portions of the project, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies.
- (d) The requirements for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/agricultural conflicts.

Response: The East Grove Development Plan complies with this policy by siting circulation roads and residential development on the more gentle slopes of East Grove while allowing continued agricultural production on the steeper slopes. The Specific Plan provides for a compatible interface between agriculture and residential uses through the application of a series of land use regulations and guidelines including a fuel management program, setbacks, grading and landscape guidelines, and a fencing plan.

Water Quality Policy I 2.3: Escondido's natural creek system shall be maintained in its natural state with a minimum of a 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.

Response: The natural drainage course in Open Space area O-1 is bounded by agricultural lands to the east and west. Area O-1 will be dedicated as a biological open space easement.

Water Quality Policy I 2.5: Whenever possible, creeks shall be conserved in or restored to, their natural states.

Response: Other than the creation of new wetlands and the enhancement of existing low-quality wetland areas, the stream course in Open Space area O-1 will remain in its natural state as a result of the implementation of the Specific Plan.

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Biological Policy K 1.1: Development shall be sensitive to significant biological resources within the Planning Area (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation), and appropriate measures shall be implemented to minimize potential adverse impacts. Development proposals for projects in such areas, identified as environmentally sensitive must include a detailed inventory of these resources conducted by an independent and professionally qualified wildlife biologist. The proposal shall include appropriate mitigation measures, such as buffering and setbacks and revegetation plans, to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.

Response: In order to gain a better understanding of the biological constraints of the site prior to commencement of design studies, a biological constraints report, gnatcatcher survey, wetlands study and tree survey were carried out for the East Grove properties prior to design development. Subsequently, an independent biological study was conducted for the property in conjunction with the project EIR. Biological mitigation measures identified by the EIR have been incorporated into the conditions of approval for the Specific Plan.

Biological Policy K 1.2: Escondido's significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.

Response: The Wetlands Program of the East Grove Specific Plan describes existing wetland conditions, establishes design criteria for wetlands creation and enhancement, and provides a management plan which ensures that the wetlands are properly established and maintained.

Biological Policy K 1.3: Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods of mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be defined in consultation with the State Department of Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum include buffering and/or setback requirements.

Response: The riparian resources of the East Grove natural drainage course were surveyed for the project EIR. Mitigation measures are detailed in the EIR and incorporated into the conditions of approval of the Specific Plan.

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5.7 GENERAL PLAN IMPLEMENTATION

S.P.A. Policy C 4.1: Specific Planning Areas (SPAs) 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.

Response: The SPA classification has been applied to the East Grove properties due to its size (500 acres) and the unique relationship between the agricultural uses and residential development. The East Grove Specific Plan provides a complete set of development and "zoning" guidelines which will allow these compatible land uses to exist in harmony.

S.P.A. Policy C 4.2: Specific Plans shall not be utilized in a widespread manner to circumvent or modify the character or intent of ordinances, land use designations and/or City goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Plan process.

Response: Application of the SPA designation to the lands of East Grove allows the various ownerships to be united under one comprehensive land use plan which will guide all future development within the 500-acre site. The blend of agricultural and residential land uses upon the unique terrain is best achieved through the flexibility provided under the Specific Plan process. The resulting plan allows for up to 297 dwelling units where the General Plan would otherwise allow up to 350 units, while still reserving two-thirds of the site for agricultural uses. The Specific Plan process also allows development regulations and design guidelines to be tailored to the exact needs of the residential, agricultural and open spaces land uses.

S.P.A. Policy C 4.3: Specific criteria to evaluate the suitability of a site shall be established which shall include:

- a. The site should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area;
- b. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan;
- c. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities left in their natural condition;

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- d. The site should be of sufficient area and nature that leads itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and
- e. The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements.

Response:

- a. The 500-acre SPA allows for the continued use of approximately 331 acres of the original 426 acres of agricultural area to remain and 34 acres of wetlands, riparian habitat and coastal sage scrub habitat to be preserved by open space easements.
- b. The site includes about 308 acres (61 percent) of slopes exceeding 25 percent. Only 9.5 acres (3 percent) of the steep slope areas will be impacted by residential development.
- c. The Specific Plan features extensive landscaping to include extended right-of-way of Street "A". In addition, the residential villages border on approximately 14,000 linear feet of grove area.
- d. The East Grove phasing plan is described in Section 4.7 of Chapter 4.
- e. The Specific Plan provides development guidelines which allow the residential villages and agricultural operations to function in a compatible manner.

S.P.A. Policy C.4.4: 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;

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- 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 goals and objectives of the General Plan and furthers the interests of the community.

Response:

- a. The Specific Plan includes guidelines for grading, landscape architecture and architecture. Prior to issuance of building permits landscape plans, building plans and CC&R's will be reviewed for Specific Plan compliance during Final Project Plan Review.
- b. Hillside soil erosion will be minimized by the implementation of grading guidelines, drainage facilities plans and landscape requirements for graded slopes described in the Specific Plan.
- c. The Landscape section of the Specific Plan requires extensive landscaping for all graded slopes.
- d. The Specific Plan addresses open space issues in Section 2.7 of Chapter 2.
- e. The Specific Plan includes sections which address land use regulations, grading, landscape design and architecture.
- f. The East Grove Circulation Plan is described in Section 2.3 of Chapter 2.
- g. Public facilities are addressed in Section 2.4 of Chapter 2. The East Grove drainage system is described in Section 2.5 of Chapter 2.
- h. This chapter of the Specific Plan demonstrates the manner in which the East Grove Specific Plan implements the goals and objectives of the General Plan and furthers the interests of the community.

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S.P.A. Policy C 4.5: Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Plan Area (SPA) (see provisions for clustering).

and

Cluster Policy D 1.2: The provisions for clustering units shall be utilized only within Planned Developments or Specific Planning Areas.

Response: The Specific Plan utilizes the clustering concept by transferring density from steeper slopes of the grove areas to residential villages in the more level areas of the SPA.

Cluster Policy D 1.1: Minimum Lot size standards for a single-family cluster development shall be:

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

Response: Minimum lot sizes for corresponding land use designations within the East grove development comply with the minimum square footage requirements set forth in the General Plan.

The entire project site will be designated SP (Specific Plan) as part of the project approval. Before the redesignation, the portion of the site planned for residential development was comprised of three designations: S(Suburban), E 2 (Estate II), and E 1 (Estate I). The Specific Plan complies with the minimum lot sizes set forth in Cluster Policy D 1.1 for each of the former designations. Areas formerly designated Suburban are 7,920 square feet minimum. Areas formerly designated Estate II are 10,000 square feet minimum. Areas formerly designated Estate I are 20,000 square feet minimum.

Cluster Policy D 1.3: 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.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Response: The location and design of the proposed project is consistent with the goals and policies of the Escondido General Plan since the proposed density of 0.59 units per acre (or 297 residential lots) is less than the 0.70 units per acre permitted (or 350 residential lots) by the previous General Plan land use designations: Suburban, Estate II, Rural I, and Rural II. Through the use of clustering, East Grove preserves 78 percent of the East Grove agricultural operations and creates, enhances and preserves an additional 34 acres of high quality riparian/wetlands and coastal sage scrub habitat.

Cluster Policy D 1.4: Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies.

Response: The General Plan and the Government Code require the City to specifically tailor and adapt land use regulations and design standards when it approves a Specific Planning Area. Accordingly, the East Grove Specific Plan contains a section on Land Use Regulations in Chapter 3. These regulations are specifically tailored for the East Grove residential villages. Minimum lot widths, building separation and setbacks and unit bulk specified in the regulations are consistent with the Community Design Policies specified in General Plan Chapter V, and with zoning policies applicable to neighborhoods that are contiguous to the East Grove project site.

Cluster Policy D 1.5: In no event shall the reduction in lot sizes for clustered projects exceed the open space areas within the development.

Response: The total combined area of reduced lot sizes within the development is approximately 22.5 acres, which is less than the 34.1 acres preserved as natural open space.

Cluster Policy D 1.6: Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas.

Response: Of the 291 East Grove residential lots, 158 or 54 percent backup to agricultural groves or greenbelt open space easements.

Cluster Policy D 1.7: When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area.

Response: Residential Villages 1-4 are nestled within existing agricultural lands. Of these villages, Village 1 is also adjacent to a future community park site in the Northeast Gateway SPA and Village 2 is adjacent to neighborhood lots of comparable or smaller sizes which are designated Suburban by the General Plan.

CONFORMITY OF SPECIFIC PLAN WITH GENERAL PLAN

Portions of Residential Villages 5, 6, 7 and 8 lie adjacent to developed or partially developed neighborhoods which are designated Estate II, allowing up to 2.0 DU/ac. The respective densities of Villages 5, 6, 7 and 8 are 1.60, 1.67, 1.99 and 1.54 DU/ac.

Cluster Policy D 1.8: When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.

Response: Visual aspects of the East Grove Development Plan have been reviewed in the project EIR. The East Grove Grading Plan incorporates contoured grading techniques and blends graded slopes with the existing terrain.

Cluster Policy D 1.9: Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties.

Response: The East Grove drainage system and off-site drainage improvements will not adversely affect adjoining properties and may reduce current flooding problems in several areas.

Cluster Policy D 1.10: Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies.

Response: Based on opportunities and constraints studies conducted prior to the initiation of preliminary project design, the East Grove circulation system and residential development areas have been primarily sited in areas of existing or prior agricultural lands.

Cluster Policy D 1.11: Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation.

Response: Open Space areas O-1 and O-2, will function as wildlife areas. Area O-1 will include a rural regional connector trail, existing agricultural roads and a detention basin within the open space easement. The area is flanked on both sides by operational agricultural groves. Area O-2 will remain an undisturbed natural area of coastal sage scrub habitat.

APPENDICES

APPENDIX A

Resolutions of Approval

B.l.a.i.

RESOLUTION NO. 97-280

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING TENTATIVE SUBDIVISION
MAP 795 WITH GRADING EXEMPTIONS
AND A SPECIFIC PLAN FOR THE EAST
GROVE DEVELOPMENT

Case No. ER 94-12 / 96-03-GPA / 96-33-SP, GE,
CZ, Tract 795

WHEREAS, on September 9, October 14 and 28, 1997, the Planning Commission considered a Specific Plan and Tentative Subdivision Map with associated grading exemptions for Tract 795 at a noticed public hearing and recommended that the City Council approve this Specific Plan and map, filed by East Grove Joint Venture for 297 residential lots in the SP zone, generally located east of Reed and Slivkoff Roads and east of the intersection of Washington Avenue with Valley Parkway; and

WHEREAS, on December 10, 1997, the City Council considered a Specific Plan and Tentative Subdivision Map with grading exemptions for Tract 795 in the SP zone at a noticed public hearing; and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report with mitigation monitoring program (ER 94-12) prepared for this project, and has determined that it adequately addresses all environmental issues associated with the project; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, pursuant to Chapter 32 of the Escondido Zoning Code this City Council has considered the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council meeting and

incorporates by reference the findings made therein as well as in the Negative Declaration prepared for this project; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Specific Plan and Tentative Subdivision Map #795 with associated grading exemptions;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That on the basis of the above review and consideration this City Council makes the following findings of fact: with supplemental findings attached in Exhibit "A:"
 - A. The proposed map is consistent with the General Plan of the City of Escondido and every element thereof, and with the associated specific plan for the following reasons:
 - (1) The General Plan shows SPA #12 for the area allowing .59 units per acre, which is consistent with the proposed plan.
 - (2) No park, open space, major road or other significant feature or policy shows on the General Plan within the boundary of the subdivision or affects the subdivision.

 - B. The design or improvements of the proposed subdivision are consistent with the City of Escondido's General Plan and the associated specific plan for the following reasons:
 - (1) The proposed map is consistent with applicable general and specific plans, and meets all technical design and zoning ordinance requirements and limitations.

C. The site is physically suitable for the type of development for the following reasons:

(1) The development is designed in accordance with the development standards of the specific plan and is surrounded by similar development.

(2) The site allows construction of this development in compliance with all applicable technical and development standards.

D. The site is suitable for the proposed density of development for the following reasons:

(1) See A, B, and C above.

(2) It is possible to develop the property as planned in conformance with the Zoning Code without significant impact on the environment.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial damage or avoidable injure fish or wildlife or their habitat for the following reasons:

(1) The environmental review process and other investigations have identified all environmentally significant issues and appropriate mitigation measures have been incorporated into the project.

F. The design of the subdivision or the types of improvements are not likely to cause serious public health problems for the following reasons:

(1) Adequate water, sanitation and other facilities are available and will be installed as part of the development.

G. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by a court of competent jurisdiction acquired by the public at large for access through or use of property within the proposed subdivision for the following reasons:

(1) No public easements will be impacted by the design.

(2) The Director of Planning and Building may recommend approval of the map if he finds that alternate easements, for access or for use, substantially equivalent to ones previously acquired by the public will be provided.

H. All requirements of CEQA have been met.

I. The discharge of waste from the proposed subdivision into the existing community sewer system would not result in violation of existing requirements prescribed by the California Environmental Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code.)

J. In approving this subdivision, this City Council has considered the effect of all City Ordinances and actions adopted pursuant to the Subdivision Map Act on the housing needs of the residents of the City of Escondido and available fiscal and environmental resources.

K. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating and cooling opportunities.

3. That this City Council finds that none of the provisions contained in Section 66474 of the Government Code of the State of California will be violated by the development of this subdivision.

4. That this City Council makes the findings set forth in Paragraph 2 on the basis of the staff report submitted to it (a copy of which is on file in the office of the Planning and Building Department) together with the record of testimony taken at the Planning Commission consideration of this matter, and the testimony and evidence given to the City Council at its hearing on December 10, 1997.

In addition, this City Council makes the findings set forth in Paragraph 2 on the basis of conditions of approval of this tentative subdivision map, implementation of which will assure the accuracy of such findings and that none of the provisions set forth in Section 66474 of the Government Code of the State of California will be violated by the development of this subdivision.

5. That this City Council hereby acknowledges certification of the Environmental Impact Report with mitigation monitoring program referenced in Resolution 97-296 and has considered the EIR prepared for this project.

6. That, in view of the above findings and the applicable law, this City Council hereby approves said Specific Plan Attached as Exhibit "C" and Tentative Subdivision Map 795 with associated grading exemptions, a copy of which is on file in the Planning Division labeled Escondido Tract No. 792, subject to the conditions of approval attached as Exhibit "B" which require the map and Specific Plan text to be modified prior to final certification of Tract 795.

7. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions is filed within 36 month of the date of this approval. This Tentative Subdivision Map will expire within 36 months of the effective date of this approval, unless an extension of time is granted pursuant to Section 66452.6 of the California Government Code.

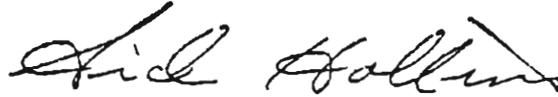
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at
a regular meeting thereof this 17th day of December, 1997, by the following vote to wit:

AYES : Councilmembers: BEIER, HOLLINS, PFEILER, RADY

NOES : Councilmembers: HARMON

ABSENT : Councilmembers: NONE

APPROVED:



SID HOLLINS, Mayor of the
City of Escondido, California

ATTEST:



JEANNE BUNCH, City Clerk of the
City of Escondido, California

B.6.a.ii.

RESOLUTION NO. 97-296

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AND ADOPTING A GENERAL PLAN AMENDMENT FOR THE EAST GROVE SPECIFIC PLANNING AREA #12, A CIRCULATION ELEMENT AMENDMENT TO DELETE PORTIONS OF CLOVERDALE AND OLD GUEJITO GRADE ROADS FROM THE CIRCULATION ELEMENT AND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT WITH MITIGATION MONITORING PROGRAM FOR THE PROJECT.

Case No. ER 94-12 / 96-03-GPA / 96-33-SP, GE, CZ,
Tract 795

WHEREAS, the City Council did hold one (1) public hearing to consider General Plan Amendment GPA #96-03-GPA with the associated cases for the East Grove development; and

WHEREAS, notices of the hearing were duly published and mailed to all affected property owners and copies of said notice, together with Affidavits of Publications and of Mailing have been filed in the Records of the City Clerk of the City of Escondido; and

WHEREAS, the public hearing was held at the time and place specified in the notice on December 10, 1997; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act, and an Environmental Impact Report with mitigation monitoring program City Log No. ER 94-12, prepared for the project adequately addressed any potential environmental impacts of the proposed General Plan Amendments, Specific Plan, Tentative Map and Subdivision involving 297 units on 500 acres; and

WHEREAS, City Council has reviewed and considered EIR 94-12, the mitigation monitoring report and staff report for the proposed East Grove Specific Plan #12 and associated Land Use and Circulation Element amendments, and

the recommendations of the City of Escondido Planning Commission in the form of Resolution No. 5122 (Attached as Exhibit "B");

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council finds that Environmental Impact Report ER 94-12 and mitigation monitoring report is in compliance with provisions of the California Environmental Quality Act, and the City of Escondido Environmental Quality Regulations and that EIR adequately addresses all environmental issues associated with this project.
3. That the City Council has reviewed the EIR and mitigation monitoring report, the staff reports and has heard and considered testimony given at the public hearing and has determined that there are no significant unmitigable environmental effects arising out of this General Plan Amendment.
4. That the City Council hereby certifies Environmental Impact Report 94-12 with the mitigation monitoring program.
5. That the City Council amends the Escondido General Plan by adopting Specific Planning Area #12, which includes deleting portions of Cloverdale and Old Guejito Grade Roads as identified on Exhibit "A."

EXHIBIT "A"

SPECIFIC PLANNING AREA #12

I. Location

Specific Planning Area (SPA) #12, known as East Grove, is approximately 500 acres at the eastern edge of the main valley floor. The project area is located at the terminus of Reed Road and extends north to the intersection of Valley Parkway and Washington Avenue. Interstate 15, the major north-south thoroughfare in the region, is located approximately five miles west of East Grove.

II. Site Description

The site features many prominent natural resources. The varying topography with gently to steeply sloping terrain contains a skyline ridge, which provides a backdrop to the community. A well-defined ridgeline, the Cloverdale Creek drainage course, and oak coastal sage scrub and riparian areas additionally help establish the planning and design parameters contained in the future Specific Plan. The site is undeveloped and unimproved and has been functioning as an avocado ranch for over 75 years.

III. Project

The East Grove SPA is a series of villages featuring single family detached residential uses surrounded by open space areas. The East Grove project plan stresses preservation of skyline ridges, significant natural resources incorporating these features with residential and recreational trails and is designed to allow ongoing viable agriculture uses.

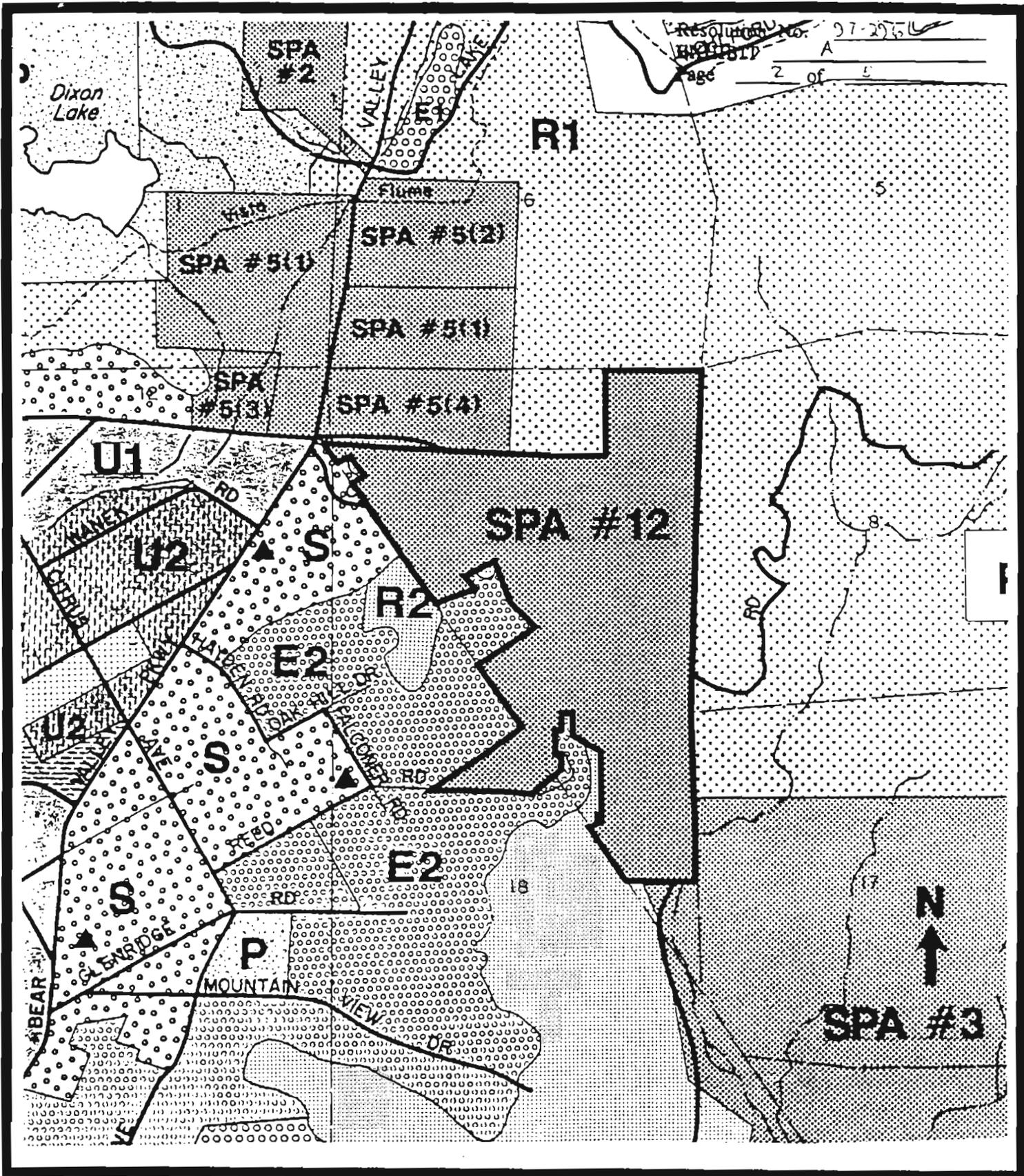
Residential areas are sited in gently sloping areas and within canyon areas. Skyline ridges and will be preserved for agriculture or open space. Together with natural drainage courses and stands of oak groves, these areas will provide a framework for residential uses. Open space and circulation linkages provide separation between and connect each residential neighborhood, as well as providing access to surrounding areas. The project will include strict provisions for protection and preservation of important, biological habitat.

IV. Specific Plan Description

In addition to having the specific plan requirements set forth in Sections 65450, et seq., of the State Government Code, the 500-acre East Grove Specific Plan shall be developed under the following conditions.

A. Residential

1. A maximum of 297 dwelling units shall be permitted with a maximum overall density of .59 dwelling units per acre.
2. The East Grove Land Use Plan provides single-family residential density classifications. Densities are planned and located in consideration of the following factors:
 - (a) Compatibility with existing and planned land uses surrounding the project area;
 - (b) Planning objectives of the City of Escondido;
 - (c) Prevailing and forecasted marketing trends; and
 - (d) Topographic and other important natural features.



SPA #12

3. All residential neighborhoods are designed to be integrated into a cohesive community structure.

B. Open Space

1. The open space system for East Grove provides a concept and an implementing mechanism to achieve the following objectives:

(a) Protection of important natural resources;

(b) Protection of major ridgelines in their current agricultural state;

(c) Provisions for open space transition areas and multi-purpose trail corridors linking with adjacent properties and beyond.

2. The open space plan is comprised of the following elements:

(a) Natural Open Space; comprising oak woodland, riparian and coastal sage scrub habitats.

(b) Modified Open Space; comprising commonly maintained landscaped graded slopes.

The East Grove Specific Plan makes provisions for the permanent maintenance of all Open Space areas through maintenance procedures acceptable by the City of Escondido.

3. Grading requirements have been minimized and development on steep slopes has been discouraged through the City's Grading Ordinance. Only those grading exemption areas shown in the Specific Plan will exceed the slope height or inclination specified in the City's Grading Ordinance and will have enhanced landscaping in accordance with City requirements.

C. Circulation Plan

The circulation system for East Grove includes public streets designed to City standards, with two primary access points from Washington Avenue on the north and Reed Road on the south. The system connects with to all residential villages within the project through public streets. All streets will be consistent with the Circulation Element and City design standards.

Valley Parkway, Washington Avenue and Reed Road provide regional access to East Grove. The determination of specific extensions of, and improvements to, these and other roadway segments shall be specified in the Specific Plan and shall provide for adequate levels of service for these facilities.

D. Public Facilities and Services

The following measures are provided in the Specific Plan, which the following Public Facilities and Services shall be financed and constructed as necessary.

1. Vehicular access routes to and from the Specific Plan onto the adjacent road network, including payment of fees as specified in the conditions of approval;

2. Sewage facilities and infrastructure including, but not limited to, an off-site sewage system and an on-site pumping station as detailed in the Specific Plan;

3. Water facilities and infrastructure for potable and irrigation uses as detailed in the Specific Plan;

4. Storm water and drainage facilities and infrastructure as detailed in the Specific Plan;

5. Public school(s) including payment of fees;
6. Fire and police protection measures as detailed in the Specific Plan;
7. Designation of 3+ miles of public recreational trails along the Cloverdale and Old Guejito Grade Road alignment as detailed in the Specific Plan.
8. Any other measures specified in the Specific Plan that are reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide services to future residents.

E. Project Phasing

A phasing plan has been approved and is defined in the East Grove Specific Plan document.

RESOLUTION NO. 5122

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING CERTIFICATION OF EIR 94-12 AND RECOMMENDING APPROVAL OF THE GENERAL PLAN AMENDMENT, EAST GROVE SPECIFIC PLAN, ZONE CHANGE, TENTATIVE MAP AND ASSOCIATED GRADING EXEMPTIONS.

APPLICANT: East Grove Joint Venture,
Earl W. Frey, General Partner

CASE NO: 96-03-GPA, 96-33-SP/GE/CZ, Tract 795, EIR 94-12

WHEREAS, the Planning Commission of the City of Escondido did, on October 28, 1997, hold a noticed public hearing to consider a request for recommending approval of the East Grove Specific Plan and actions involving:

1. General Plan Amendment to change the land-use designation of the property from four single-family residential land-use categories; Suburban (up to 3.3 units/acre), Estate II (up to 2 units/acre), Rural I (up to 4 acres/residence) and Rural II (up to 2 acres/residence) to Specific Planning Area #12 with an overall density of .59 units per acre.

2. A General Plan Amendment to the Circulation Element of the General Plan to redesignate the portion of Cloverdale Road between Rockwood Road and State Highway 78 from a Collector to a Local Collector; delete Old Guejito Grade Road; and delete the portion of Cloverdale Road between Valley Parkway and Rockwood Road from the Circulation Element.

3. A rezone of the project site from RA-5 and RA-10 (Residential Agriculture; 5- and 10-acre minimum lot sizes) to Specific Plan (SP).

4. An amendment of the Hillside and Ridgeline Overlay District Map to remove one section of an Intermediate Ridge based on a re-evaluation of the site's topography.

5. A Tentative Subdivision Map for 297 single-family units on 297 lots, including 291 lots from 7,920 SF to 1 acre in size, and 6 agricultural lots, from 18 acres to 151 acres in size, incorporating Grading Exemptions with cut slopes up to 86 feet in height and fill slopes up to 63 feet in height.

6. Off-site improvements involving: (a) installing a primary access road through the undeveloped Frances Ryan Community Park from the intersection of Washington Avenue and Valley Parkway to the project boundary; (b) constructing curbs, gutters, and sidewalks on the north side of Reed Road between the project boundary and Citrus Avenue; and (c) widening Washington Avenue to three lanes (two travel lanes and a center turn lane) between Citrus Avenue and Valley Parkway.

The East Grove project is located at 3420 Reed Road, more particularly described in Exhibit "C."

WHEREAS, the following determinations were made:

1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State law.
2. That the application was assessed in conformance with the California Environmental Quality Act and that an Environmental Impact Report was issued on June 12, 1997, City Log No. EIR 94-12.
3. That a staff report was presented discussing the issues in the matter.
4. That a public hearing was held and that all persons desiring to speak did so.
5. That Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the
City of Escondido:

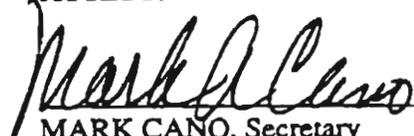
1. That the above recitations are true and correct.
2. That the Planning Commission certifies that it has considered the environmental review and determined that it is complete and adequate for this project, and there are no significant environmental effects which have not been mitigated.
3. That the Findings of Fact and Factors to be Considered, attached as Exhibit "A," were made by said Commission.
4. That, considering the Findings and Factors as well as applicable law, the Planning Commission hereby makes a motion to recommend approval of said General Plan Amendment, Specific Plan, Zone Change, Tentative Map and associated Grading Exemptions, subject to the Conditions of Approval attached as Exhibit "B," as well as recommending certification of the Environmental Impact Report (City Log No. EIR 94-12).
5. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within 36 months of the date of this approval, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 28th day of October, 1997, by the following vote, to wit:

AYES: COMMISSIONERS: **Allgeier, Beatty, Caster, Gallo, and Quinn.**
NOES: COMMISSIONERS: **None.**
ABSTAINED: COMMISSIONERS: **Brownell.**
ABSENT: COMMISSIONERS: **Abbott.**

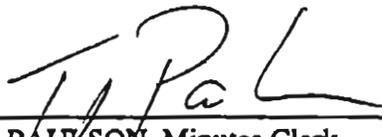


PAT BEATTY, Chairman
Escondido Planning Commission

ATTEST:


MARK CANO, Secretary
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.



TY PAULSON, Minutes Clerk
Escondido Planning Commission

APPENDIX B

Conditions of Approval

APPENDIX C

Mitigation Monitoring and Reporting Program

**MITIGATION MONITORING AND REPORTING
PROGRAM**

**EAST GROVE SPECIFIC PLAN
CITY OF ESCONDIDO, CALIFORNIA**

(ER-94-12)
(SCH No. 94051047)

December 2, 1997

Prepared for:
City of Escondido
Planning Division
201 N Broadway
Escondido, Ca 92025
(619) 741-4671

Prepared by:
A.D. Hinshaw Associates
3570 Camino Del Rio North Suite 104
San Diego, CA 92108-1747

Introduction

The mitigation monitoring and reporting checklist has been prepared in accordance with Section 21081.6 of the Public Resources Code. The purpose of the monitoring checklist is to ensure the accomplishment of mitigation measures required by the final Environmental Impact Report (SCH #94051047) for the East Grove Specific Plan.

The following items are contained in the checklist:

- Impact to be mitigated;
- Mitigation measure;
- Responsibility for implementation;
- Responsibility for monitoring;
- Date and initial blocks to be completed by monitor; and
- Block for monitor's comments.

The mitigation measures are listed chronologically by the time of completion (e.g., prior to issuance of 1st grading permit). The mitigation measures are also numbered to correspond with the final Environmental Impact Report (EIR) sections. Thus, measure 3.1.1 is the first mitigation measure located in Section 3.1 (Land Use) of the EIR.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 1 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
<u>Land Use and Visual Impact:</u> Village 2 lots #70 - #75 are incompatible with adjacent Roseann Avenue residential area.	TIMING: PRIOR TO PROJECT APPROVAL 3.1.3 Revise East Grove Specific Plan development regulations to require that lots #70 - #75 be limited to single-story structures.	Applicant	Planning Department			
<u>Visual Impact:</u> Off-site views of villages 5 and 6.	3.7.1 The Specific Plan shall include design features, including coordinated slope landscaping, the use of subdued colors, and natural materials and a predominance of single-story units along Streets "N," "O," and "P."	Applicant	Planning Department			
	TIMING: AT PROJECT APPROVAL					
<u>Land Use Impact:</u> East Grove Specific Plan inconsistent with General Plan.	3.1.1 Amend the General Plan Map and text to designate the project area as Specific Planning Area 12.	City of Escondido	Planning Department			
<u>Land Use Impact:</u> East Grove Tentative Map inconsistent with subdivision lot size requirements of the General Plan.	3.1.2 Adopt East Grove Specific Plan that establishes regulations concerning minimum lot size and width, landscaping, architectural design, and graded slopes.	City of Escondido	Planning Department			
	TIMING: PRIOR TO ISSUANCE OF 1ST GRADING PERMIT					
<u>Cultural Resource Impact:</u> Four untested sites may be indirectly impacted by human activity.	3.3.1 Record an open space easement over the four untested cultural resource sites that contains the following provisions: 1) Current grove operations may continue; 2) No grading or other improvements shall occur within the easement areas; 3) Easements may be vacated if future testing determines the sites to be unimportant; 4) Easement boundaries may be reduced if future testing indicate that a site is significant, but smaller than estimated in the EIR.	Applicant	Planning Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 2 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
<p><u>Biological Resource Impact:</u> Loss of southern coast live oak riparian forest, disturbed wetlands, scrub shrub, emergent wetlands, and non-wetland waters of the U.S.</p>	<p>TIMING: PRIOR TO ISSUANCE OF VILLAGE 1, 2, & 3 GRADING PERMITS</p> <p>3.2.2 Record a conservation easement over all areas of native habitat, including wetlands, not approved for development. Easement shall provide that:</p> <ol style="list-style-type: none"> 1) Human intrusion into open space limited to monitoring and maintenance or trail usage in appropriate areas. 2) City is responsible for preservation, maintenance, & enforcement of restrictions. 3) Preservation, maintenance, and enforcement funded by homeowners' association or a maintenance district. 4) Removal of native vegetation is prohibited. 	Applicant	Planning Department			
<p><u>Biological Resource Impact:</u> Loss of 3.29 acres of disturbed wetlands.</p>	<p>3.2.3 Prepare & implement wetlands mitigation & 5-yr monitoring plan that is in substantial conformance with the Dudek & Assoc. mitigation/monitoring plan. Plan shall provide for:</p> <ol style="list-style-type: none"> 1) Removing Castor-bean, Tamarisk, Eucalyptus & non-native invasive plants. Revegetate with appropriate plant materials. 2) Plant detention basins with dense-growing hydrophilic species (e.g., Bulrush [<i>Scirpus californicus</i>], sedges [<i>Carex</i> spp.], rushes [<i>Juncus</i> spp.]). 3) Remove sediment & harvest vegetation in detention basins at end of growing season, prior to plant senescence. 4) Replace 2.39 acres of wetlands at a 1:1 ratio within the main riparian drainage adjacent to existing riparian vegetation. 5) Install checkdam weirs or gabion structures within the main drainage course, if required, to create the desired hydrology and wetland area. 	Applicant	Planning Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 3 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments								
		Implement	Monitor	Date	Initials									
	<p>TIMING: PRIOR TO ISSUANCE OF VILLAGE 1, 2, & 3 GRADING PERMITS</p> <p>3.2.5 Obtain an Army Corps of Engineers 404 permit & a California Department of Fish and Game, Section 1603 Agreement.</p>	Applicant	Planning Department											
<p>Biological Resource Impact: Loss of 3.29 acres of disturbed wetlands.</p>	<p>3.2.6</p> <p>1) Realign off-site extension of Street "A" to avoid all coast live oaks. The live oaks near Reed Road to be retained by a redesign of the cut slope.</p> <p>2) Prepare an oak tree replacement and 5-yr. monitoring plan, if engineering & grading considerations prevent a road realignment from avoiding all the oak trees. A precise mitigation site shall be identified in the plan, potentially within the wetland mitigation area. A 7:1 replacement ratio shall be used. The mix of container sizes shall be:</p> <table border="1"> <thead> <tr> <th>Container Size</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>1 gal.</td> <td>50%</td> </tr> <tr> <td>5 gal.</td> <td>25%</td> </tr> <tr> <td>15 gal.</td> <td>25%</td> </tr> </tbody> </table> <p>The oak tree replacement and monitoring plan will be forwarded to the U.S. Fish and Wildlife Service and California Department of Fish and Game for review prior to its approval by the City of Escondido.</p>	Container Size	Percent	1 gal.	50%	5 gal.	25%	15 gal.	25%	Applicant	Planning Department			
Container Size	Percent													
1 gal.	50%													
5 gal.	25%													
15 gal.	25%													

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 4 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
<p>Biological Resource Impact: Loss of southern coast live oak riparian forest, disturbed wetlands, scrub shrub, emergent wetlands, and non-wetland waters of the U.S.</p>	<p>TIMING: DURING GRADING AND CONSTRUCTION</p> <p>3.2.1 Temporary construction fencing shall be installed around natural open space areas during construction. Following construction, open fencing such as split rail shall be installed around the boundary of the recorded conservation easement.</p>	Applicant	Planning Department			
				<p>3.3.2 An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil. The following provisions shall apply to the monitoring program.</p> <p>1) The archaeologist shall immediately report any discoveries to the City; any sites that are exposed must be tested for significance. Brushing and grading may continue provided that the area is staked and flagged to delineate the area to be avoided.</p> <p>2) If a site is determined to be important, a data recovery program must be completed before the area of significance is graded. Sites which are found to be significant, will not be required to be preserved.</p> <p>3) If human burials are discovered during the monitoring, work in the area of the burial must stop until state law requirements are completed.</p> <p>4) Open space shall not be disturbed by grading or other construction activities.</p> <p>5) The monitoring archaeologist shall cooperate with the contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located.</p> <p>6) Data recovery work, if required, is to be completed within one week for most cultural resource sites after City approval of the plan. If an unusually large or complex resource site is found, a longer period may be required.</p>	Applicant	Planning Department

Note: The property owner may utilize the provisions of Sections 21063(c), (e), and (f) of the Public Resources Code to limit the cost and time involved in a complex data recovery program.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 5 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
	TIMING: PRIOR TO OCCUPANCY OF 1ST UNIT					
<u>Circulation Impact:</u> LOS D at Citrus Avenue & Glen Ridge Road intersection.	<u>3.8.7</u> Applicant shall contribute fees to pay for ten percent of the installation cost of a signal at the Citrus Avenue/Glen Ridge Road intersection.	Applicant	Engineering Department			
<u>Circulation Impact:</u> LOS F on Washington Avenue between Valley Parkway and Citrus Avenue.	<u>3.8.4</u> Construct, or contribute fees to pay for improvements to: 1) Extending Washington Avenue easterly to serve as the project access. 2) Modify traffic signal at Valley Parkway and Washington Avenue to accommodate new east leg.	Applicant	Engineering Department			
	TIMING: PRIOR TO OCCUPANCY OF 6TH UNIT					
<u>Circulation Impact:</u> LOS D and F on Bear Valley Parkway between Valley Parkway and Midway Drive.	<u>3.8.1</u> Contribute to adopted fee programs to pay for programmed CIP improvements, and for the implementation of the <i>Bear Valley Parkway Specific Plan</i> . Improvements to Bear Valley Parkway shall be based on the following schedule: 1) Interim widening of Bear Valley Parkway (between Valley Parkway and Orleans Avenue) to two through lanes and a center left turn lane. 2) Interim widening of Bear Valley Parkway (between Grand Avenue and Citrus Avenue) to two through lanes in each direction. 3) Interim widening of Bear Valley Parkway (between Grand Avenue and Beartrap Place) to a three-lane cross section.	Applicant	Engineering Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 6 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
<p><u>Circulation Impact:</u> LOS E and F on Citrus Avenue between Mission Avenue to Valley Parkway.</p>	<p>TIMING: PRIOR TO OCCUPANCY OF 120th UNIT</p> <p>3.8.2 Contribute to adopted fee programs to pay for programmed CIP improvements, and other interim improvements as determined by the City for the following portions of Citrus Avenue:</p> <p>1) Interim widening of Citrus Avenue (between Lincoln Avenue and Mission Avenue) to a three-lane cross section.</p> <p>2) Interim widening of Citrus Avenue (between Washington Avenue and Valley Parkway) to a three-lane cross section by eliminating street parking.</p>	Applicant	Engineering Department			
<p><u>Circulation Impact:</u> LOS F on Washington Avenue between Valley Parkway and Citrus Avenue.</p>	<p>3.8.4 Construct, or contribute fees to pay for improvements to:</p> <p>1) Widen Washington Avenue between the Escondido Creek Flood Control Channel and Citrus Avenue to a three-lane cross section.</p> <p>2) Contribute on a pro-rated, fair share basis, to adopted fee programs to pay for programmed CIP improvements, and for implementation of the <i>El Norte Parkway Specific Plan</i>. Timing of the implementation of the El Norte Parkway Specific Plan will be determined by the City.</p>	Applicant	Engineering Department			
<p><u>Circulation Impact:</u> LOS D at Citrus and Washington Avenue Intersection.</p>	<p>3.8.5 Complete the installation of the signal at the Citrus Avenue and Washington Avenue Intersection. This signal is funded in the FY 96/97 CIP.</p>	City of Escondido	Engineering Department			
<p><u>Circulation Impact:</u> LOS E at Citrus Avenue and Valley Parkway Intersection.</p>	<p>3.8.6 Investigate the practicality of modifying the existing signalization pattern at the Citrus Avenue and Valley Parkway Intersection.</p>	City of Escondido	Engineering Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Page 7 of 7)

Impact	Mitigation Measure	Responsibility		Completed		Comments
		Implement	Monitor	Date	Initials	
	<p>TIMING: PRIOR TO OCCUPANCY OF ANY UNIT IN VILLAGE 8</p>					
<p><u>Circulation Impact:</u> Additional traffic on Reed Road.</p>	<p>3.8.3 Applicant shall provide curb, sidewalk and gutter improvements where needed to the north side of Reed Road between the project boundary and Citrus Avenue, or as required by the City Engineer.</p>	Applicant	Engineering Department			
	<p>TIMING: CONTINUOUS</p>					
<p><u>Biological Resources Impact:</u> Indirect wetlands impact resulting from human activity.</p>	<p>3.2.4 Agricultural crossings of the drainage course(s) may not be enlarged, but may continue to be used as a riding and hiking trail, and for grove operations.</p>	Property owner	Planning Department			