

REVISED

LOMAS DEL LAGO

SPECIFIC PLAN

SP88 - 03

Prepared For

**City of Escondido
Planning Department**

Prepared By

**Austin Hansen Group
Nasland Engineering
Cardoza Dilallo Harrington
Robert Bowlus Associates, AIA
Aram Bassenian AIA & Associates**

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**CITY OF ESCONDIDO
PLANNING DEPARTMENT**
APPROVED
Date: 8-24-90 By: B. Reddy

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None

CHAPTER I

INTRODUCTION

I. INTRODUCTION

A. PURPOSE

The Lomas Del Lago properties will be developed in accordance with this Specific Plan, which consists of a map and this text. The Lomas Del Lago Specific Plan is adopted by the City Council of the City of Escondido and establishes development regulations and standards for the Lomas Del Lago sites. This Specific Plan will only focus on development regulatory procedures which vary from existing procedures. Existing City policies and ordinances apply to development within the Lomas Del Lago project unless specifically discussed in this Specific Plan. This revised Specific Plan text incorporates revisions approved by the City Council as required by the conditions of approval for Tract Numbers 735 and 736.

B. AUTHORIZATION

The authority for adoption of the Lomas Del Lago Specific Plan (SP 88-03) originates from the State Government Code Section 65450 et. seq. At the local level, the Lomas Del Lago Specific Plan is authorized through the Land Use Element of the City of Escondido General Plan, particularly through the designation of these properties as a "Specific Planning Area", through the General Plan Amendment process (GPA 88-02)

C. GENERAL GOALS

The following goals have been established to guide the development of this Specific Plan. All development within the Lomas Del Lago Specific Plan area must comply with these six goals:

1. Provide for complete conformity of all aspects of development with the City of Escondido General Plan Land Use Element and all applicable City ordinances, regulations and policies.
2. Ensure that Lomas Del Lago enhances the environment by demonstrating a sensitivity to existing and future development of each Planning Area.
3. Make certain that public facilities and services are available to serve each Planning Area of the project and meet or exceed applicable City standards and requirements prior to, or concurrent with development.
4. Provide Development Standards which will regulate the nature and appearance of all construction within Lomas Del Lago to meet architectural and aesthetic standards that supplement existing City-wide zoning and development regulations.
5. Implement a comprehensive landscaping program which provides visual continuity throughout each Planning Area and reduces any adverse effects of grading.
6. Lomas Del Lago shall be a well planned, orderly community. Covenants, Conditions and Restrictions (CC&R's) shall be prepared which ensure attractive, well-maintained neighborhoods.

D. SCOPE OF SPECIFIC PLAN

The Lomas Del Lago Specific Plan has been designed to answer the needs and desires of the City of Escondido. The City has found this site provides the opportunity for a municipal golf course in the southern area of Escondido while at the same time assuring the City of low-intensity residential uses in this part of the City in the area of Lake Hodges, North County Fair, Kit Carson Park and San Pasqual High School. The project will include an 18-hole golf course, a maximum of 468 dwelling units and an 8 acre neighborhood commercial center. Up to 4 acres of the neighborhood commercial center may be utilized in the future by Caltrans for a park-and-ride facility.

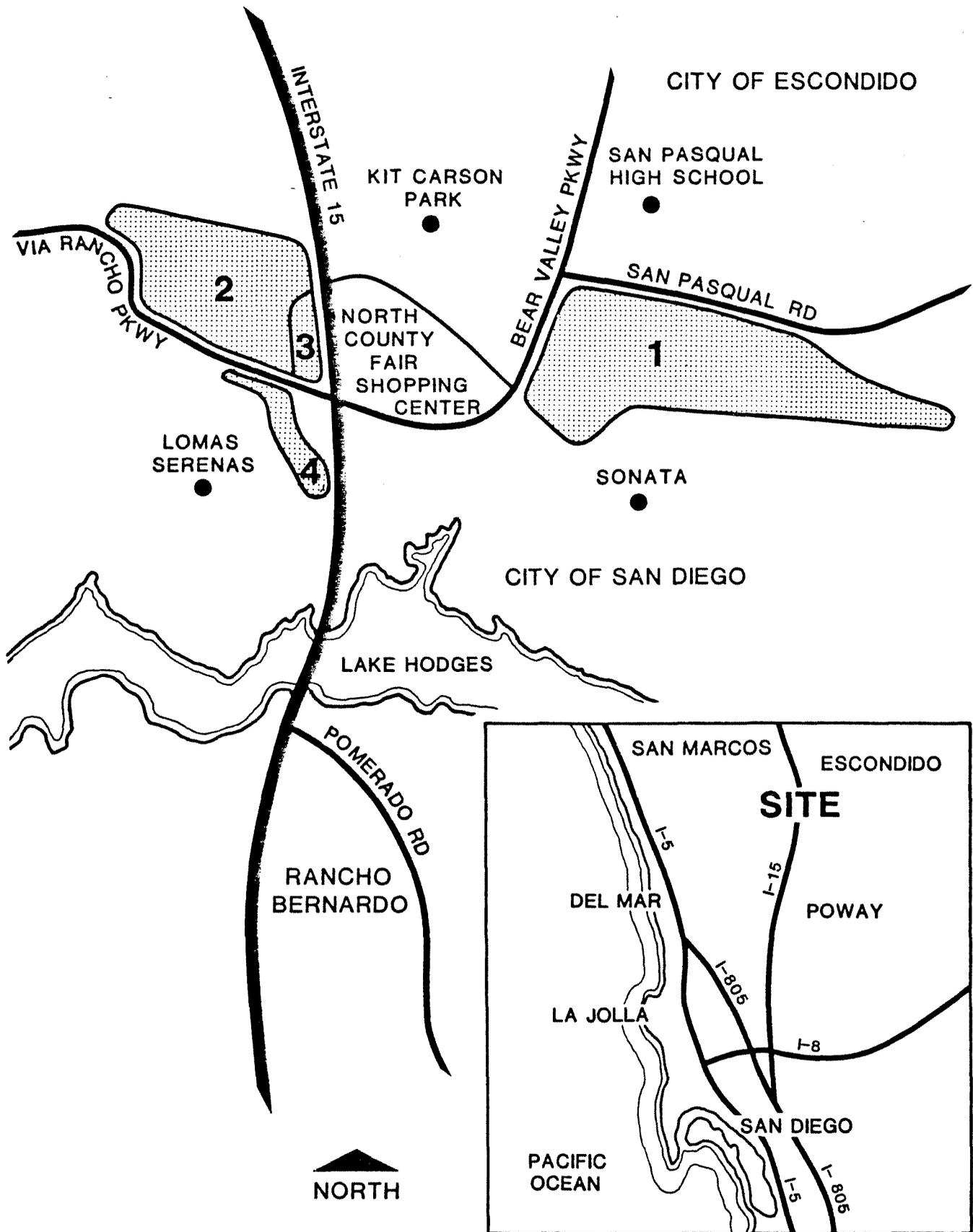
The total area addressed by the Lomas Del Lago Specific Plan within the City of Escondido is 296 acres. Approximately 288 acres within the Specific Plan area were acquired many years ago by the San Diego Water Utilities Department as a part of the Super Hodges Reservoir Project. The City of San Diego is no longer considering the expansion of the Lake Hodges Reservoir and now lists these properties as surplus.

The Vineyard property is a 40 acre parcel located immediately east of Planning Area 1 in the City of San Diego. The City of Escondido leases the Vineyard property from the City of San Diego. This additional property may be incorporated into the golf course and allow preservation of wetland areas located near the westerly boundary of Planning Area 1. In the event that the Vineyard property is approved by the City of San Diego for development of a portion of the golf course, an alternative plan has been included in the Specific Plan which allows for the revised design in Planning Area 1. The Vineyard property is shown on Exhibit III-1. Even though the Vineyard property may be incorporated into the golf course it will not become a part of the Lomas Del Lago Specific Plan since it will remain under the jurisdiction of the City of San Diego.

The City of San Diego sold Planning Areas 1 and 2 to the City of Escondido. The City of Escondido has in turn sold the residential portions to a private developer, Lomas Serenas Company. Lomas Serenas Company will develop the residential portions of Planning Areas 1 and 2. The golf course portion of Planning Area 1 will be jointly owned by the Cities of San Diego and Escondido. The City of Escondido will be responsible for the construction and management of an 18-hole municipal golf course on the site (Planning Area 1B). The residential density allowed within the golf course portion of the project will be transferred to the residential areas within the Specific Plan.

E. LOCATION

Lomas Del Lago is located in the southern end of the City of Escondido. Figure I-1 illustrates the project location within San Diego County and in relation to the surrounding area. Planning Area 1, located east of Bear Valley Parkway and south of San Pasqual Road, is separated from Planning Areas 2, 3, and 4 by I-15 and the North County Fair regional shopping center. Planning Areas 2 and 3 are located west of I-15 and north of Via Rancho Parkway. Planning Area 4 consists of 17 acres located at the southwest corner of I-15 and Via Rancho Parkway. It is expected that a portion of Planning Area 4 will ultimately be acquired by Caltrans for freeway interchange improvements. No detailed development plans are proposed for Planning Area 4 by this Specific Plan.



VICINITY MAP
LOMAS DEL LAGO

EXHIBIT I-1

F. PHYSICAL SETTING

Elevations within Planning Area 1 range from about 640 feet MSL in the hilly eastern part of the property to about 340 feet MSL in the level western area. The west-facing slopes on the eastern end of the property are its most dominant physical features, and these slopes blend in with surrounding topography without distinction.

Planning Area 2 elevations range from about 600 feet MSL in the eastern part of the property to 380 feet MSL along the southern boundary. This area has a hilly terrain with south-facing slopes and two fairly distinct drainages.

Planning Area 3 is a relatively flat area previously disturbed by the construction of I-15, which is adjacent to the property on the east, and by construction of West Frontage Road, adjacent to the property on the west.

CHAPTER II

PLAN CONFORMANCE WITH STATE LAW AND CITY GENERAL PLAN

II. PLAN CONFORMANCE WITH STATE LAW AND CITY GENERAL PLAN

A. CONFORMANCE WITH STATE GOVERNMENT CODE 65450 ET SEQ.

Section 65451 of the State Government Code, identifies the contents of specific plans. The following discussion illustrates how the Lomas Del Lago Specific Plan conforms to each criterion:

1. State Government Code Requirement:

The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

Lomas Del Lago Specific Plan Conformance:

In addition to the written Lomas Del Lago Specific Plan text which provides a detailed land use description in Chapter III, Specific Plan Maps have been prepared illustrating the location, distribution and extent of uses of the site.

2. State Governmental Code Requirement:

The proposed distribution, location, 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.

Lomas Del Lago Specific Plan Conformance:

Chapter III, Detailed Plan Description, of the Lomas Del Lago Specific Plan describes the essential facilities proposed to be located within the area covered by the plan.

3. State Government Code Requirement:

Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.

Lomas Del Lago Specific Plan Conformance:

Chapter IV, Project Development Standards provides a detailed description of standards and criteria by which development will proceed on the Lomas Del Lago project.

4. State Government Code Requirements:

a. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out requirements (1), (2), and (3).

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

Lomas Del Lago Specific Plan Conformance:

a. A program of implementation measures has been included in the Lomas Del Lago Specific Plan text in Chapter V.

b. The relationship of the Lomas Del Lago Specific Plan to the General Plan is included in Appendix A.

B. GENERAL PLAN PROPERTY SUITABILITY CRITERIA

The General Plan for the City of Escondido makes provision for the utilization of specific plans as a land planning and zoning device for those locations having unique physical characteristics. The following discussion outlines the property suitability criteria identified in the General Plan and illustrates how the Lomas Del Lago Specific Plan complies with each criterion.

1. General Plan Requirement:

Should be of sufficiently large area so as to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area.

Lomas Del Lago Specific Plan Compliance:

The 296 acre Lomas Del Lago Specific Plan is of sufficient size to enable the transfer of density from 130 acres, which will be preserved as open space in the form of a municipal golf course, over the remainder of the Specific Plan area.

2. General Plan Requirement:

Should have unique physical characteristics, such as uneven terrain or hillside areas that, without the Specific Plan, would effectively preclude development pursuant to existing land use designations and zoning ordinances.

Lomas Del Lago Specific Plan Compliance:

Planning Area 1 ranges in elevation from about 340 feet MSL to 640 feet MSL. The Specific Plan allows for the preservation of approximately 130 acres of open space in the form of a municipal golf course.

Elevations in Planning Area 2 range from about 380 feet MSL at the southwest corner to 600 feet MSL in the north central area. Lot sizes average about 8,200 square feet on the lower elevations and 14,000 square feet at the higher elevations.

3. General Plan Requirement:

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.

Lomas Del Lago Specific Plan Compliance:

The Lomas Del Lago Specific Plan allows for an 18-hole municipal golf course, and landscape guidelines which are described in Chapter IV, Project Development Standards.

4. General Plan Requirement:

Should be of sufficient area and nature that lends itself to long-term development phasing (e.g. in excess of five years) which can effectively be monitored and controlled by a Specific Plan.

Lomas Del Lago Specific Plan Compliance:

The Lomas Del Lago Specific Plan with a maximum of 468 single-family dwelling units, an 18-hole golf course and neighborhood commercial center will take in excess of five years to build out. The entire development will be controlled by the Specific Plan.

5. General Plan Requirement:

Should be developable by applicants having sufficient financial resources to perform the requisite studies and to satisfy the Mandatory Specific Plan Requirements.

Lomas Del Lago Specific Plan Compliance:

Planning Area 2 and Planning Area 1A and 1C are owned by the Lomas Serenas Company. The Lomas Serenas Company has committed substantial resources into the development of its property in accordance with the Specific Plan requirements. The golf course located in Planning Area 1B will be jointly owned by the Cities of Escondido and San Diego. Planning Area 3 and Planning Area 4 are owned by the City of San Diego.

C. MANDATORY SPECIFIC PLAN REQUIREMENTS

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed plan for compliance with the Mandatory Specific Plan Requirements as outlined on page 75 of the Land Use Element of the General Plan. Following is an outline of the requirements and the compliance of the Lomas Del Lago Specific Plan.

1. General Plan Requirement:

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).

Lomas Del Lago Specific Plan Conformance:

Lomas Del Lago is a 296 acre master planned community of residential, commercial and recreational uses. The Specific Plan includes detailed design standards for architecture and landscaping to insure a cohesive, high-quality community. In addition, the Specific Plan provides guidance for permitted land uses and their respective development standards.

2. General Plan Requirement:

Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured.

Lomas Del Lago Specific Plan Conformance:

The Project Development Standards in Chapter IV establish extensive landscaping guidelines on graded areas to protect against soil erosion (Section D, Landscaping and Open Space).

3. General Plan Requirement:

Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be minimized to the extent feasible.

Lomas Del Lago Specific Plan Conformance:

The Lomas Del Lago Specific Plan provides detailed assurances that grading will minimize disturbances to the natural land form (See Chapter IV, Section C, Grading).

4. General Plan Requirement:
All open space areas shall be identified and appropriate measures providing for their preservation shall be included.

Lomas Del Lago Specific Plan Conformance:

The Specific Plan identifies approximately 166 acres of permanent open space. The guidelines for preservation of open space are outlined in Chapter III, Detailed Plan Description.

5. General Plan Requirement:
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.

Lomas Del Lago Specific Plan Conformance:

Development standards addressing building standards, development regulations, and design criteria are outlined in Chapter IV, Project Development Standards.

6. General Plan Requirement:
Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed.

Lomas Del Lago Specific Plan Conformance:

Circulation requirements are established in Chapter III, Section C, Circulation Plan.

7. General Plan Requirement:
Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described.

Lomas Del Lago Specific Plan Conformance:

Detailed provisions for utilities and services and their timely extensions/improvements are established in Chapter III, Section D, Public Facilities.

D. LOMAS DEL LAGO SPECIFIC PLANNING AREA CONDITIONS

In addition to the Property Suitability Requirements and the Mandatory Specific Plan Requirements, the City's General Plan sets forth several conditions under which projects should be developed pursuant to Specific Plans. The following restates these conditions and describes provisions of this Specific Plan that serve to satisfy each such condition:

RESIDENTIAL

1. General Plan Requirement
The maximum overall density for residential development throughout the SPA shall not exceed 2.0 dwelling units per gross acre.

Lomas Del Lago Specific Plan Conformance

The Lomas Del Lago Specific Plan allows for a maximum of 468 residential units on 296 acres which is less than 2.0 dwelling units per acre.

2. General Plan Requirement
A variety of lot sizes accommodating single family development shall be provided.

Lomas Del Lago Specific Plan Conformance

Section B, Land Use Description, in Chapter III, describes the range of proposed product types.

3. General Plan Requirement

The development potential of the golf course site may be transferred elsewhere within the Specific Planning Area.

Lomas Del Lago Specific Plan Conformance

The residential density allowance for the golf course site has been transferred to the residential portion of Planning Area 1 and to Planning Area 2.

4. General Plan Requirement

Design of all residential units shall be subject to consistently applied architectural guidelines to ensure compatibility with the surrounding community.

Lomas Del Lago Specific Plan Conformance

The Specific Plan provides architectural guidelines in Chapter IV and Project Plan review procedures for all architecture within the Specific Planning Area.

COMMERCIAL

1. General Plan Requirement

Commercial uses shall be limited to neighborhood commercial uses which primarily serve residents of the immediate area.

Lomas Del Lago Specific Plan Conformance

Commercial uses shall be specifically limited to those allowed for Planning Area 3 in Chapter IV.

2. General Plan Requirement

Design of all commercial structures shall be subject to consistently applied architectural guidelines and minimize potential impacts to nearby residential neighborhoods.

Lomas Del Lago Specific Plan Conformance

Specific development guidelines for the Neighborhood Commercial Center are provided in Chapter IV. In addition, all commercial architecture and landscape design will be reviewed in detail as discussed in Chapter V.

OPEN SPACE

1. General Plan Requirement

A system of open spaces, including a municipal golf course, providing buffers within the Specific Planning Area should be provided.

Lomas Del Lago Specific Plan Conformance

The Lomas Del Lago Specific Plan consists of approximately 296 acres of which about 166 acres or 56 percent will be preserved as permanent open space in the form of a municipal golf course, heavily landscaped slopes and a green belt - passive recreation area.

CULTURAL RESOURCES

1. General Plan Requirement

Development shall be sensitive to potential cultural resources, including archaeological sites.

Lomas Del Lago Specific Plan Conformance

The Specific Plan includes a special condition requiring a testing and mitigation excavation program for potential archaeological sites as described in the archaeological technical report.

PUBLIC FACILITIES

1. General Plan Requirement

The Specific Plan shall include an analysis of public services and utilities available and needed for development.

Lomas Del Lago Specific Plan Conformance

A description of all public services and utilities for the Lomas Del Lago Specific Planning Area is provided in Section D of Chapter III.

VISUAL CONSIDERATIONS

1. General Plan Requirement

Major portions of Lomas Del Lago are visually prominent from Interstate 15 and adjacent neighborhoods. The Specific Plan shall include a program to ensure that residential and commercial development is sensitive to the hillsides and the project's role as a gateway to Escondido.

Lomas Del Lago Specific Plan Conformance

The Specific Plan contains comprehensive landscape guidelines for slope plantings. In addition, Chapter V, Implementation, describes landscape requirements for all Project Plan and Final Project Plan review. As a condition of Project Plan approval the developer shall provide perspective renderings which illustrate hillside treatments at project buildout. All final landscape plans shall conform to these renderings.

E. OTHER GENERAL PLAN GOALS AND POLICIES

The Lomas Del Lago Specific Plan directly relates to a great number of goals and policies located throughout the various Elements of the General Plan. Rather than citing all of the Goals and Policies in this document, and indicating this Specific Plan's conformance with these Policies, Appendix A to this Specific Plan fulfills this purpose, and is incorporated herein by reference.

F. LOMAS DEL LAGO SPECIAL CONDITIONS

As a result of mitigations called for by the Lomas Del Lago Final EIR, the following special conditions shall be applied to the Lomas Del Lago project.

1. To maximize the effectiveness of separation between Via Rancho Parkway and the residential lots immediately to the north, the Specific Plan shall include a landscape plan which provides for dense and tall plantings along the slopes adjacent to Via Rancho Parkway.
2. To reduce the potential for disturbance from the neighborhood commercial center in Planning Area 3, the Specific Plan shall include design criteria and a landscape plan for

this area. The design criteria shall specify setbacks, fencing, architectural measures, and landscaping necessary to prevent the intrusion of excessive noise, glare or other activity into the nearby residential areas.

3. Landscape plans shall be prepared for the special slopes identified on grading exhibits IV-1, IV-1A and IV-3. All special slopes shall be planted with a variety of plants, shrubs and trees which shall visually disrupt the uniform nature of the manufactured slopes. The plans shall also provide a variety of species and planting arrangements so that viewers will see a contrast in color, density and form.
4. Any structures built on the two lots in Planning Area 2A adjacent to the existing house to the north of the project site shall be restricted to one story. With this restriction, the maximum height of any new houses on these lots would be below the elevation of the backyard of the existing house.
5. The landscape plan for Planning Area 2A shall include special landscape treatment for the slope adjacent to the two houses on the western boundary of the project. The plan should call for planting of a variety of species which would integrate the vegetation of the existing houses. This should include medium-sized trees and shrubs to soften the manufactured appearance of the slope.
6. A testing and mitigation excavation program, consistent with that outlined in the archaeological technical report (Appendix F of EIR 87-84) for sites SDi-573, LV-2, LV-3 and LV-4 shall be completed to the satisfaction of the Planning Director prior to the issuance of any grading permits.
7. Tentative Subdivision Maps prepared for the development shall incorporate conditions for dedicating the necessary right-of-way and determine the necessary improvements for San Pasqual Road, Sierra Linda Drive, Via Rancho Parkway and West Frontage Road.
8. Each set of grading and improvement plans for Tentative Subdivision Maps within the planning areas of the Specific Plan shall be accompanied by appropriate soils and geology reports required by the City and shall include an erosion control plan.
9. The following noise-related conditions shall be incorporated into the Specific Plan:
 - a. No habitable structures shall occupy Planning Area 1B within approximately 128 feet of Bear Valley Parkway and 64 feet of San Pasqual Road unless noise barriers are erected between them and the aforementioned roads.
 - b. No dwelling units shall be located in Planning Area 3.
 - c. A solid decorative masonry wall, solid transparent wall or similar barrier shall be installed along the perimeter of lots in the southern and eastern portions of Planning Area 2, in the locations shown on Exhibit IV-10.
 - d. Blasting, grading, construction, or other noise-generating activities from the development shall be conducted during normal working hours and in accordance with applicable city ordinances.

CHAPTER III
DETAILED PLAN DESCRIPTION

III. DETAILED PLAN DESCRIPTION

A. OVERALL CONCEPT

The Lomas Del Lago Specific Plan evolved after extensive environmental analysis and market research were conducted. The results of these efforts culminated in a land plan which satisfies the goals and objectives of the City of Escondido. In addition to a mixture of residential land use densities, Lomas Del Lago will provide the community with an 18-hole municipal golf course, a neighborhood commercial center, and possibly a Caltrans park-and-ride facility adjacent to I-15.

B. LAND USE DESCRIPTION

The development plan for the Lomas Del Lago sites promotes a balanced residential community in terms of housing types and economic range. It should be noted that this plan is a general representation of the lot pattern and road locations. The submittal of Tentative Subdivision Maps will further define the Specific Plan without requiring further specific plan amendments.

The Specific Plan includes two residential Land Use Designations: Detached Single Family Residential; and Estate Residential. Other Land Use Designations include Neighborhood Commercial Center and Golf Course. A qualitative description of each designation is provided below. More specific details, including land use regulations and design guidelines are presented in Chapter IV. Exhibits III-1 and III-2 illustrate the locations of Planning Area boundaries, circulation patterns and conceptual lot configurations.

1. Estate Residential

This classification is intended as an estate land use designation and provides for maximum densities of 2.0 dwelling units per gross acre. This category is found in two of the Lomas Del Lago planning areas. A maximum of 8 residential lots are allowed in Planning Area 2C where the minimum lot size is 15,000 square feet. Up to 34 residential lots are allowed in Planning Area 4 where the minimum lot size is 20,000 square feet. The Estate Residential category allows for both custom and production homes.

2. Detached Single Family Residential

This residential category is utilized in three of the planning areas. Planning Area 1A, which is located adjacent to the municipal golf course, permits minimum lot sizes of 5,000 square feet and a maximum density of 4.3 units per gross acre. The minimum lot size for Planning Area 1C, generally located east of Planning Area 1A, is 6,500 square feet and the maximum density is 3.0 units per gross acre. Planning Area 2A, located on the north side of Via Rancho Parkway, is allowed a maximum density of 2.5 units per gross acre with minimum lot sizes of 8,500 square feet.

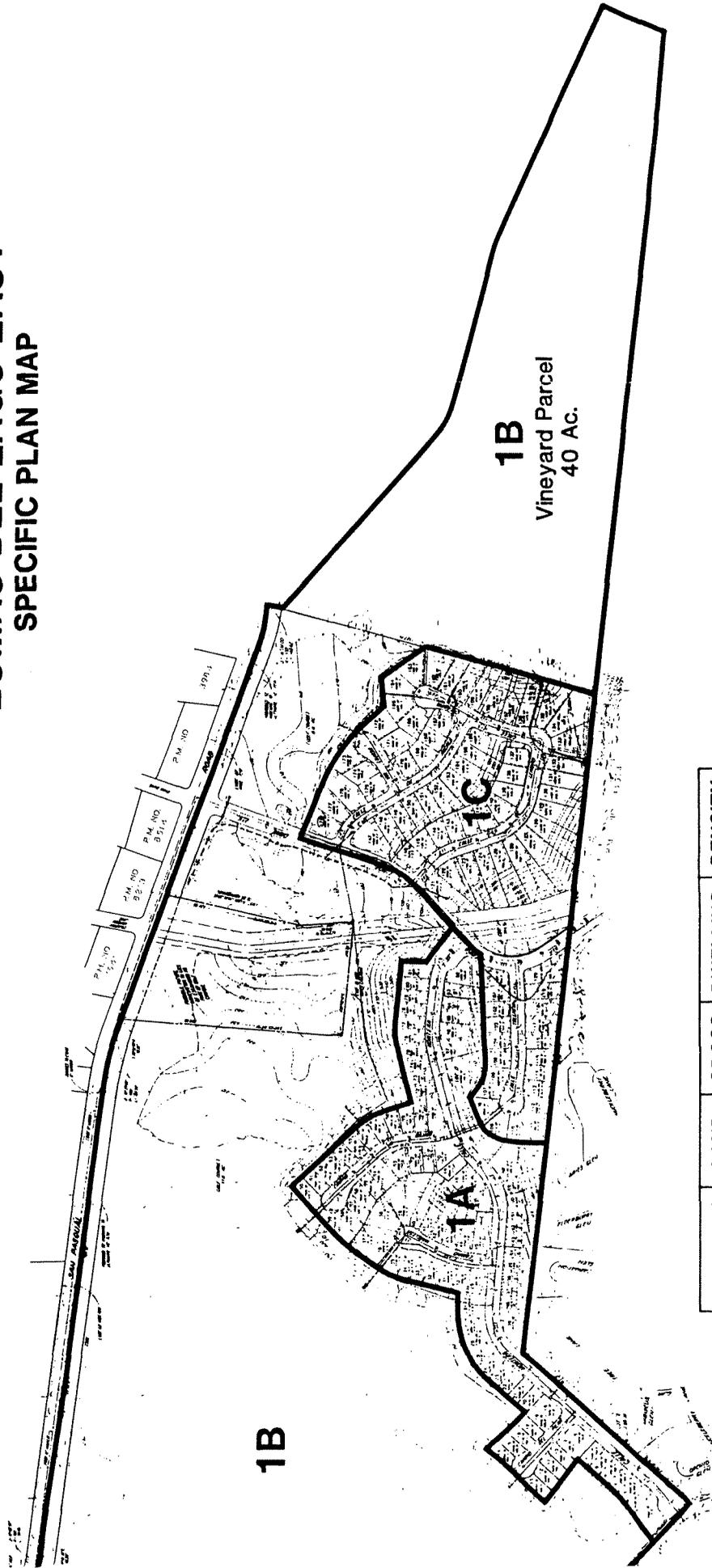
3. Neighborhood Commercial Center

Located in Planning Area 3 at the northeast corner of Via Rancho Parkway and West Frontage Road, this commercial site will serve the convenience shopping needs of residents of the immediate area. The architecture of the center shall be compatible with nearby estate residential neighborhoods and be pedestrian oriented. All buildings will be one-story. A Caltrans park-and-ride facility may also be incorporated.

4. Golf Course

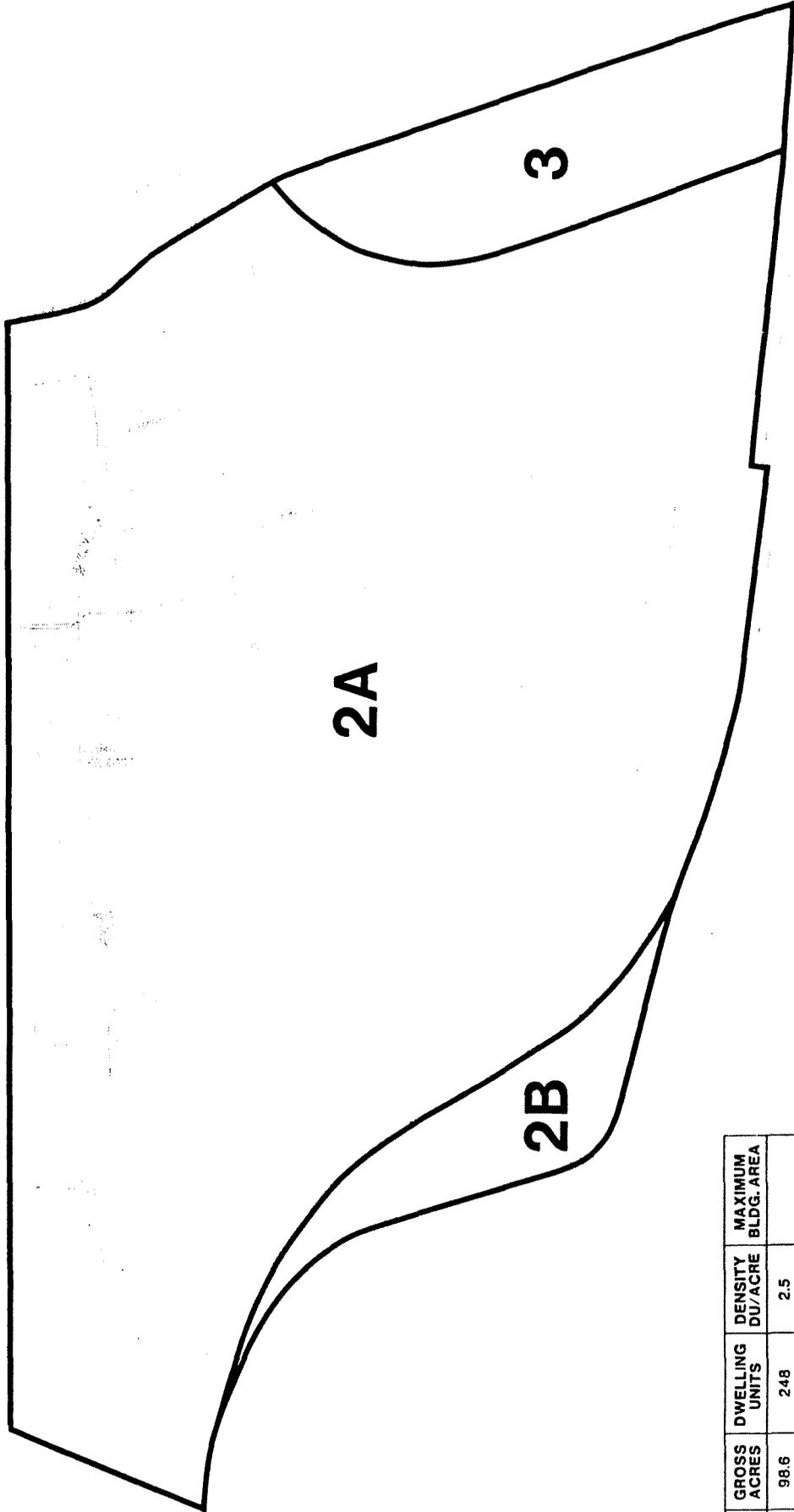
The golf course is located in Planning Area 1B and includes approximately 160 acres of which 40 acres is located in the City of San Diego. The facility will be jointly owned by the Cities of Escondido and San Diego and operated by the City of Escondido. The 18-hole golf course, driving range and clubhouse will provide recreation facilities to residents of the south Escondido region.

**PLANNING AREA 1
 LOMAS DEL LAGO EAST
 SPECIFIC PLAN MAP**



PLANNING AREA	LAND USE	GROSS ACRES	DWELLING UNITS	DENSITY DU/ACRE
1A	Detached Residential	23.0	99	4.3
1B	Golf Course	159.0		
1C	Detached Residential	26.0	79	3.0
TOTALS		208.0	178	

PLANNING AREA 2&3
LOMAS DEL LAGO WEST
 SPECIFIC PLAN MAP



LAND USE	GROSS ACRES	DWELLING UNITS	DENSITY DU/ACRE	MAXIMUM BLDG. AREA
Detached residential	98.6	248	2.5	
Estate residential	4.9	8	1.6	
Neighborhood commercial	8.0			40,000 S.F.
	111.5	256		

C. CIRCULATION PLAN

A mix of private and public streets are included within Lomas Del Lago. Because the Specific Plan is divided into two physically separate areas circulation is individually described below for each of the areas.

1. Circulation System - Planning Area 1

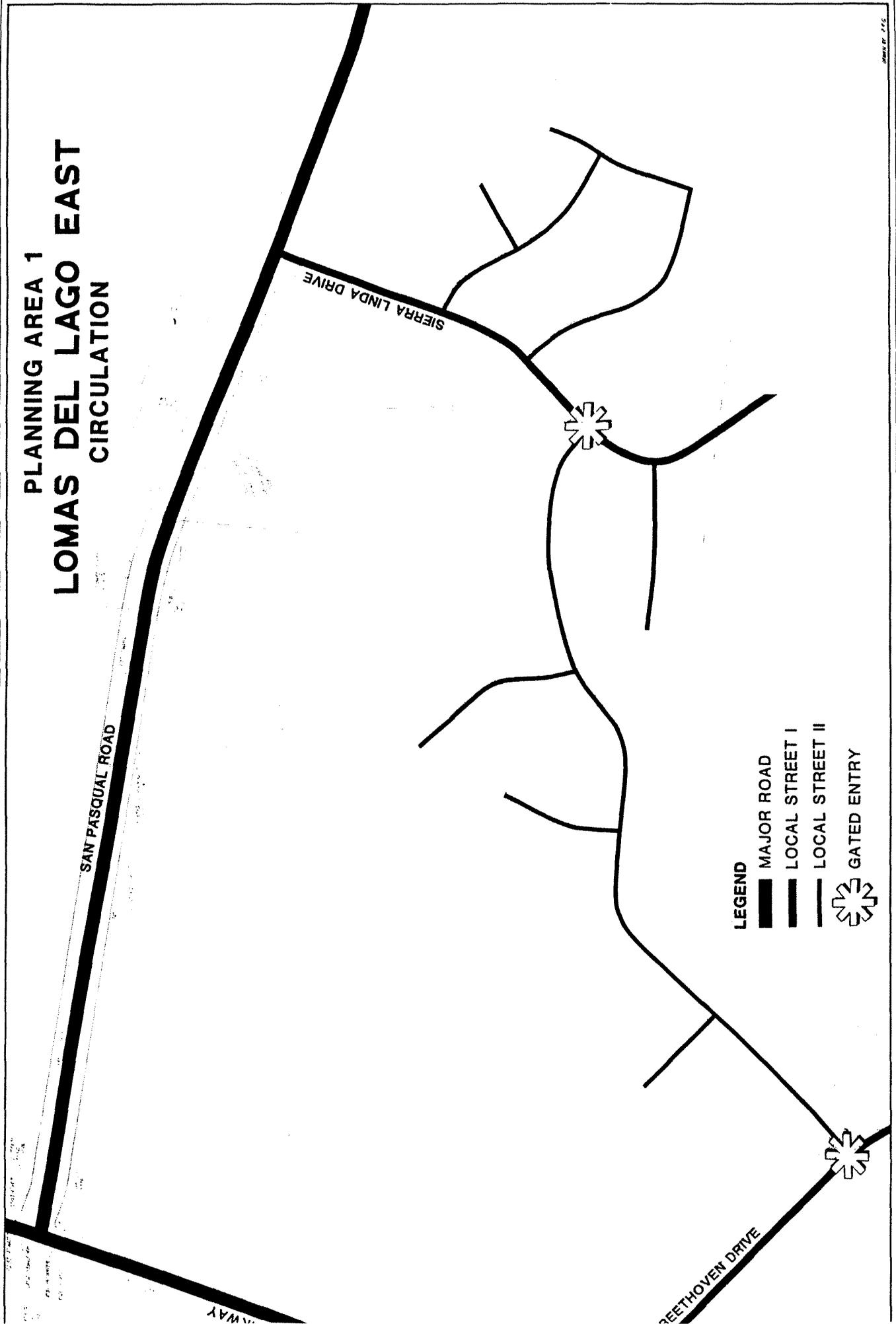
Planning Area 1 takes access from Bear Valley Parkway, a Major Road on the Escondido Circulation Element, San Pasqual Road, a Major Road, and Beethoven Drive, a local residential street which also provides access to the adjacent Sonata project. Sierra Linda Drive which provides access from Sonata to San Pasqual Road, will be relocated through Planning Area 1 and will provide northerly access to San Pasqual Road for the golf course in Planning Area 1B as well as residents in Planning Area 1A and 1C. Sierra Linda Drive will be improved within a 60 foot rights-of-way widths. All other internal streets will have 56 foot easement or right-of-way. Exhibit III-3 shows the circulation pattern within Planning Area 1. Access to Planning Area 1A will be by gated, private streets. All other streets will be public.

2. Circulation System - Planning Areas 2 and 3

Planning Areas 2 and 3 are located adjacent to the westerly right-of-way of I-15. As shown on Exhibit III-4, Via Rancho Parkway provides primary access to the project area. Via Rancho Parkway is designated a Major Road in the project area. A portion of the street will be realigned within the project area to meet City Engineering Standards. A 14 foot landscaped median will be included within the 112 foot right-of-way. West Frontage Road separates Planning Areas 2 and 3 and will provide direct access to the Neighborhood Commercial Center. The right-of-way width varies from 102 feet at Via Rancho Parkway to 84 feet in the north.

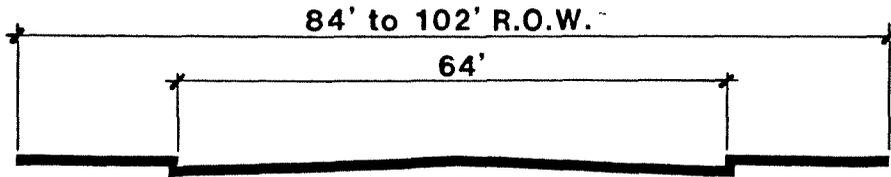
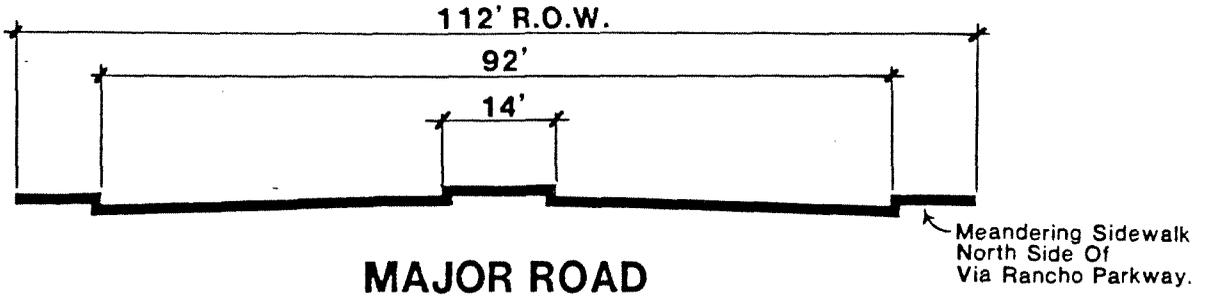
Avenida Hacienda and other streets within the project area and southwest of Via Rancho Parkway are local residential streets with 60 foot rights-of-way. The primary entry street from Via Rancho Parkway includes an 8 foot landscaped median within the 70 foot right-of-way. All other streets within Planning Area 2 will have rights-of-way of 56 feet. Typical sections for Lomas Del Lago streets are illustrated on Exhibit III-5. Access to Planning Area 2A will be by gated, private streets.

PLANNING AREA 1 LOMAS DEL LAGO EAST CIRCULATION

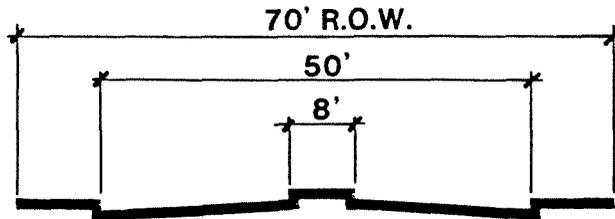


- LEGEND**
- MAJOR ROAD
 - LOCAL STREET I
 - LOCAL STREET II
 - GATED ENTRY

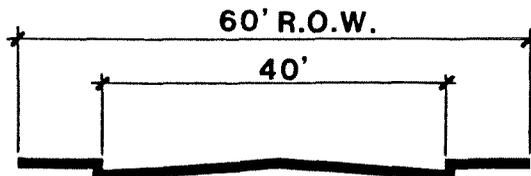
DATE: 11/15/83



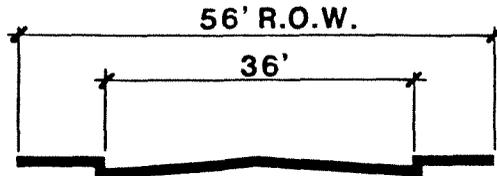
COLLECTOR



PROJECT ENTRY



LOCAL STREET I



LOCAL STREET II

D. PUBLIC FACILITIES

The public facilities described below are necessary to accommodate the projected development of Lomas Del Lago. The engineering details and actual phasing of these facilities will be determined later through the implementation of this adopted Specific Plan.

1. Water

The Lomas Del Lago project is located within the water service areas of the Escondido Water District and Rincon Del Diablo Municipal Water District. The Rincon water district serves 9 acres in the north central area of Planning Area 1 along Sierra Linda Drive. The remainder of the project area is served by the City of Escondido.

The western portion of Planning Area 1 will receive water from the City of Escondido via the 16-inch water line in Bear Valley Parkway and Beethoven Drive and the eight-inch line in San Pasqual Road. The water supply for irrigating the golf course would be supplemented with well water generated on-site and from Kit Carson Park. Subareas 2 and 3 will receive water via the 16-inch water line in Via Rancho Parkway.

2. Sewage

The project area is not presently served by a wastewater management agency. However, the entire project area that would require sewer service is within the city limits of Escondido, and the City of Escondido provides wastewater service to areas within its corporate boundaries. All of the City's wastewater is treated at the Hale Avenue Wastewater Treatment Plant, located at the west end of the city along Escondido Creek. The pumping station which will serve the area of the project is the Southside Pumping Station. Project implementation will require the extension of the existing sewer mains in Bear Valley Parkway and Via Rancho Parkway.

3. Police Service

Police protection for most of the project area is provided by the City of Escondido Police Department. Tax revenues generated by the project area will be used to offset the cost of additional police services necessary to serve the project.

4. Fire Protection

The City of Escondido will provide fire protection to most of the project. Escondido Fire Department Station 4, located at 3301 Bear Valley Parkway, is the station located nearest the project. Back-up service would be provided by Station 5, located at 2705 Felicita Road.

5. Gas and Electric Services

Within the project vicinity, gas and electric service are provided through San Diego Gas and Electric facilities. In Planning Area 1, connection to existing electrical transmission facilities will occur at Bear Valley Parkway or Sierra Linda Drive. For Planning Areas 2 and 3, electricity would be supplied by the extension of underground lines in Via Rancho Parkway, located at the southerly boundary of Subarea 3. Gas service will be provided to Planning Area 1 by connecting into the existing gas line in Bear Valley Parkway, while Planning Areas 2 and 3 will connect into existing facilities in Via Rancho Parkway.

6. Schools

The project area is served by two local school districts: the Escondido Union Elementary School District and the Escondido Union High School District. Two elementary schools will serve the project area: Planning Area 1 will be served by Juniper Elementary and Planning Area 2 will be served by Miller Elementary. Del Dios Middle School will provide service to the project area for grades six through eight. San Pasqual High School services the project area for the Escondido Union High School District. School fees will be collected by the respective school districts as construction progresses.

7. Health Services

The Escondido area is currently served by Palomar Hospital which is located within four miles of Lomas Del Lago. The hospital does not anticipate any problems with capacity to serve the project since there is excess capacity and because development plans reflect future population growth.

8. Solid Waste Services

In the City Escondido solid waste is disposed of at the San Marcos landfill on Questhaven Road. The San Marcos landfill is operated by the County of San Diego's Department of Public Works. It is totally supported by user fees and does not depend on public fees or developer fees. At present, there is adequate capacity at the San Marcos landfill for disposal.

9. Public Transportation

The North County Transit District serves the project vicinity. Currently, the local Route 384 bus departs every 20 minutes from North County Fair and runs north into downtown Escondido. Also, local Route 382 departs from North County Fair every 30 minutes and runs north into the southern half of Escondido. The district receives its funding from rider fares and local and federal money.

E. DRAINAGE

Drainage for Planning Area 1A and 1C will generally be undergrounded onto the golf course in Planning Area 1B. Drainage for Planning Areas 2 and 3 will be carried underground to the drainage system located in Via Rancho Parkway.

Grading and improvement plans prepared for each Final Map in the Specific Plan area shall include drainage facilities designed in accordance with the requirements of the City Engineer. The City Design Standards for drainage facilities shall be followed and required supporting calculations shall be provided.

F. OPEN SPACE

The Lomas Del Lago Specific Plan consists of approximately 296 acres of which about 166 acres or 56 percent are preserved as permanent open space. The open space system serves two primary functions. First, it acts as an aesthetic amenity to the community. Second, it provides active and passive recreation areas.

Open Space areas have been divided into three categories within the Lomas Del Lago Specific Plan. Open space locations are illustrated on Exhibits III-6 and III-7.

1. Landscaped Slopes

By the nature of the Lomas Del Lago terrain, the development of residential areas requires the creation of numerous manufactured slopes. Rather than a visual liability, the Lomas Del Lago Specific Plan calls for these areas to be heavily landscaped with shrubs and trees. These slopes will also provide both vertical and horizontal separation between building pads. Planning Area 1A and 1C will account for 13.1 acres of landscaped slopes while Planning Areas 2A and 2B will provide 21.9 acres for a total of 35.0 acres.

2. Green Belt - Passive Recreation

The San Diego Aqueduct passes through Planning Area 1 resulting in a 100 foot public utility easement. The easement provides a connecting link between the municipal golf course to the north and residential development beyond the Specific Plan area to the south. The Specific Plan allows for the development of passive recreation within the easement. This could be in the form of a jogging trail or par-course. The area of this green belt is 1.4 acres.

3. Golf Course

The municipal 18-hole golf course in Planning Area 1B will provide local residents with a recreational facility while also preserving the area as permanent open space.

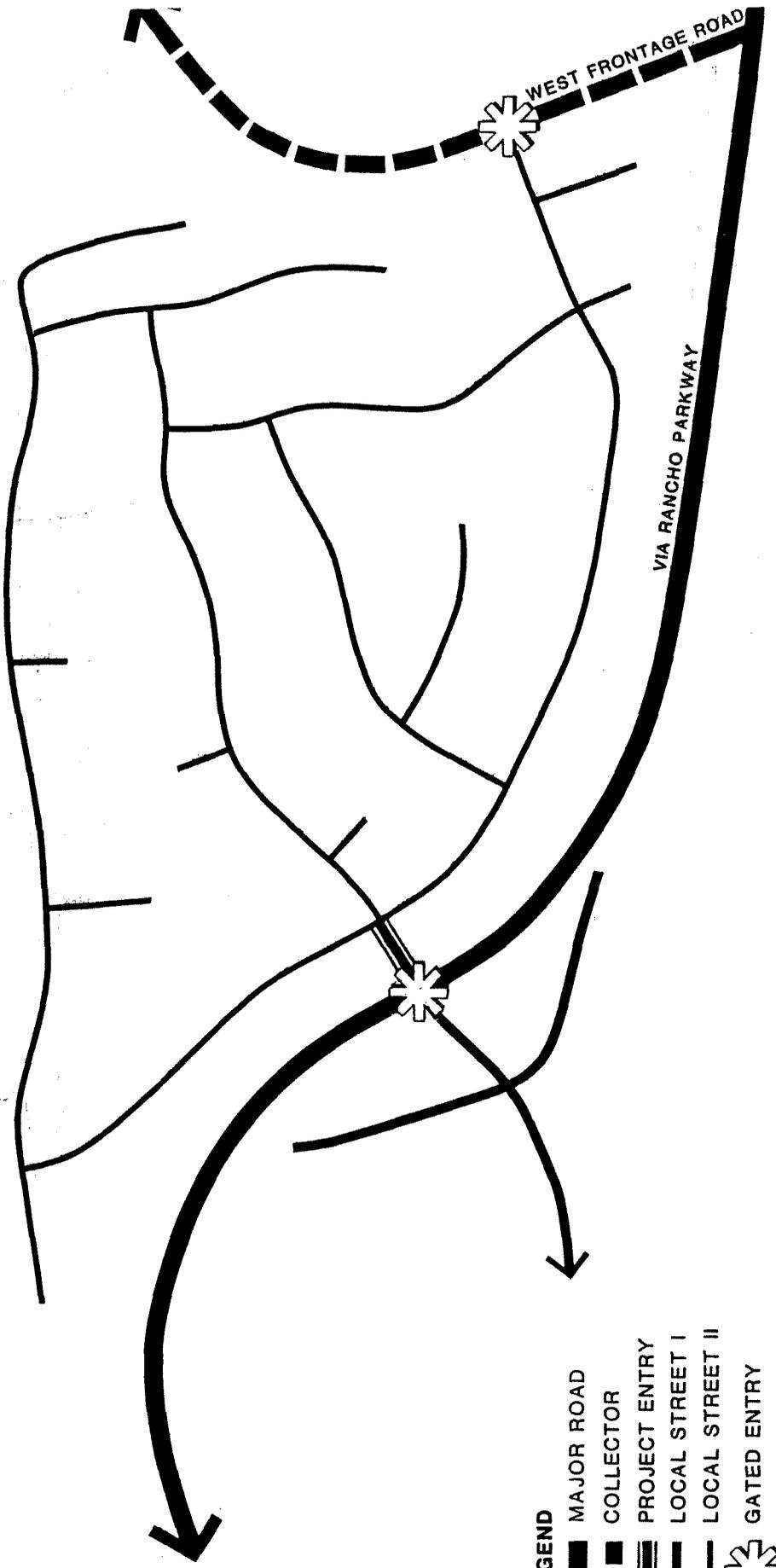
4. Maintenance of Open Space Areas

The landscaped parkway and median along Via Rancho Parkway shall be maintained by the City or through a City Assessment District. Major slope areas within Lomas Del Lago shall be maintained by either a City Maintenance District or a homeowner's association.

G. DEVELOPMENT AGREEMENT

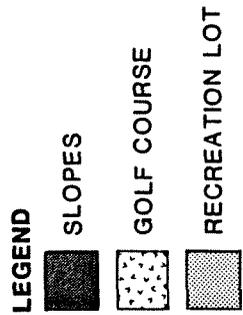
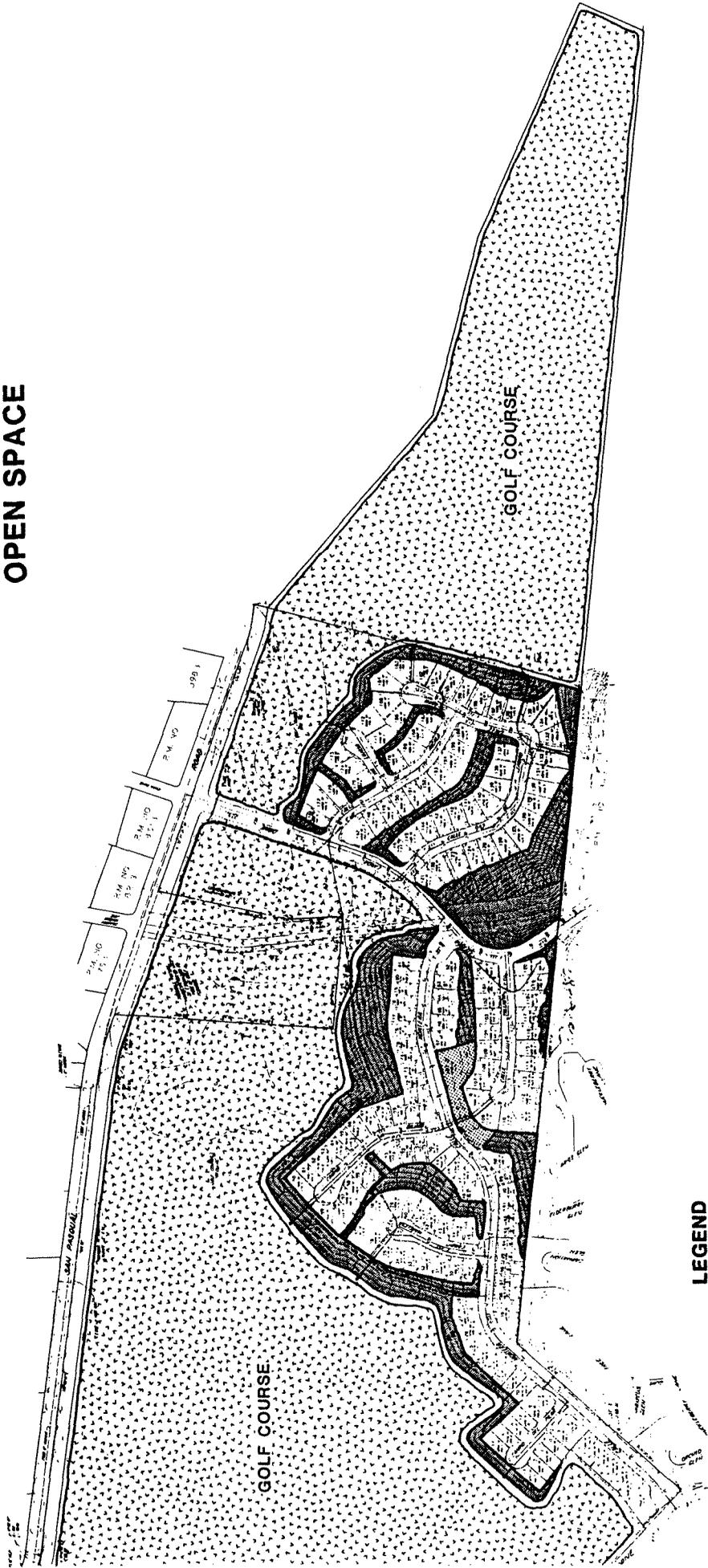
In accordance with Government Code Sections 65864 through 65869.5, a development agreement has been completed for the Lomas Del Lago Specific Plan area. This Specific Plan is incorporated by reference in the development agreement.

PLANNING AREA 2&3
LOMAS DEL LAGO WEST
CIRCULATION

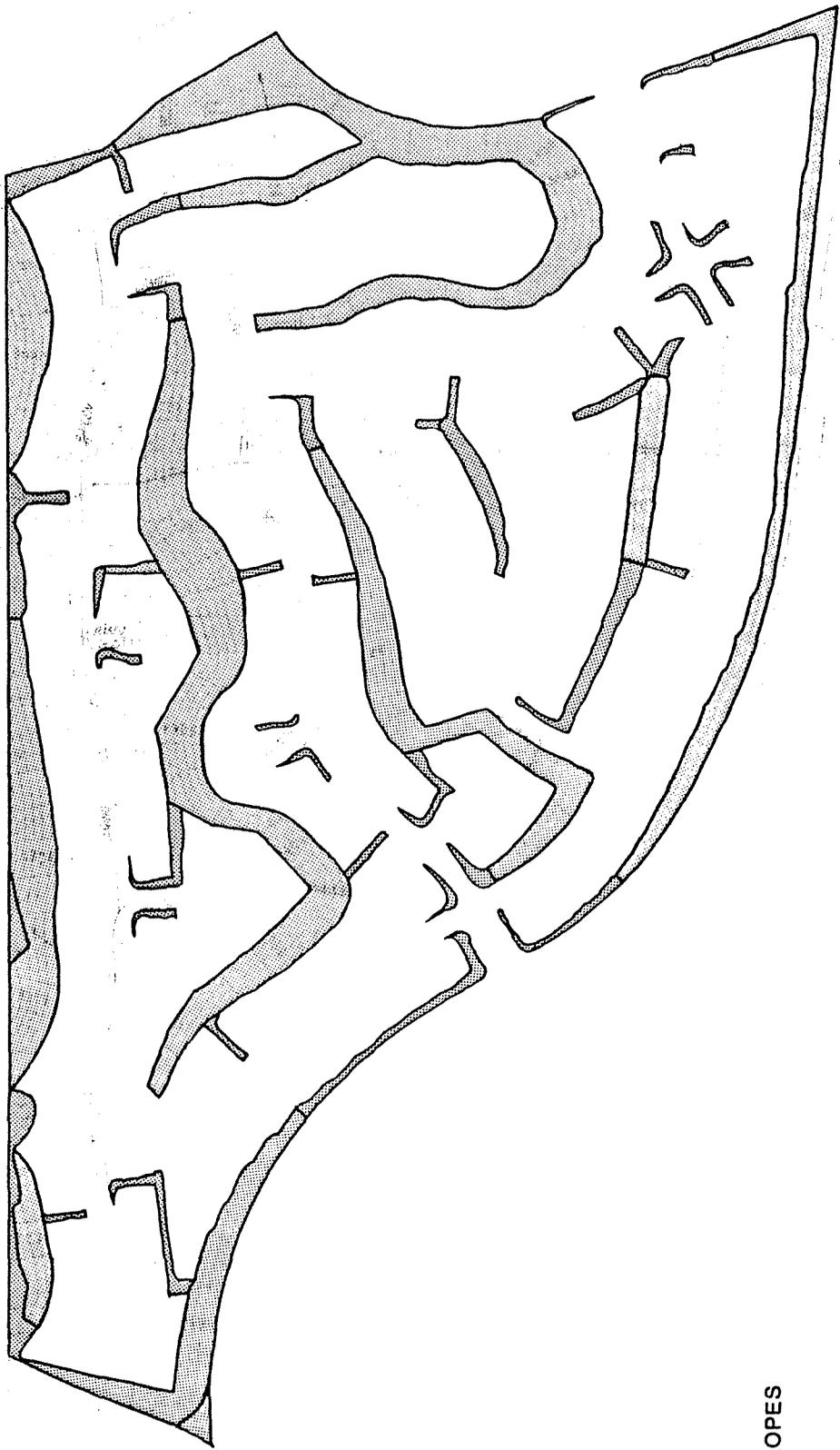


- LEGEND**
- MAJOR ROAD
 - COLLECTOR
 - PROJECT ENTRY
 - LOCAL STREET I
 - LOCAL STREET II
 - GATED ENTRY

**PLANNING AREA 1
 LOMAS DEL LAGO EAST
 OPEN SPACE**



PLANNING AREA 2&3
LOMAS DEL LAGO WEST
OPEN SPACE



GEND
SLOPES

CHAPTER IV

PROJECT DEVELOPMENT STANDARDS

IV. PROJECT DEVELOPMENT STANDARDS

This chapter identifies those Specific Plan design elements which are necessary to create a distinctive identity for Lomas Del Lago. One of the major objectives of a Specific Plan is to create a community rather than a collection of unrelated housing areas.

The following are a set of basic guidelines, which are conceptual in nature. This approach will allow future development teams to explore and express their own creativity in relation to the intended character of the community, while still adhering to the underlying guidelines. During Project Plan review and Final Project Plan review for each of the planning areas the grading, site planning, landscaping and architecture will be reviewed in greater detail.

In addition to these guidelines 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.

A. DESIGN OBJECTIVES

All design aspects of the Lomas Del Lago Specific Plan shall be driven by six design objectives. They are:

1. Create a comprehensive project with visual continuity throughout the entire specific plan area through the incorporation of special architectural guidelines grading techniques, landscaping and architect.
2. Adopt the Specific Plan to the physical features of the sites in order to minimize disturbance to key environmental features.
3. Implement a comprehensive landscaping program to reduce any adverse effects of grading.
4. Create a plan identity through the implementation of a consistent architectural design program.
5. Maximize both on-site and off-site view opportunities through a comprehensive landscaping program.
6. Provide guidelines for the neighborhood commercial site which integrates the center into the residential community while minimizing the commercial impacts.

B. DESIGN TREATMENTS

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.

1. Plant Palettes
Two distinct plant palettes, one for Planning Area 1 and one for Planning Areas 2, 3 and 4 shall be included in the Specific Plan. All future Lomas Del Lago landscape plans should incorporate the plants provided by these plant palettes in order to create a unified landscape theme throughout the Specific Plan area.
2. Parkway Treatment
Specific landscape treatments shall be required for the slope areas along the northerly side of Via Rancho Parkway. Plantings should screen residences immediately adjacent to Via Rancho Parkway and be compatible with existing plantings on the southerly side of Via Rancho Parkway.
3. Project Entries
Entrances to residential projects provide an aesthetic and functional transition between major circulation roads and neighborhood streets in addition to providing project identification along the major circulation roads. The arrangement and configuration of the plantings, walls and signage of the entry areas should provide an opening to contrast the linear configuration of the major road parkway landscaping and the more subdued streetscape scenes of the residential neighborhoods.
4. Streetscape Concept
Neighborhood streetscapes shall be refined by a street tree and accent tree planting program for each planning area. Street trees will be required throughout the specific plan area.
5. Interior Slope Treatments
Due to the high visibility of certain portions of Lomas Del Lago, slope landscape treatments will play a vital role in producing a project of pleasing visual quality. Specific landscape guidelines shall be included in the Specific Plan which will turn these high visibility areas into visual amenities for the surrounding community.
6. Signage
Signs in Lomas Del Lago should blend into the community and neighborhood streetscapes and architectural themes. Colors and materials should be chosen to reflect the architectural theme of Lomas Del Lago and also be compatible with other nearby residential neighborhoods.
7. Lighting
Site lighting for streets, walkways and landscaped areas shall be unobtrusive, shielded to prevent glare, and placed in irregular patterns. Lighting which highlights architectural features of a structure shall be allowed. Such lighting shall be designed so as not to fall on adjacent property and to the extent possible will not be visible to existing residences surrounding the Lomas Del Lago sites.

C. GRADING

All grading within the Lomas Del Lago Specific Plan will comply with the City's Grading Ordinance, except as noted in this section. Slopes which require grading exemptions are illustrated on Exhibit IV-1 for Planning Area 1, and Exhibit IV-3 for Planning Areas 2 and 3. These exemptions are made necessary by the unique terrain characteristics of the Lomas Del Lago sites. The descriptions of each of the grading exemptions are listed on Exhibits IV-2, IV-2A and IV-4.

In the areas where grading ordinance exceptions are employed, substantially increased development standards for landscape and grading techniques shall be applied. Special slope landscape treatments are further described in Section D of this chapter. The following grading techniques should be incorporated for all manufactured slopes:

1. All permanent manufactured slope banks in excess of five feet in height shall be constructed at a gradient of 2 to 1 (horizontal to vertical) or less. Any exception to this gradient must be approved by the Planning Commission.
2. Manufactured slopes shall be contoured to simulate natural terrain, except where rounding will conflict with the soils engineer's recommendations. Artificial appearing slopes with rigid angular characteristics shall be avoided.
3. Phasing of grading within each planning area shall provide for the safety and maintenance of other planning areas already developed or under construction.
4. The developer shall ensure stability and growth on all manufactured slopes.
5. Temporary runoff-control devices should be installed prior to any grading activities.
6. All graded areas should be planted in temporary landscape materials immediately after rough grading is completed.
7. The application for any grading permit must provide assurance to the City Engineer that manufactured slope banks will be properly landscaped and that the landscape will be maintained by either the developer, the property owner, or by a City assessment district.

D. LANDSCAPING

The Master Landscape Concept Plan has been designed to identify the overall style and design of landscaping proposed for the Lomas Del Lago Specific Plan area. The following guidelines for plant selection, landscape design, and maintenance are conceptual in nature and are subject to refinement and modification during subsequent Project Plan and Final Project Plan stages (see Chapter V, Implementation). This section has been divided into two sub-sections. The first sub-section will address landscape concepts for Planning Area 1 (Lomas Del Lago-East).

GRADING EXEMPTIONS EXHIBIT IV-2

SLOPE	EXISTING NATURAL SLOPE	CUT/FILL	GUIDELINE SELECTION	APPROXIMATE MAXIMUM HEIGHT (FEET)	MAXIMUM HEIGHT WITHOUT APPROVAL (FEET)
1.	10%	FILL	B-5	25	20
2.	10%	FILL	B-5	24	20
3.	10-15%	FILL	B-5	88	20
4.	10-20%	FILL	B-5	60	20
5.	10-30%	CUT/FILL	B-5	45	20
6.	20-50%	CUT	B-4	30	20
7.	15-40%	CUT	B-5	37	20
8.	20%	CUT	B-5	31	20
9.	15-35%	CUT	B-4, B-5	86	20
10.	15-30%	CUT	B-5	34	20
11.	30-35%	CUT	B-4	27	20
12.	15-50%	FILL	B-1, B-2, B-5	50	25, 20, 20
13.	15%	CUT	B-5	32	20
14.	15%	CUT/FILL	B-1	22	5
15.	20%	FILL	B-1	55	5

GRADING EXEMPTIONS MAP LOMAS DEL LAGO EAST

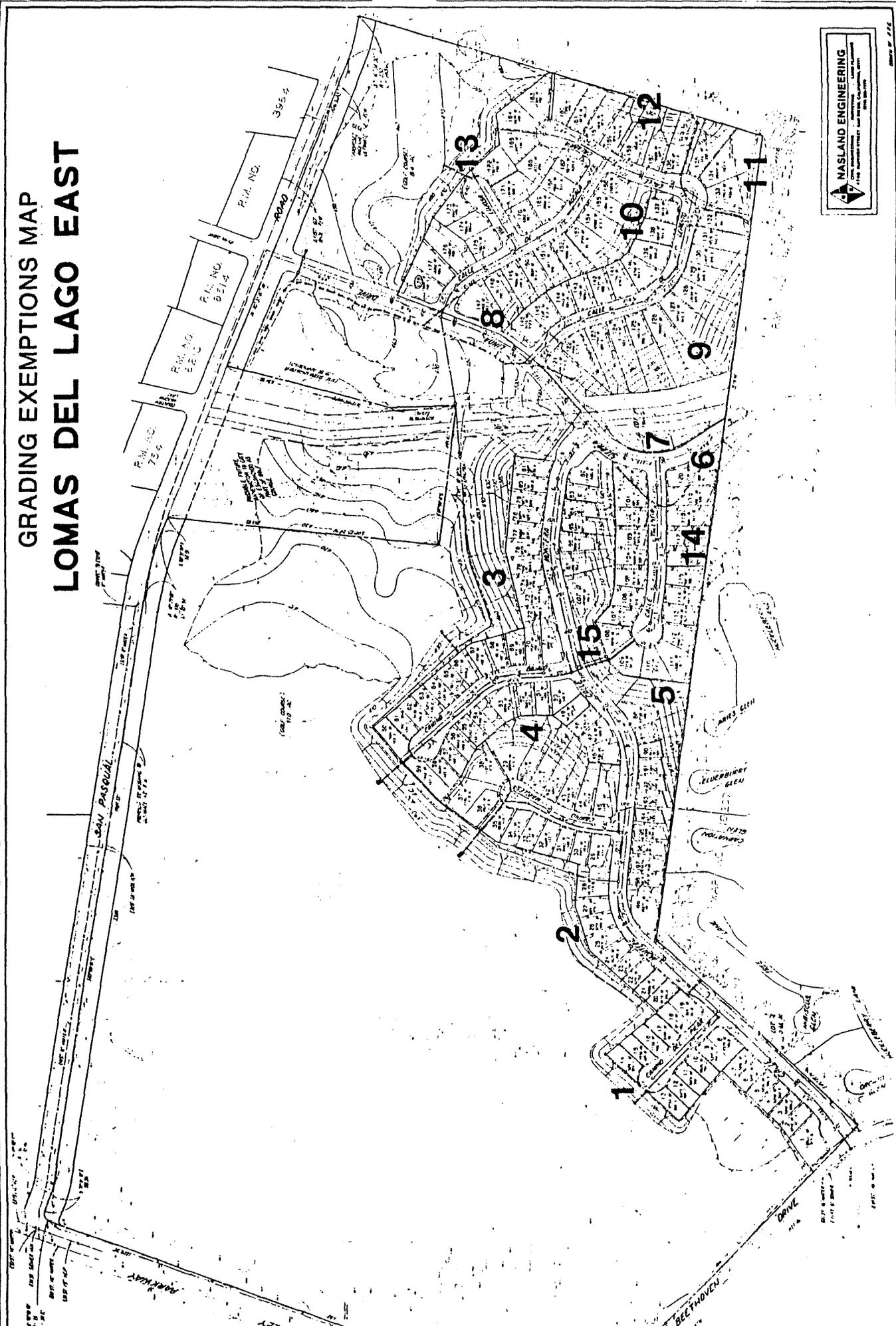


EXHIBIT IV-1

GRADING EXEMPTIONS EXHIBIT IV-4

SLOPE	EXISTING NATURAL SLOPE	CUT/FILL	GUIDELINE SECTION	APPROXIMATE MAXIMUM HEIGHT (FEET)	MAXIMUM HEIGHT WITHOUT APPROVAL (FEET)
1.	3%-10%	FILL	B-3	28	10
2.	13-25%	FILL	B-3	42	10
3.	14-30%	FILL	B-3	42	10
4.	8-20%	FILL	B-1	44	5
5.	20%	CUT	B-4	53	20
6.	20-25%	CUT & FILL	B-5	53	20
7.	10%	CUT & FILL	B-5	33	20
8.	10-22%	CUT & FILL	B-5	44	20
9.	11-20%	CUT & FILL	B-5	32	20
10.	4-25%	CUT & FILL	B-5	77	20
11.	8-20%	CUT	B-4	52	20
12.	12-30%	CUT	B-4	54	20
13.	10-30%	CUT	B-2	40	20

The second sub-section will address landscape concepts for Planning Areas 2 and 3 (Lomas Del Lago-West and the Neighborhood Commercial Center, respectively). Walls and Fences, and Maintenance and Irrigation will be covered on a project-wide basis.

A number of factors should be used in determining the appropriateness of the plants selected for Lomas Del Lago. Plant materials should be drought resistant, frost tolerant, adaptable to the occasional ocean influence of the south Escondido area, of a low maintenance variety, aesthetically compatible and visually pleasing in form, color and texture.

1. Landscape Concept - Planning Area 1A and 1C

a. Landscape Concept

The overall landscape concept for Planning Area 1 is envisioned to fulfill both functional and aesthetic requirements. The community shall retain a strong relationship in character with the adjacent golf course, producing the image of a golf course community. The Landscape Concept Plan for Planning Area 1 is shown on Exhibit IV-5.

b. Entry Monumentation

Because entry treatments are the first impression of community character, they have been designed to create a distinct sense of arrival. Two entries have been designated. The secondary entry occurs at Beethoven Drive. The primary entry occurs off of Sierra Linda Drive. Conceptual elevations of the entries are shown on Exhibit IV-6.

The primary entry will include enhanced monument walls on both sides of the intersection. One wall will display the community name and both will receive accent lighting. Wall material will be stucco and the earthtone color shall be chosen to blend with the predominant colors of the community. A conceptual entry plan is shown on Exhibit IV-7.

The secondary entry will include monumentation on one side of Sierra Linda Drive only. This wall will be of the same character as the primary monument and will also receive accent planting and lighting. Exhibit IV-8 illustrates the conceptual secondary entry plan.

c. Streetscape

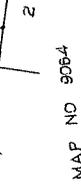
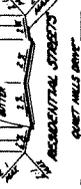
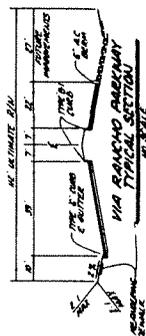
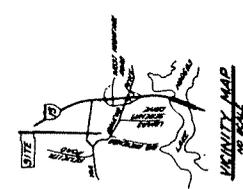
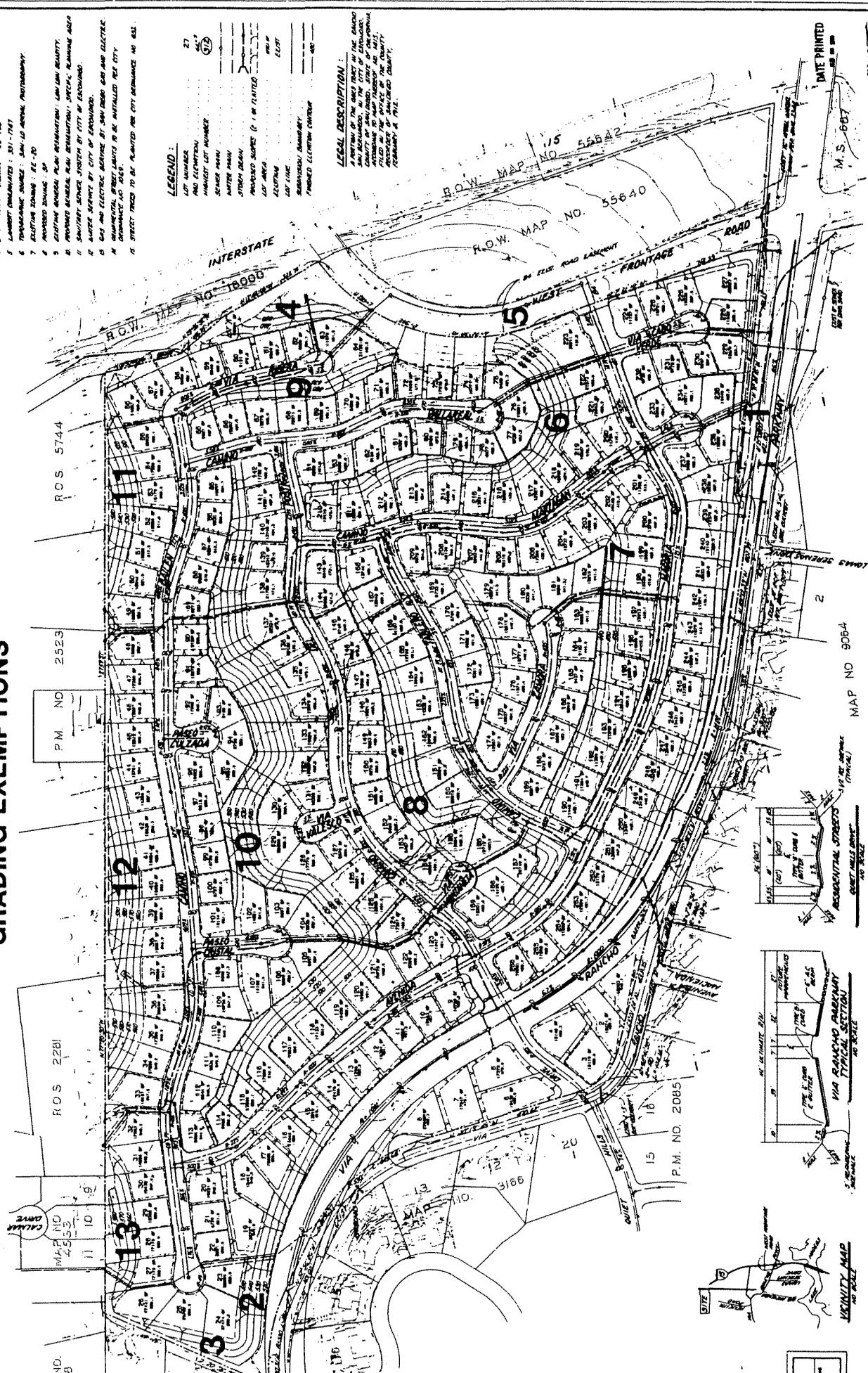
A street tree program will be implemented to create a sense of structure and orientation within the community. Trees shall be planted no more than forty (40) feet apart. Through streets shall receive a dominant tree spaced at even intervals. Cul-de-sac streets shall receive informal groupings of a secondary tree species, with accent palm tree plantings at the end of each court. Intersections will be planted with palm tree accents for the purpose of orientation. The Plant Palette provided at the end of this section should be utilized for the selection of all streetscape plantings within Planning Area 1.

VESTING TENTATIVE TRACT MAP OF LOMAS DEL LAGO WEST GRADING EXEMPTIONS

- GENERAL NOTES:**
1. ALL IMPROVEMENTS TO BE INSTALLED BY CITY OF SAN DIEGO UNLESS OTHERWISE SPECIFIED AND SHALL BE ACCORDING TO CITY ENGINEERING DEPARTMENT SPECIFICATIONS.
 2. TOTAL AREA: 183.46 ACRES; NUMBER OF SUBDIVISIONAL LOTS: 258.
 3. LOTS TO BE REZONED: UNDEVELOPED.
 4. ZONING: R.O.S. 2281, C.D. 110.
 5. LANDSCAPE: (SEE PLAN).
 6. FLOODING: (SEE PLAN).
 7. EXISTING UTILITIES: SANITARIAN, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV.
 8. PROPOSED UTILITIES: SANITARIAN, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV.
 9. EXISTING AND PROPOSED PLANNING: LOW DENSITY RESIDENTIAL.
 10. PROPOSED GENERAL PLAN DESIGNATION: SPECIFIC PLANNING AREA.
 11. SHORTEST SERVICE STREET BY CITY OF SAN DIEGO.
 12. WATER SERVICE BY CITY OF SAN DIEGO.
 13. GAS AND ELECTRIC SERVICE BY SAN DIEGO GAS AND ELECTRIC.
 14. MANHOLE AND STREET LIGHTS TO BE INSTALLED PER CITY OF SAN DIEGO SPECIFICATIONS.
 15. STREET LIGHTS TO BE PLANTED PER CITY SPECIFICATIONS AND ALL.

- LEGEND:**
- LOT NUMBER
 - AND ELEVATION
 - IMPROVED LOT NUMBER
 - SEWER MAIN
 - WATER MAIN
 - STREET LIGHT
 - PROPOSED STREET LIGHT
 - LOT AREA
 - ELEVATION
 - LOT / INCH
 - PROPOSED ELEVATION
 - PROPOSED ELEVATION CHANGE

LEGAL DESCRIPTION:
A PORTION OF THE LOMAS DEL LAGO WEST TRACT, AS SHOWN ON THE TRACT MAP OF LOMAS DEL LAGO WEST, CITY OF SAN DIEGO, CALIFORNIA, ATTACHED TO AND INDEXED TO MAP NO. 55640, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN 1967.

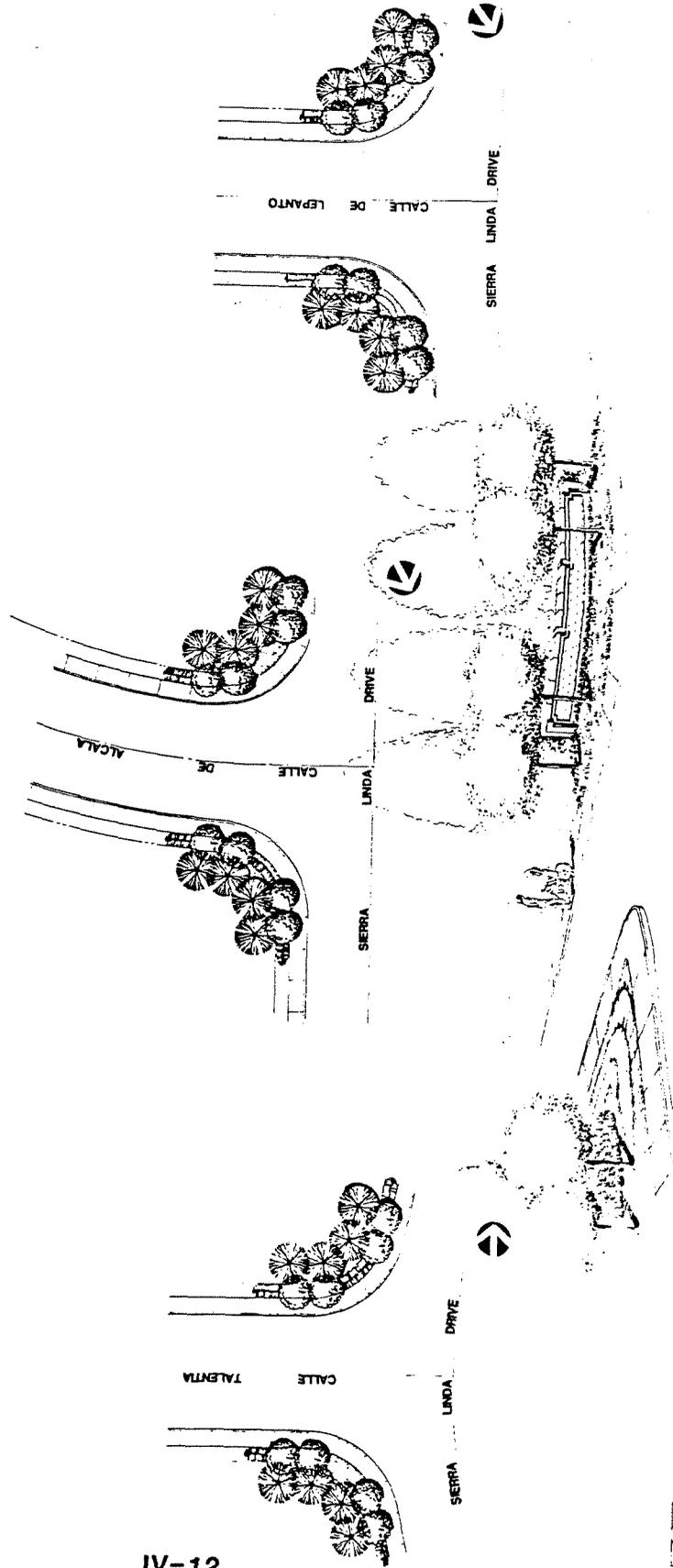


DATE PRINTED: M. S. 1987

IV-6

SECONDARY ENTRY MONUMENT

LOMAS GROUP



IV-12

LAND CONCERN LTD
 1000 West Street
 Suite 100
 San Jose, CA 95128
 Tel: (408) 291-1111
 Fax: (408) 291-1112

d. Slope Landscaping

In recognizing that slope planting may be the dominant visual connection between the community and its surrounding landscape, a plant palette that is sensitive to the adjacent contextual landscape has been developed.

A slope planting program will be followed to create a carefully organized natural landscape theme. Slopes adjacent to the golf course will have informal planting groups that extend into the course to emphasize their relationship. Important views shall be framed with trees, while less attractive views will be screened. A strong community cohesiveness shall be achieved by the careful selection of plant material according to a color and texture theme. A dominant skyline tree such as the palm tree shall also be used to provide cohesiveness. Side yard slopes shall be planted with a less extensive plant palette of the same character.

Section A-A of Exhibit IV-9 illustrates typical planting of the slope occurring along the golf course. Section B-B of Exhibit IV-9 depicts typical landscaping of an interior slope within the planning area. Section locations are shown on Exhibit IV-5.

2. Landscape Concept-Planning Areas 2 and 3

a. Landscape Concept

The goal of the landscaping concept for Planning Areas 2 and 3 will be to provide a comprehensive community identity. The Landscape Concept Plan is illustrated on Exhibit IV-10.

b. Entry Monumentation

Entry treatments are the first impression of community character. They shall create a distinct sense of arrival and express the community theme. Two entries have been designated for this planning area. A primary entry occurs at the west end of Via Rancho Parkway. The secondary entry is located at the southeast end of the property along West Frontage Road.

The primary entry is accented with a layering of distinctive entry walls, plantings and specimen trees. Color and structure in detailing shall contrast the surrounding landscape thus creating community character. The conceptual primary entry plan is shown on Exhibit IV-11. Exhibit IV-12 illustrates the entry monumentation in elevation.

The secondary entry will also receive entry walls and specimen plantings to a lesser extent. All entry walls will display the community name and receive accent lighting.

c. Parkway Treatments

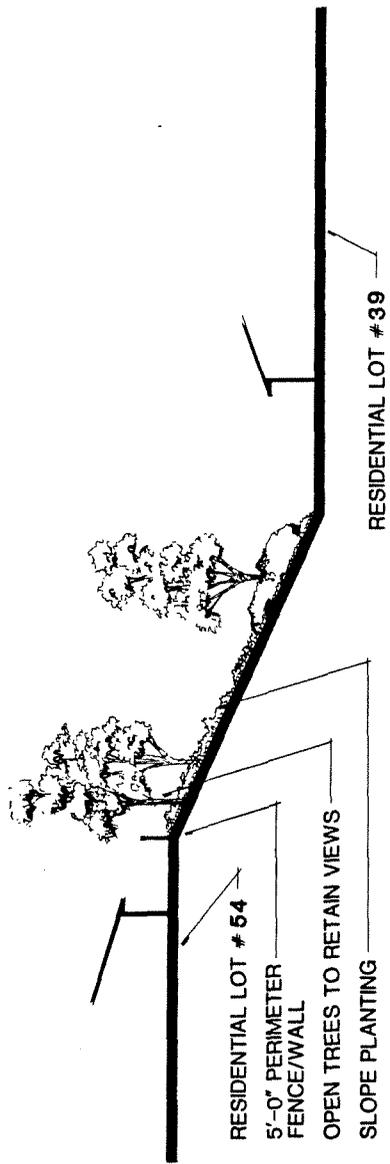
Via Rancho Parkway and West Frontage Road shall receive special planting treatments. A minimum parkway landscape strip of 15 feet will be required for all frontages of these streets within Lomas Del Lago. Of this area 10 feet will be within the public right-of-way and 5 feet will be located on private property. A meandering 5-foot sidewalk will be located within the right-of-way along the northerly side of Via Rancho Parkway.

Plantings within the parkway areas will include a combination of evergreen and deciduous tree groupings. The deciduous variety shall be *Platanus acerifolia* as required by the City. This tree shall also occur in the median on Via Rancho Parkway. A typical parkway section is shown as Section E-E of Exhibit IV-15.

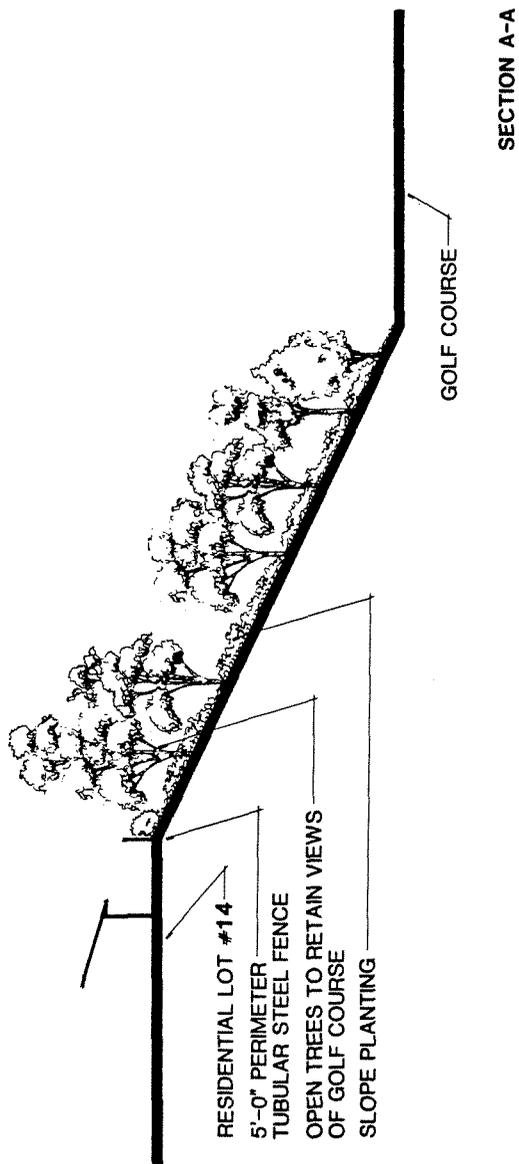
d. Streetscape

A street tree program will be implemented to create a strong sense of place. All street trees will be placed in informal groupings to create a feeling of relaxed and natural landscaping. For the purpose of orientation within the community, accent trees will be placed at key intersections. Through streets will include a intermingling of primary and secondary species. Cul-de-sac streets will also receive the same primary street trees as the through streets and in addition specialized street trees as a means of differentiating neighborhoods.

All trees shall be spaced at a maximum interval of forty (40) feet. A typical neighborhood streetscape is illustrated on Exhibit IV-13..



SECTION B-B



SECTION A-A

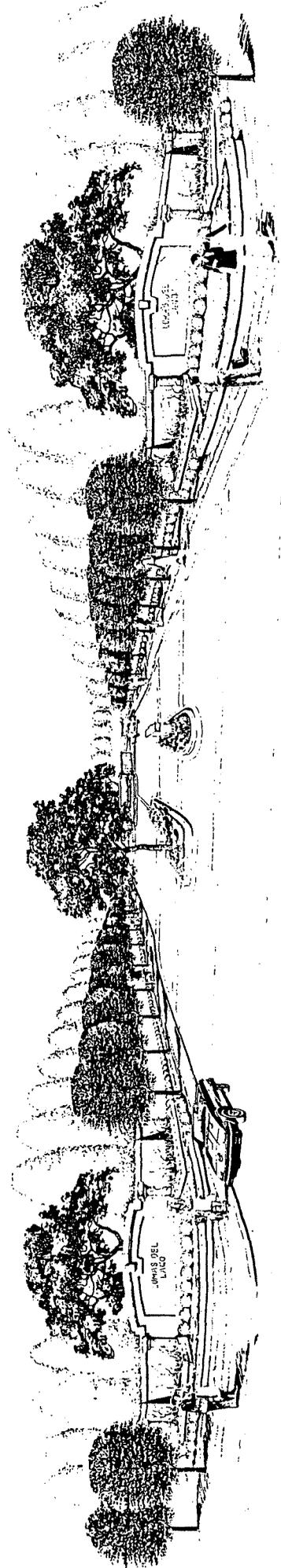
SLOPE SECTIONS

LOMAS DEL LAGO PLANNING AREA 1A

EXHIBIT IV-9

NOT TO SCALE

**MAJOR
ENTRY MONUMENT**

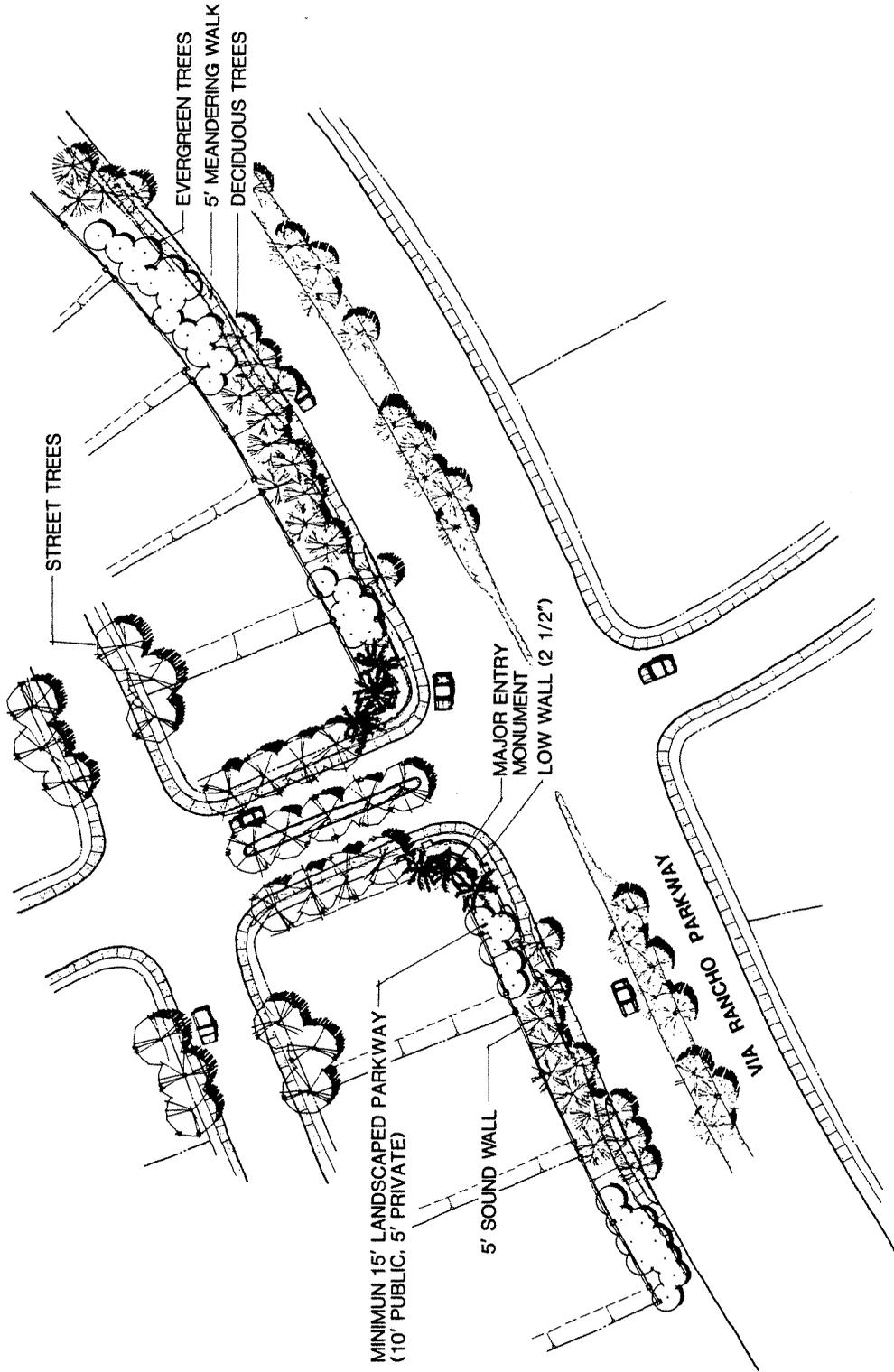


LOMAS GROUP



EXHIBIT IV-7

IV-11

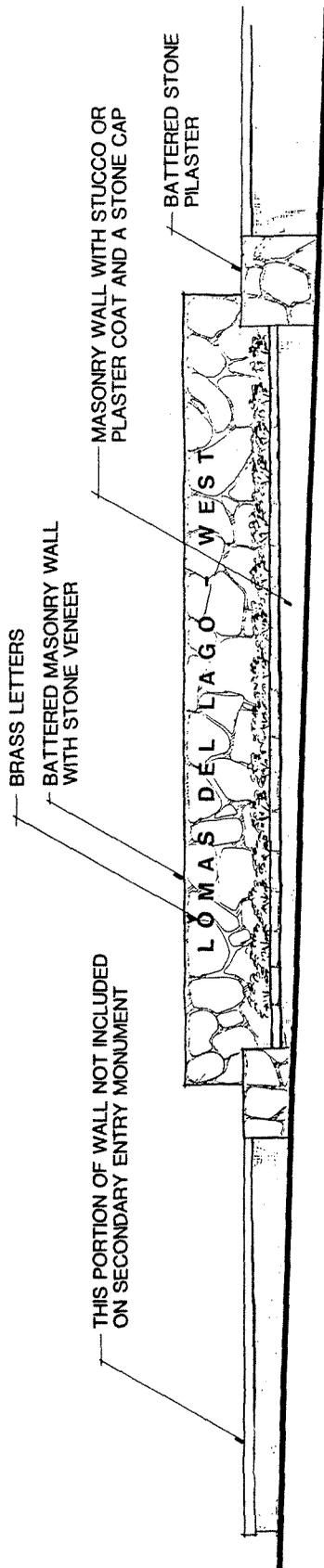


PRIMARY ENTRY AREA

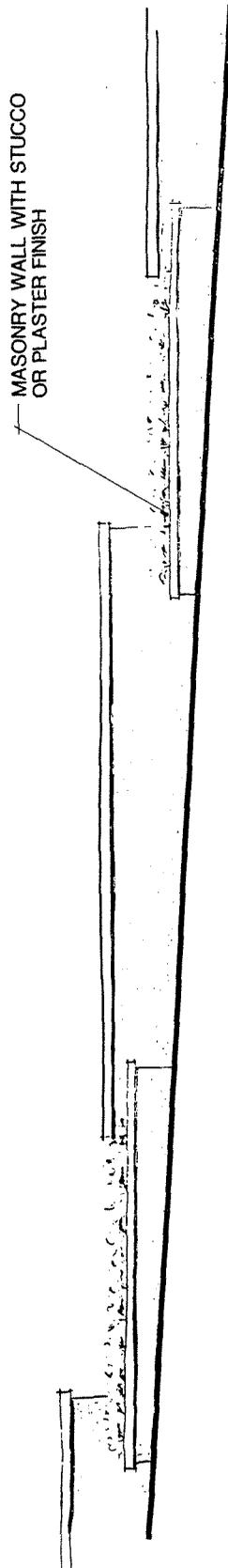
LOMAS DEL LAGO PLANNING AREA 2

EXHIBIT IV-11

NOT TO SCALE



ENTRY MONUMENT



WALL ELEVATION AT VIA RANCHO PARKWAY

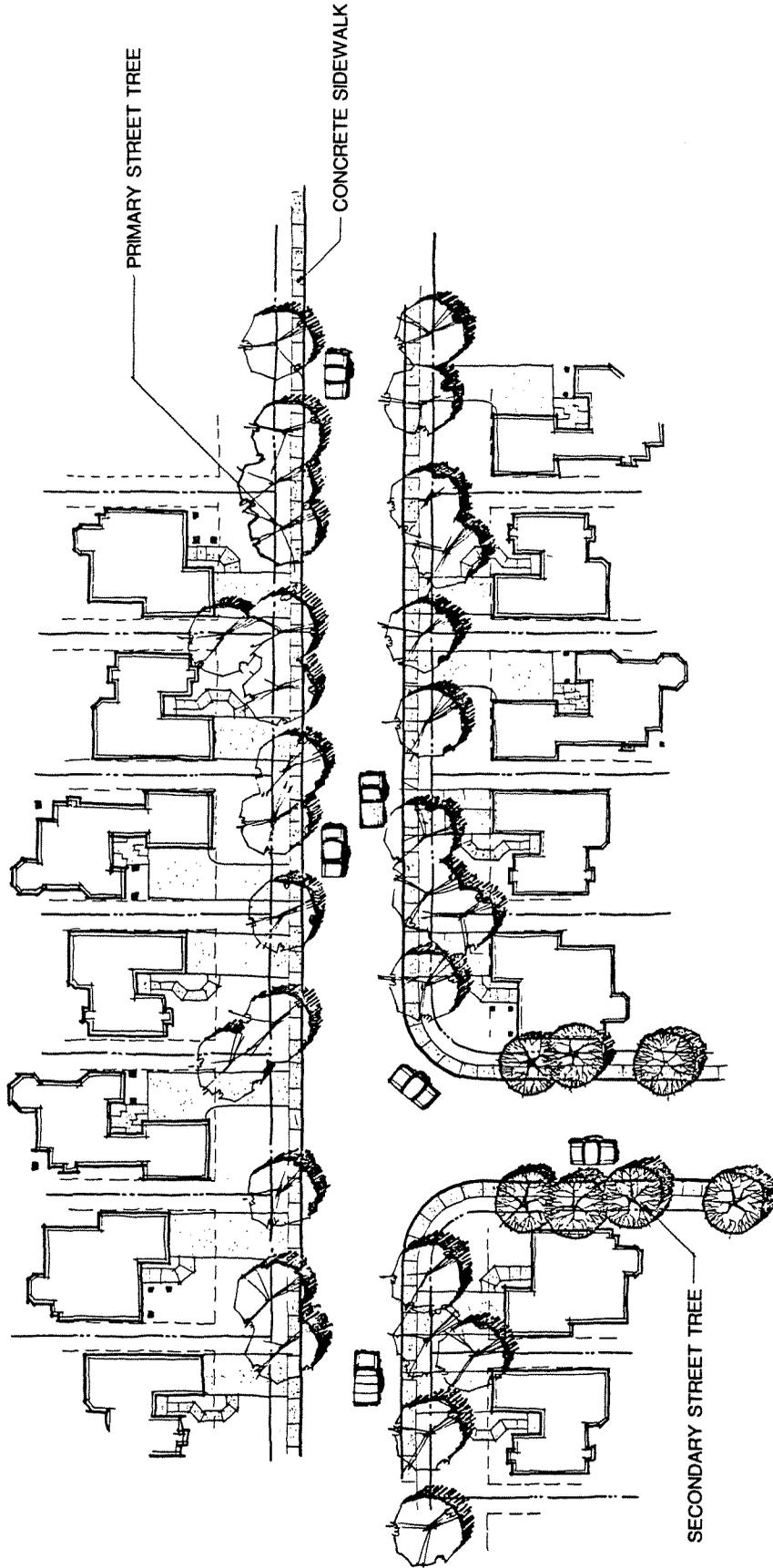


EXHIBIT IV-13

NOT TO SCALE

TYPICAL STREETSCAPE

LOMAS DEL LAGO PLANNING AREA 2

e. Slope Landscaping

In recognizing that slope planting may be the dominant visual element within Planning Area 2, a plant palette which is sensitive to the adjacent contextual landscapes has also been developed for this site.

A slope planting program will be followed to create a carefully organized natural landscaping theme. Plant material will be selected to coordinate in color and texture and yet remain informal in placement. The major slope areas will be planted with material of varying heights and character in order to provide a layering effect. An example of interior slope planting is shown on Exhibit IV-14. To provide a cohesiveness, a dominant skyline tree will be used throughout the development. Side yard slopes will be planted with a less extensive plant palette. Important views in the area shall be framed with trees, while less attractive views will be screened.

Section D-D of Exhibit IV-15 shows typical landscaping of the slope adjacent to the north end of West Frontage Road. Section E-E of Exhibit IV-15 illustrates typical planting of the parkway slope along Via Rancho Parkway. Section locations are shown on Exhibit IV-10.

f. Site Amenities

The goal of site amenities is to carry through the dominant theme. In contrast to the informal treatment of landscaping, the site amenities will be treated in a more formal and structured manner. Mailbox groupings, street lighting and street signage will further the opportunity to further define the community theme, through their design detailing.

3. Plant Palette

The plants listed below should be utilized for all major landscape areas within Planning Areas 1A, 1C, 2A, and 2 B.

Specimen Trees will be used in key areas within the slopes as a focal element. (Multi-branching or low branching trees will be used where possible to accomplish this task). Trees will be minimum, or 15 ga. size. Plant palette shall consist of:

Chorisia speciosa	Floss silk tree
Cinnamomum camphora	Camphor tree
Cupaniopsis anacardioides	Carrotwood
Erythrina caffra	Coral tree
Jacaranda mimosifolia	Jacaranda
Schinus molle	California pepper
Schinus terebinthifolius	Brazilian pepper

Slope Planting shall consist of tree masses to serve as visual buffers and to frame and accentuate views. Minimum tree size will be 5 gal. Tree types will be:

Alnus rhombifolia	White alder
Brachychiton species	
Cupaniopsis anacardioides 'std.'	Carrotwood
Eucalyptus species	Eucalyptus
Lagerstroemia indica	Crape myrtle
Liquidambar styraciflua	Sweet gum
Pinus species	
Pistacia chinensis	Chinese pistache
Prunus species	
Phus lancea	African sumac
Tristania conferta	Brisbane box

Streetscapes shall be planted in uniform pattern along the street to create a formal streetscape. Minimum tree size will be 15 gal. Tree type will be:

Cinnamomum camphora	Camphor tree
Cupaniopsis anacardioides	Carrotwood
Lagerstroemia indica	Crape myrtle
Plantanus acerifolia	London plane tree
Pinus species	
Tristania conferta	Brisbane box

Entries shall include formal evergreen treatment with focal flowering accent trees. Canopy specimen trees and informal street tree groupings shall be incorporated in areas interphasing with primary entries. Plant palette shall consist of:

Background

Brachychiton species	
Ficus species	
Pinus species	Fern pine
Podocarpus gracilior	
Prunus species	
Tristania conferta	Brisbane box

Focal trees

Lagerstroemia indica	Crape myrtle
Nerium oleander	Oleander
Pyrus kawakamii	Evergreen pear

Specimen trees

Erythrina species	
Jacaranda mimosifolia	Jacaranda
Koelreuteria paniculata	Golden rain tree
Magnolia species	

Slope shrubs will be planted in masses to add color and act as slope stabilizers. Large growing shrubs will be used as background planting, and small shrubs as foreground plantings. Sizes will vary from 1 gal. to 5 gal.

Abelia grandiflora	Glossy abelia
Acacia redolens 'Ongereys'	Ongereys acacia
Agapanthus africanus	Lily of the Nile
Ceanothus species	
Cotoneaster species	
Elaeagnus pungens	Silverberry
Escallonia fradesii	
Heteromeles arbutifolia	Toyon
Ligustrum texanum	Privet
Myoporum pacificum	Myoporum
Nandina domestica	Heavenly bamboo
Photinia fraseri	Photinia
Pittosporum species	
Plumbago auriculata	Cape plumbago
Raphiolepis species	India hawthorn
Rosemarinus officinalis	Rosemary
Viburnum species	
Xylosma congestum	Shiny xylosma

Flatted groundcover will be used in and around shrubs in planting areas. Types may include:

Apatinia cordifolia
Delosperma species
Lonicera japonica

Red apple
Ice plant
Honeysuckle

4. Walls and Fences

The wall and fence system for Lomas Del Lago will be an extension of the Master Landscape Concept Plan and the community architectural character. Continuity of building materials and details will provide a cohesive architectural theme throughout highly visible areas of the community.

Wall and fence types have been developed to provide one or more of the following:

- Sound attenuation
- Privacy
- Containment and definition
- View Preservation

Wall types may include:

- Solid stucco wall (4' - 8')
- Low stucco wall (2' - 4')

All solid walls shall be of stucco construction with stucco or stone pilasters. All wall materials, texture and colors shall be compatible with the design of the neighborhood area. Suggested solid wall designs are shown on Exhibit IV-16.

Fence types may include:

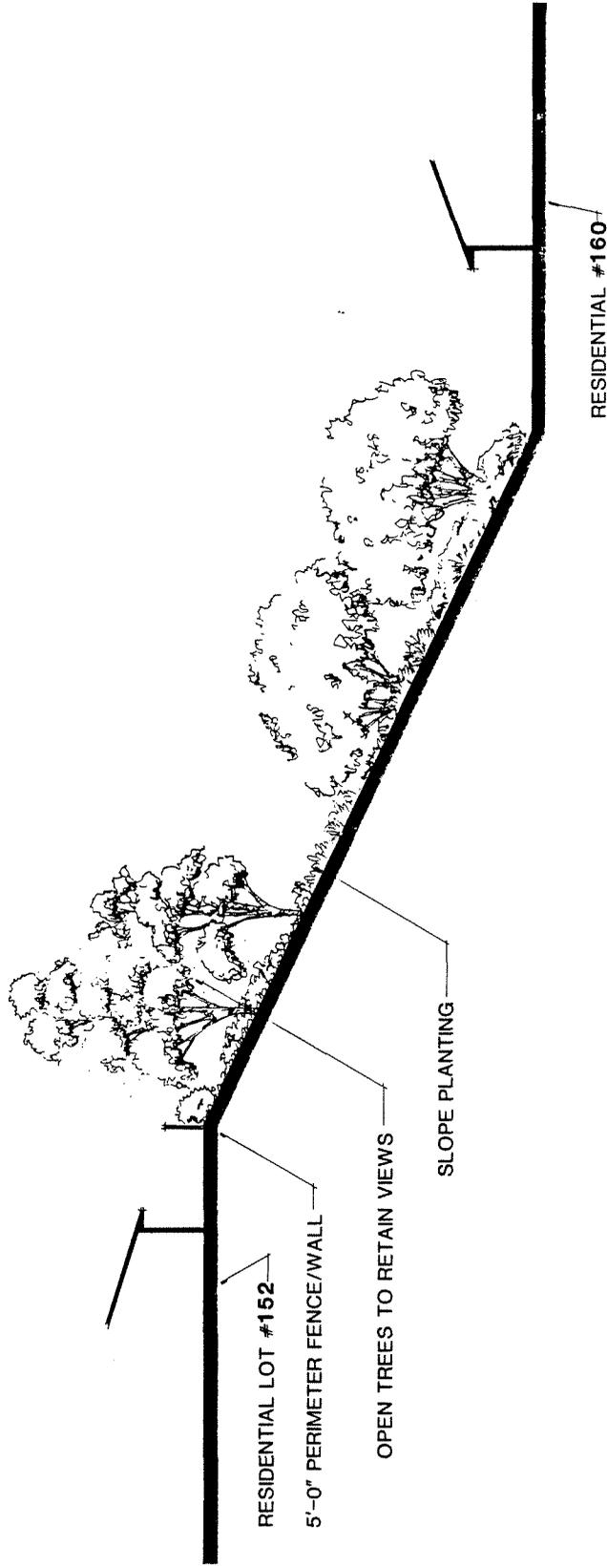
- Wood privacy fence (5'-6')
- Wrought iron fence (5'-6')

Open fencing shall be primarily wrought iron as shown on Exhibit IV-16. Pilasters shall match the pilasters used for solid walls (i.e. stucco or stone). The lower portion of these fences may be of solid stucco construction. As with solid walls, all materials, textures and colors shall be compatible with the design of the neighborhood area.

5. Maintenance and Irrigation

All irrigation systems should be automatic and permanently installed to cover all landscaped areas. Cleaning and adjustment of the system should be part of the regular maintenance activities.

All irrigation systems should be automatic and permanently installed to cover all landscaped areas. Cleaning and adjustment of the system should be part of the regular maintenance activities.



SECTION C-C

EXHIBIT IV-14

NOT TO SCALE

INTERIOR SLOPE SECTION

LOMAS DEL LAGO PLANNING AREA 2

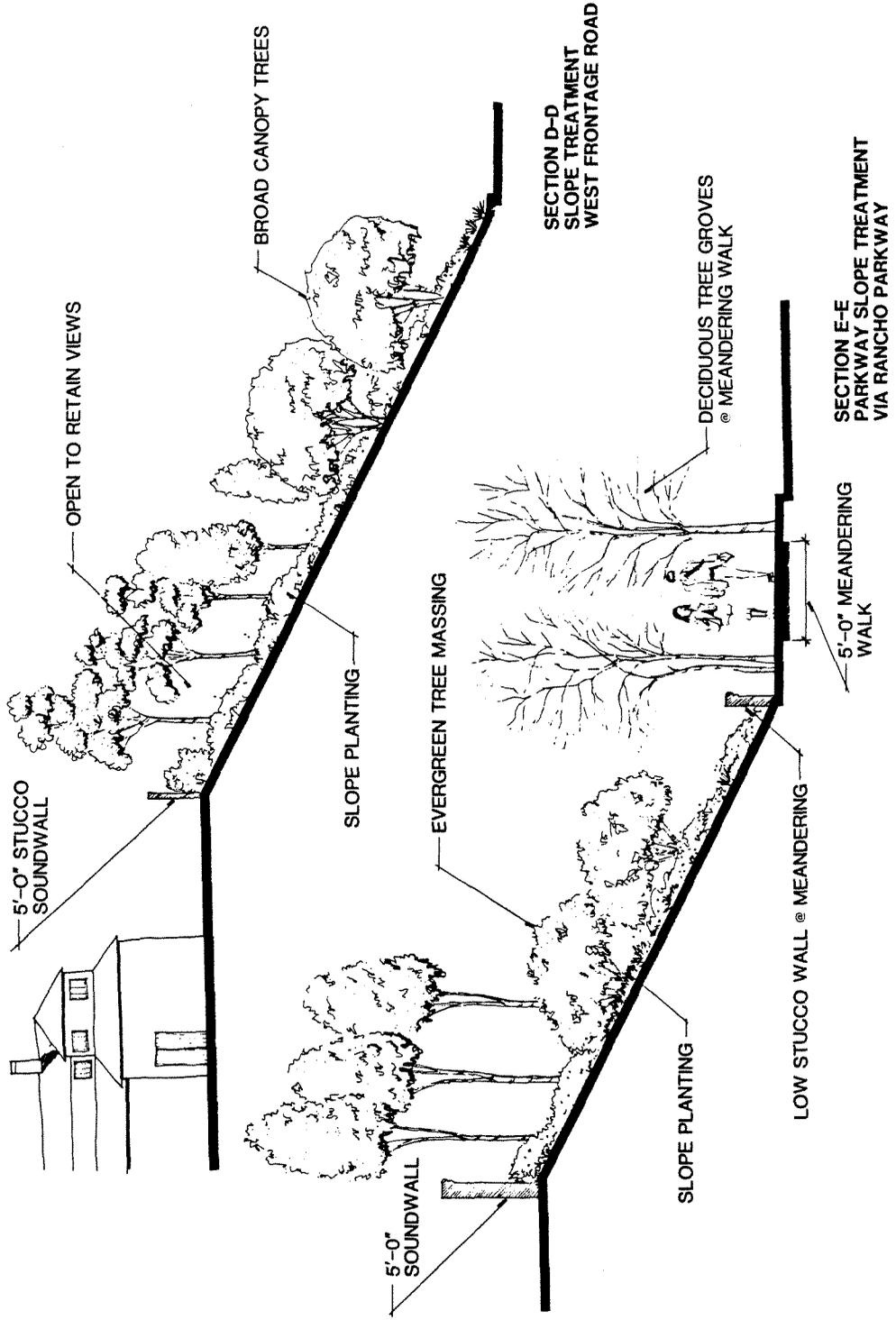
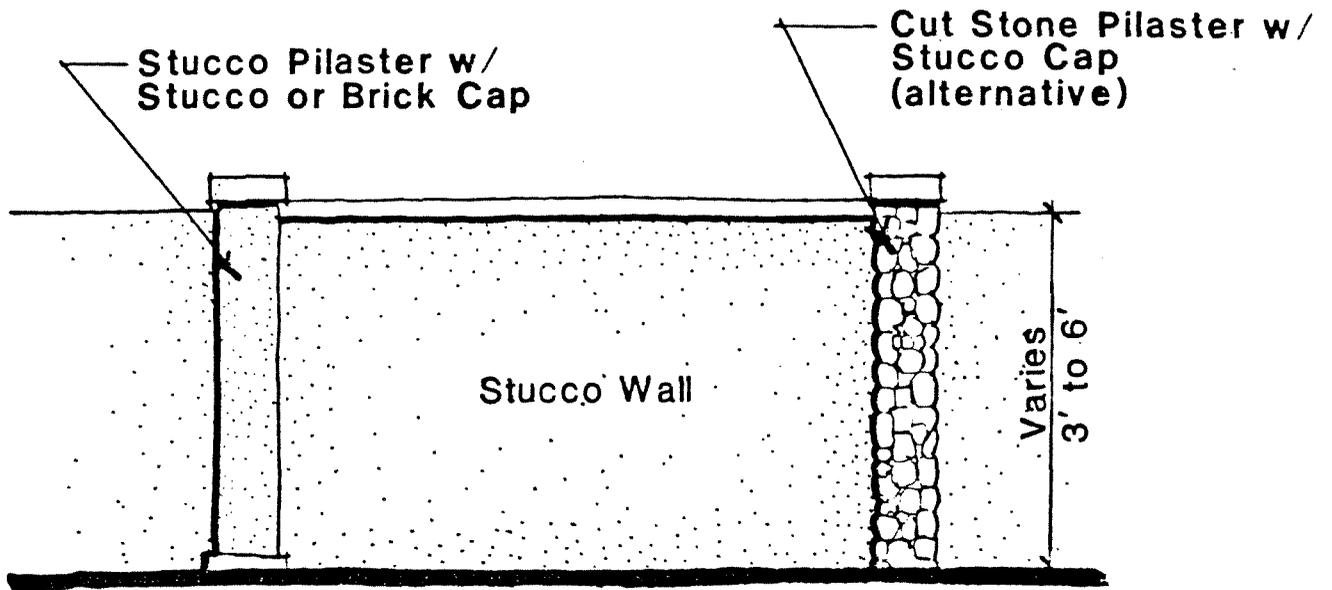


EXHIBIT IV-15

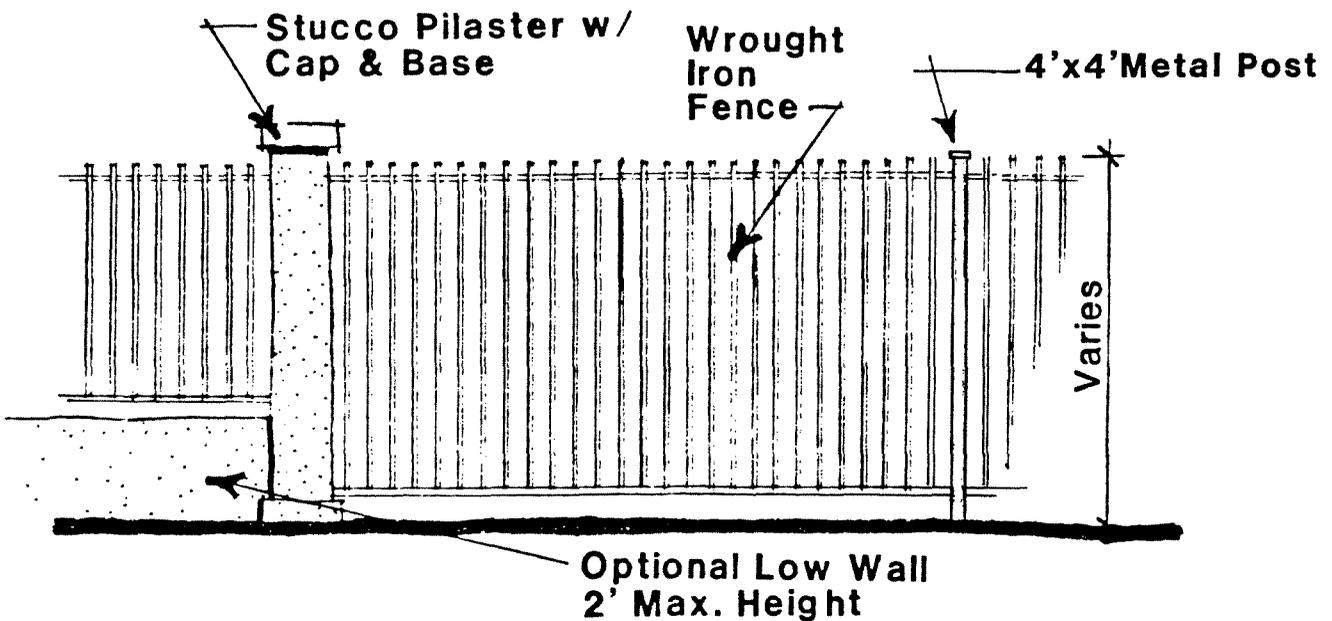
NOT TO SCALE

SLOPE SECTIONS

LOMAS DEL LAGO PLANNING AREAS 2 & 3



SOLID WALL



OPEN FENCE

E. ARCHITECTURE

The major goal of the standards listed below is to create a plan identity through the implementation of a consistent architectural design program. The description of architectural style and elements is not intended to restrict but rather to assist in implementing a strong consistent design direction and level of quality.

Due to the unique characters of Planning Area 1 (Lomas Del Lago-East) and Planning Area 2 (Lomas Del Lago-West), the specific architectural guidelines are separately described below.

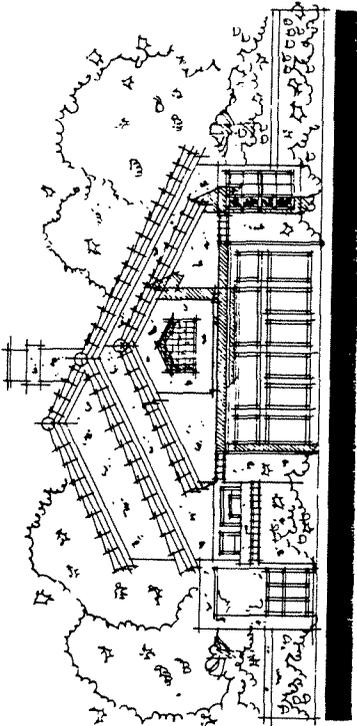
1. Architectural Guidelines - Planning Areas 1A and 1C

The following architectural guidelines shall be incorporated into all Planning Area 1A and 1C Final Project Plans. Exhibit IV-17 presents a general description of the four plans which will be located in Planning Area 1A (Golf Course Homes). Summarized on the exhibit are floor areas, number of stories and approximate plan mix for each of the plans. All plans have two-car garages. Exhibits IV-17 through IV-19 also depict floor plans and elevations for one of the models. Similar information for Planning Area 1C (Executive Homes) is provided on Exhibits IV-20 through IV-22. Planning Area 1C may include both two and three car garages. While specific information is presented here for floor areas, floor plans and plan mixes, it is understood that final development plan requirements may require minor changes. Final Project Plans should, however, relate closely to the numbers and criteria presented in this section.

a. General Design Concepts

Two architectural styles have been developed for Planning Area 1. Planning Area 1A will include certain Mediterranean architectural features combined with California Classic detailing including shutters, wood pickets and open balconies with hand railings, columns and exposed rafter tails. Planning Area 1C will reflect a variety of architectural styles including California Classic, Traditional California Ranch, Palm Beach, Santa Fe and Monterey Classic. Additional design concepts to be incorporated should include:

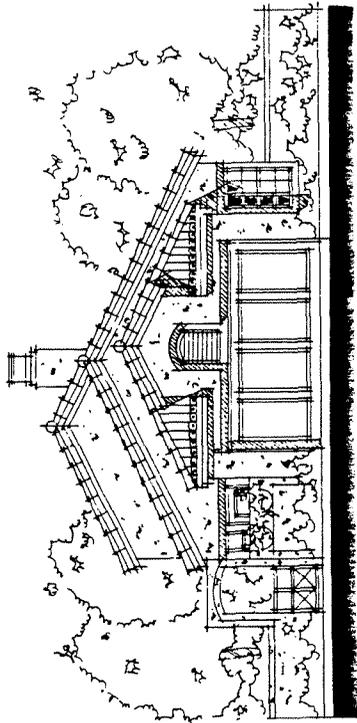
- The orientation and high visibility of the project requires that side and rear elevations of all units receive the same refinements and architectural detailing normally afforded primary elevations.
- When possible, plot single-story plans or two-story plans with single-story elements oriented to the street side of corner lots.
- A minimum of three elevation treatments should be provided for each floor plan type.
- Box-like buildings without horizontal and vertical wall articulation should be avoided.



PLAN 1

LOMAS DEL LAGO

LOMAS GROUP



PLAN 1

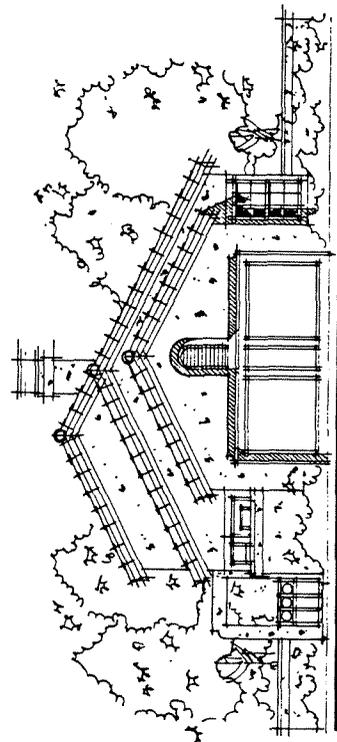
LOMAS DEL LAGO

LOMAS GROUP

PLAN 1

LOMAS DEL LAGO

LOMAS GROUP

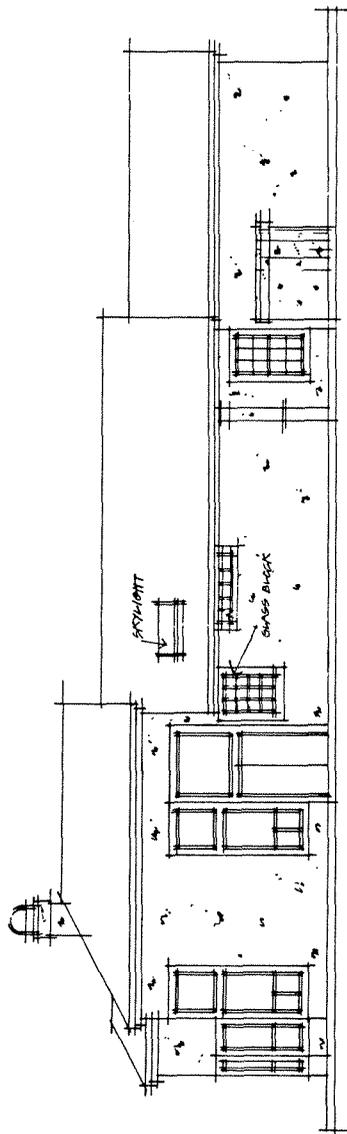


PLAN 1

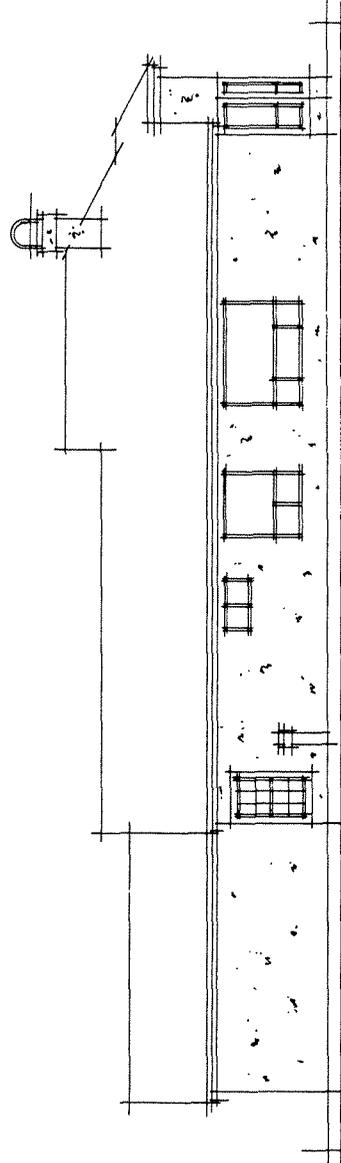
LOMAS DEL LAGO

LOMAS GROUP

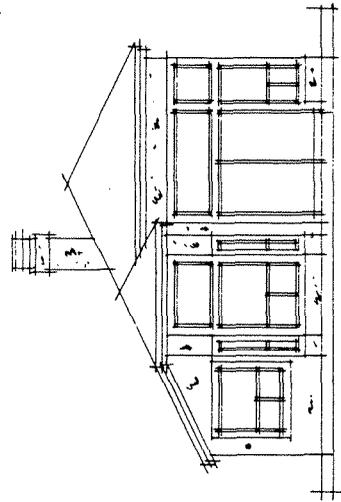
ARCHITECTURE PLANNING AREA 1A



LEFT



RIGHT



REAR

LOMAS DEL LAGO

PLAN 1

LOMAS GROUP

5/13/88



ARCHITECTURE
 PLANNING AREA 1A



ELEV. 1C



ELEV. 1B



ELEV. 1A

ARCHITECTURE
PLANNING AREA 1C
ELEVATIONS-PLAN 1

Lomas Del Lago
LOMAS GROUP

8806



ROBERTI HOWLUS
PANDICK EDINGER
JAMES P STARCK
ROBERTI EDINGER
MEL NIKONOVA
ROBERTI SCHULZ
SERENA WALLETT
ARONDO MULLEREN
E. 21 21

2400 JANA STREET
SAN DIEGO, CA 92110
619.299.7013
FAX 619.299.8442

architects

HOWLUS
EDINGER
& STARCK



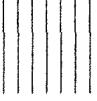
BOWLUS
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& STARCK

Architects
DRAWING ARCHITECTS
VOLUME 12 FAMILY RX

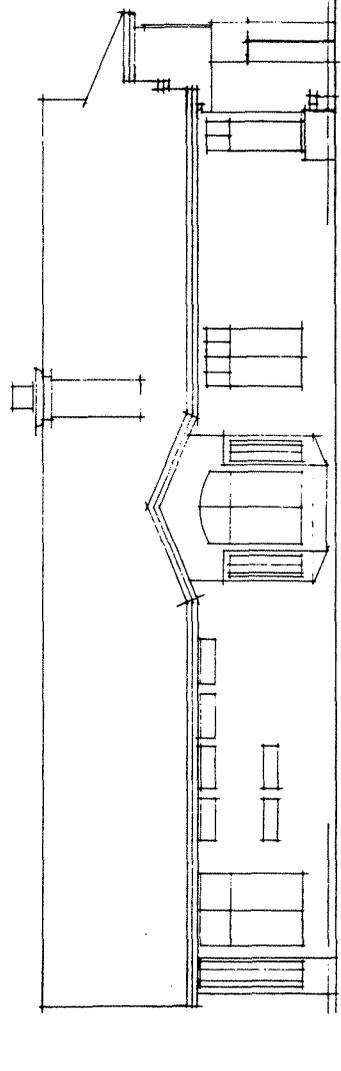
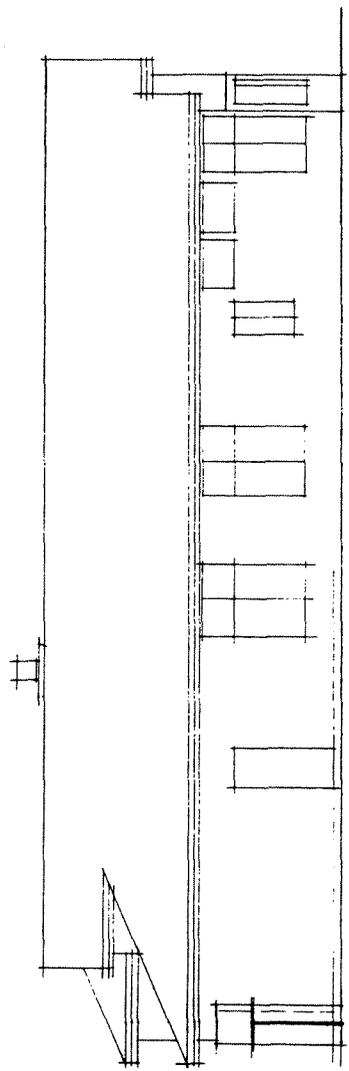
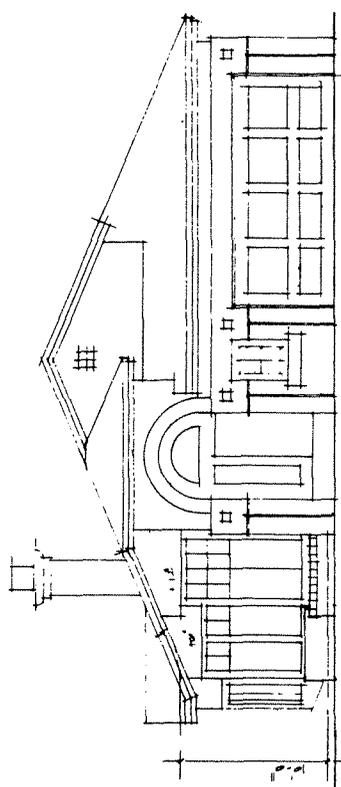
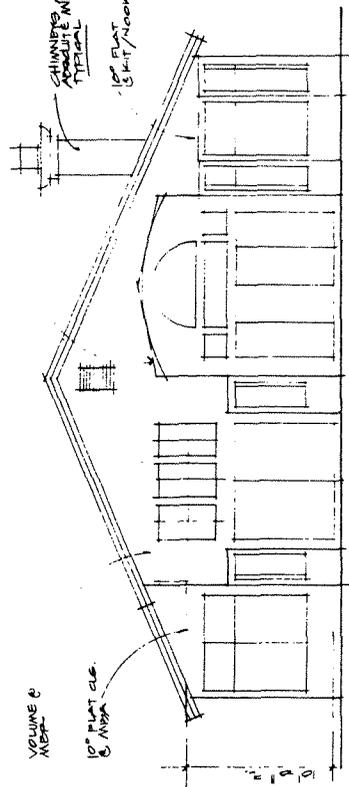
2405 AIAN STREET
SAN DIEGO CA 92110
619 294 7073
WWW.BOWLUS-EDINGER.COM

Lomas Del Lago
Lomas Group

ROBERT BOWLUS
PATRICK EDINGER
JAMES F. STARCK
ROBERT BOWLUS
ROBERT SCHLEITZ
JILL LARSON
STEPHEN WALLIT
ANNOUNCING MULLER



LOMAS DEL LAGO
CA. 92110. 6000



5.21.04
2.9.04

ARCHITECTURE
PLANNING AREA 1C

PLANNING AREA 1C

b. Roof Treatment

Roof materials may be comprised of the standard barrel "S" tiles, "U" tiles or flat tiles. A symmetrical application of roof tiles is preferred to a random application. Roof tile color may vary, however, blue or orange tiles will not be allowed. Roof tile colors should be an earth tone. Roof pitch for Mediterranean architecture is typically low pitch. A 4:12-6:12 roof pitch is required for all main roof surfaces. Roof types shall be restricted to low pitched gable roofs with the occasional use of a hip roof or shed roof as an accent at the end of a building.

c. Color

Color is intended to act as a primary theme conveying element. In general, wall colors should be predominantly soft earth tones, or the occasional use of light pastels while avoiding the strong pink and salmon hues and ochre.

d. Wall Surfaces

Stucco will be the primary wall surface material utilized. Finish should be smooth, sand or light lace. Accent materials may include wood, brick, tile, river rock and appropriate stone.

e. Architectural Detailing

- Mediterranean doors are typically made of wood, deeply set into walls and have a "heavy" appearance. The doors are usually painted or stained to contrast with the building color.
- The incorporation of window or door surrounds and similar architectural statements within the building form is encouraged. These details should be integrated to break up large wall masses and offset floor setbacks.
- Exposed gutters used as an architectural feature shall be colored to match fascia or wall material. Exposed downspouts will be colored to match the surface to which they are attached unless copper is used.
- Canvas or vinyl awnings of solid accent colors are permitted in moderation. Metal awnings are prohibited.

f. Miscellaneous

All mechanical equipment and metering should be screened from the street. TV antennae and satellite dishes are not allowed on the roof.

2. Architectural Guidelines - Planning Area 2

The following architectural guidelines shall be incorporated into all Planning Area 2 Final Project Plans. Exhibit IV-23 provides descriptions of the five plans which will be located in Planning Area 2A. Floor areas, numbers of stories and approximate plan mixes are presented for each of the plans. The floor plan for Plan 1 of Planning Area 2A is shown on Exhibit IV-23. Exhibits IV-24 through IV-26, illustrate building elevations of all sides of Plan 1 in Planning Area 2A. While specific information is presented here regarding floor areas, floor plans and plan mixes, it is understood that final development plan refinements may require minor changes. Final Project Plans should, however, relate closely to the numbers and criteria presented in this section.

a. General Design Concepts

Although housing products, lot sizes and sales prices will vary, it is intended that the architectural style for Planning Area 2 will be Contemporary Mediterranean with California Country overtones. Generous entry coverings, strong shade and shadow patterns created by recessed doors and windows,



BOWLUS
EDINGER
& STARCK

architects

200 JAVELIN STREET
SAN DIEGO
CALIFORNIA 92110
619 296 1033
FAC 619 296 1042

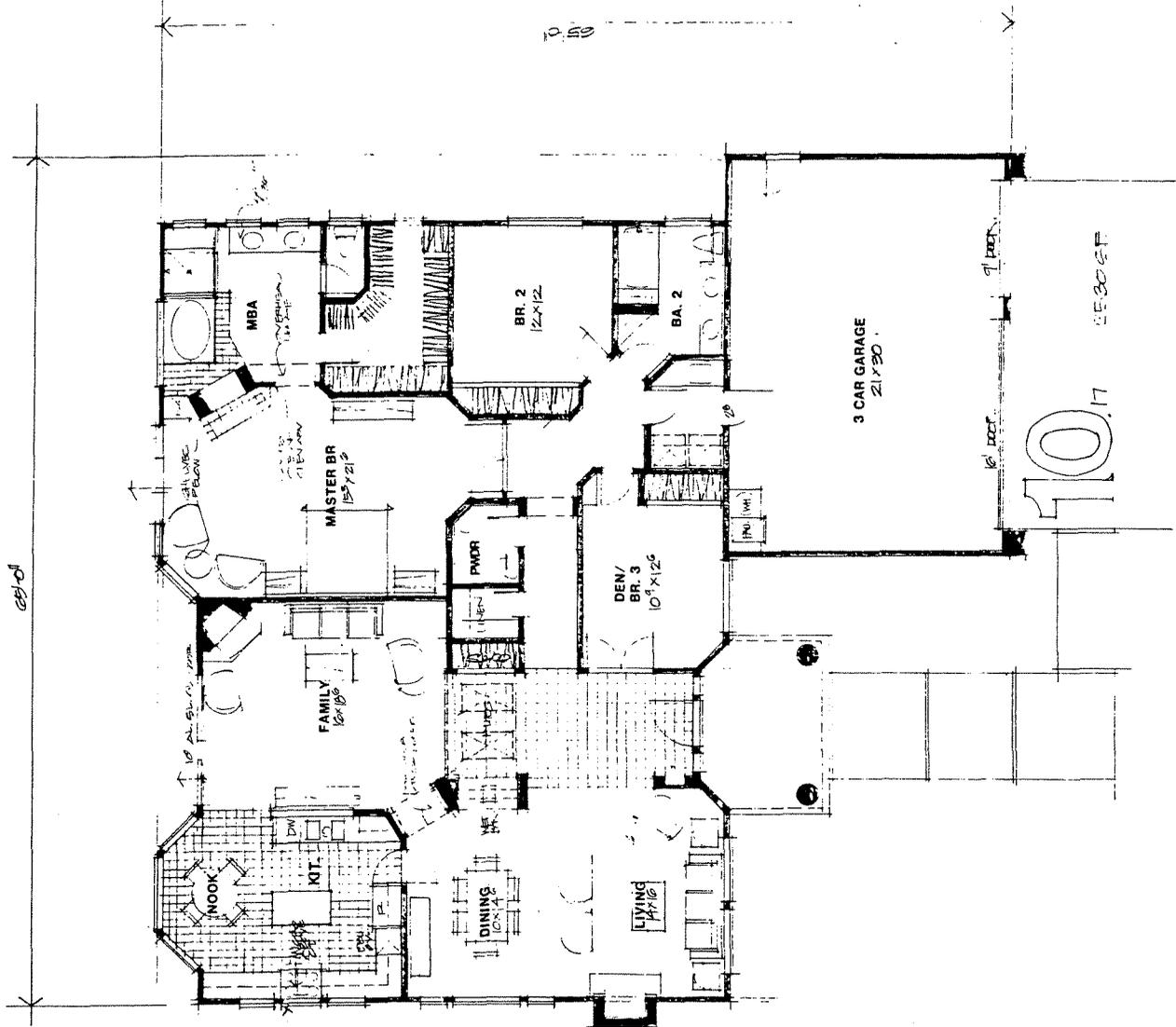
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Lomas Del Lago WFOI
Lomas Group

ROBERT BOWLUS
FRANK EDINGER
ANIS STARCK
ROBERT BOWLUS
ROBERT BOWLUS
JANE LORSON
STEPHEN WALLEY
ARNOLD MULLIGAN

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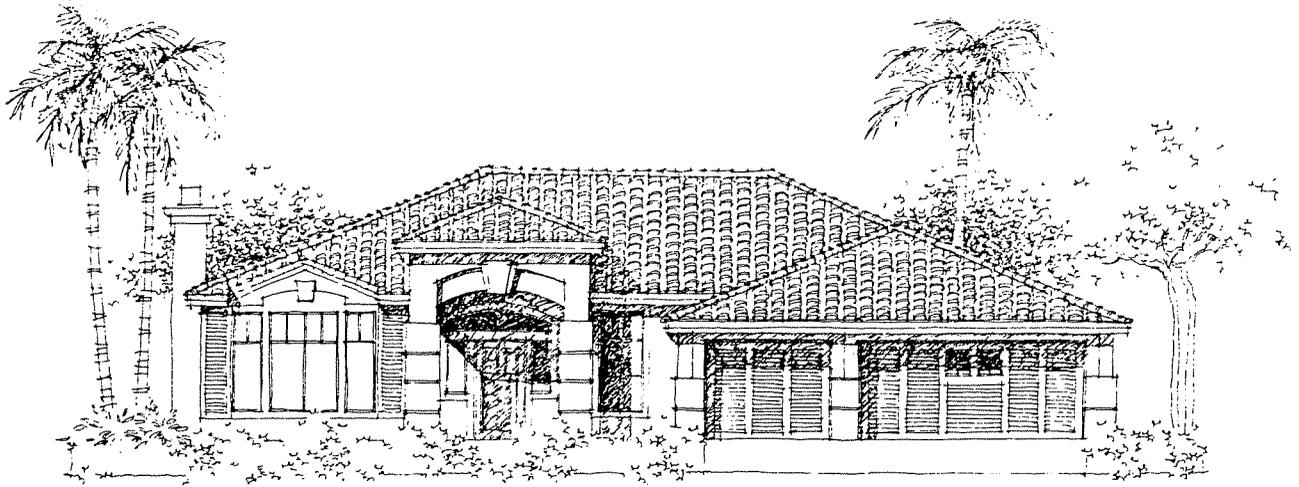
LOMAS GROUP
JUG 23 110
REF 110 C



LEGEND

- PLAN 1** Single story 2530 S.F.
3 Bdrm 2 1/2 Bath
15-25% Mix
- PLAN 2** Single story 2774 S.F.
4 Bdrm 3 1/2 Bath
15-25% Mix
- PLAN 3** Two story 2892 S.F.
4 Bdrm 3 1/2 Bath
15-25% Mix
- PLAN 4** Two story 3244 S.F.
4 Bdrm 3 1/2 Bath
15-25% Mix
- PLAN 5** Two story 3409 S.F.
4 1/2 Bdrm 4 1/2 Bath
15-25% Mix

ARCHITECTURE
PLANNING AREA 2A
EXHIBIT IV-34



ELEV. 10 C



ELEV. 10 B



ELEV. 10 A

ARCHITECTURE
 PLANNING AREA 2A
 ELEVATIONS-PLAN 1

Lomas Del Lago
 LOMAS GROUP

8806

Drawn by:
 JMB
 Date:
 8/10/01
 RECEIVED

ROBERT ROMALS
 FINCH ENGNER
 JAMES P. SAUER
 ROBERT BAUER
 MEL LANKOWSKI
 ROBERT SCHALZ
 AILEY DORSON
 STEPHEN WALKER
 LOMAS GROUP
 228

JAMES J. SMITH
 CHAIRMAN
 414 296 1070
 414 296 1073
 FAX 414 296 4442

Architect

ROWLUS
 EDINGER
 & STARCK

BOWLUS
EDINGER
& STARCK

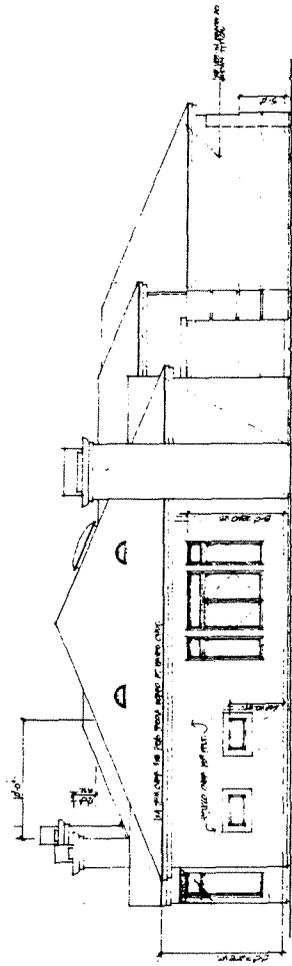
architect

405 SAN STREET
SAN FRANCISCO, CALIFORNIA 94104
TELEPHONE 338-1100
FAX 338-1102

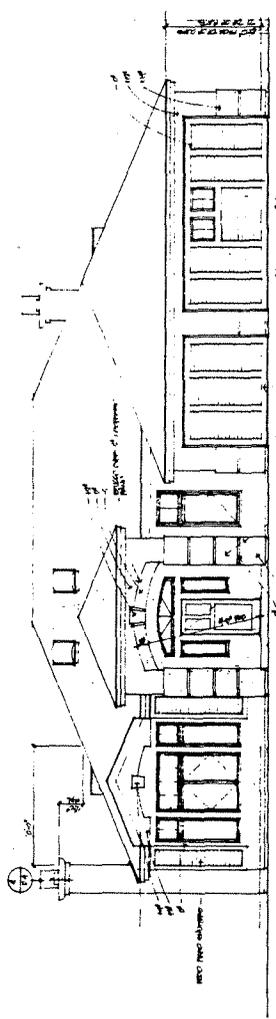
Lomas Group
Lomas Del Lago

ROBERT BOWLUS
ARCHITECT
ROBERT EDINGER
ARCHITECT
ROBERT STARCK
ARCHITECT
ROBERT SCHMITZ
ARCHITECT
L. J. BROWN
L. J. BROWN, INC.

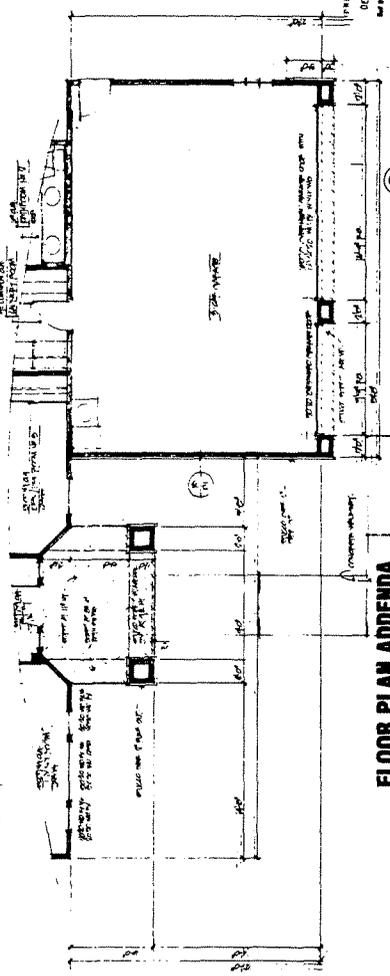
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LEFT SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN ADDENDA

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ELEVATION

second story projections which provide opportunities for balconies and verandas, and a basic vocabulary of windows and doors which employ arched and half circular shapes in combination with typical square or rectangular forms serve to establish the desired style. Additional design concepts should include:

- The orientation and high visibility of the project requires that side and rear elevations of all units receive the same refinements and architectural detailing normally afforded primary elevations.
- Provide two-story floor plans with a one-story architectural element where possible to promote blending with single-story architecture within the same street scene.
- When possible, plot single-story plans or two-story plans with single-story elements oriented to the street side of corner lots.
- A minimum of three elevation treatments should be provided for each floor plan type.
- Although sales prices for residential units in Planning Area 2 will vary between product types, architectural forms, massing and style should remain complimentary to adjacent neighborhoods to promote an overall harmony and continuity throughout the area.
- Where slope separation occurs between lots, higher portions of buildings should be placed adjacent to slopes to preserve views from lots above.

b. Roof Treatment

Roofing tiles may be either flat or traditional S-style concrete tile in earthtone colors. Common architectural elements shall include a predominance of horizontally oriented building forms and extensive use of moderately pitched (4:12 to 6:12) hip roofs which employ overhangs of at least twelve inches.

c. Color

Exterior plaster and siding colors should be comprised of soft earth tone stains and stuccos. Pure white and bright colors shall be avoided.

d. Wall Surfaces

Wall surfaces should be principally exterior plaster with a smooth or semi-smooth finish. Any wood siding shall be painted or stained.

e. Architectural Detailing

Generous entry coverings, strong shade and shadow patterns created by recessed doors and windows, second story projections which provide opportunities for balconies and verandas, and a basic vocabulary of windows and doors which employ arched and half circular shapes in combination with typical square or rectangular forms serve to further animate the neighborhood street scene. Courtyards, overhead trellis, and entry walls and gates may also be used to add to the variety of architectural design elements. Moderate use of tile or brick may be employed as accents at chimneys, gable ends or entry walls.

f. Miscellaneous

All mechanical equipment and metering should be screened from the street. TV antennae and satellite dishes are not allowed on the roof.

F. LAND USE REGULATIONS

Planning Area 1A: Detached Single Family Residential

1. Description

This planning area of approximately 23.0 acres is located south of the golf course in Planning Area 1. The neighborhood consists of single family detached homes. The area is accessed from Bear Valley Parkway and Beethoven Drive to the southwest and from San Pasqual Road to the northeast. The maximum permissible density for Planning Area 1A is 4.3 dwelling units per gross acre.

2. Permitted Uses

A maximum of 99 single family detached residential lots and one recreation lot are allowed in Planning Area 1A.

3. Development Standards

All development in Planning Area 1A shall conform to the following standards:

a. Lot Size

The average lot size allowed in Planning Area I shall be not be less than 8,708 square feet, with a minimum width of 50 feet; except that pie-shaped lots shall have minimum street frontages of 20 feet. Flag lots shall be not less than 20 feet in width at the street. Minimum lot depth shall be 90 feet.

b. Lot Coverage

The maximum lot coverage for residential lots shall be 50 percent for all buildings on the site. The maximum lot coverage for all buildings or accessory structures on the recreation area lot shall be 30 percent.

c. Building setbacks

- Front yard - Residential structure shall have front yard setbacks of 20 feet or greater except that approximately 25 percent of the lots may have setbacks of 5-8 feet. The reduced setback will generally be applied to the single-story plans. The reduced setback lots shall be located throughout the private street neighborhoods. Structures shall be sited in a manner which provides a varied setback appearance from the street. The recreation area shall have a front yard of not less than 20 feet.
- Side yard - All homes shall have a minimum 20 foot wall-to-wall separation between adjacent homes. The average separation for all Planning Area homes shall be greater than 20 feet. All side yards shall be not less than 5 feet. Side yards adjacent to streets on corner lots shall have minimum setbacks of 10 feet on the street side.
- Rear yard - Residential and recreation area structures shall not be located less than 10 feet from the rear property line except that private accessory structures and private swimming pools may be located not less than 5 feet from the rear property line.

- d. Building Height
Residential buildings and accessory structures in this planning area shall not exceed 35 feet in height. Buildings and structures on the recreation area parcel shall not exceed one story in height.
- e. Minimum Floor Area
Each dwelling unit shall have a floor area of not less than 1,000 square feet, exclusive of porches, garages, carports, entries, terraces, patios, or basements.
- f. Off-Street Parking
Each dwelling unit shall have a two-car or three-car garage. The minimum inside dimensions of the garage shall be 20 feet by 20 feet. All garage doors shall be supplied with automatic garage door openers. The recreation area shall provide a minimum of four parking spaces which may be located perpendicular to the street. The entire frontage of the recreation area parcel shall be made available for on-street parking to service the recreation area, except where determined by the City Engineer to be inappropriate due to poor sight visibility or other public safety concerns.
- g. Fences and Walls
Solid or open fencing shall be allowed in rear yard and side yard areas. Maximum fence heights shall be 6 feet except in front setback areas where maximum height shall be 3.5 feet. Fencing shall be of a uniform design throughout Planning Area 1A and shall be complimentary to architectural style, materials and color. See Section D of this chapter for further fencing details. Fencing of the recreation area swimming pool and spa shall be in accordance with Zoning Code Section 1085.16.
- h. Landscaping
Each residential lot in Planning Area 1A shall have a minimum of one street tree selected from the Plant Palette for Planning Area 1 located in Section D of this chapter. In addition to the above requirement each corner lot shall have a minimum of two street trees on the side yard located along the street.

Planning Area 1B: Golf Course

1. Description

This planning area of approximately 159 acres includes a regulation 18-hole golf course. The site is located along the lower elevations of Planning Area 1 adjacent to Bear Valley Parkway to the west and San Pasqual Road to the north.

2. Permitted Uses

The following uses will be allowed in Planning Area 1B: an 18-hole golf course, a driving range, a maintenance building, a golf course clubhouse which may include a pro shop, administrative offices, dining room, coffee shop, lounge, cart storage, locker rooms, and other related accessory uses or structures determined to be consistent with a typical golf course operation by the Director of Community Development.

3. Development Standards

All development in Planning Area 1B shall conform to the standards of the OS, Open Space Zone, unless otherwise noted in this section.

a. Building Setbacks

- No building or structure shall be located less than 200 feet from the property line along Beethoven Drive, Bear Valley Parkway or San Pasqual Road.
- No building or structure shall be located less than 100 feet from the property line along Sierra Linda Drive.
- No building or structure shall be located less than 100 feet from the property line adjacent to Planning Area 1A.

b. Building Height

The golf clubhouse shall not exceed 35 feet in height. All other buildings and structures in this planning area shall not exceed 18 feet in height.

c. Off-Street Parking

Minimum parking for the golf course facility shall be provided as follows:

- Six spaces per hole
- One space per tee for the driving range
- 25 spaces for employee parking

d. Fencing

Open fencing shall be allowed not less than 25 feet from property lines adjacent to public streets unless approved by the Director of Community Development. Landscaping shall be utilized as a visual screen for all open fencing. Open fencing shall not exceed a height of 35 feet unless approved by the Director of Community Development.

All solid fencing shall conform to the guidelines in Section D, Landscaping, of Chapter IV. All outdoor storage and trash enclosures shall be suitably screened from adjacent public streets and residential neighborhoods.

Planning Area 1C: Detached Single Family Residential

1. Description

This planning area of approximately 26.0 acres is located to the east of Planning Area 1A and south of the golf course in Planning Area 1. The neighborhood consists of single family detached homes. The area is accessed from San Pasqual Road via Sierra Linda Drive. The maximum permissible density for Planning Area 1C is 3.0 dwelling units per gross acre.

2. Permitted Uses

A maximum of 79 single family detached residential units are allowed in Planning Area 1C.

3. Development Standards

All development in Planning Area 1C shall conform to the following standards:

a. Lot Size

The average lot size allowed in Planning Area 1 shall not be less than 8,708 square feet, with a minimum width of 60 feet; except that pie-shaped lots shall have minimum street frontages of 20 feet. Flag lots shall be not less than 20 feet in width at the street. Minimum lot depth shall be 90 feet.

b. Lot Coverage

The maximum lot coverage for residential lots shall be 50 percent for all buildings on the site.

c. Building Setback

- Front yard - Residential structures shall have front yard setbacks of 20 feet or greater. Structures shall be sited in a manner which provides a varied setback appearance from the street.
- Side yard - All homes shall have a minimum 20 foot wall-to-wall separation between adjacent homes. The average separation for all Planning Area homes shall be greater than 20 feet. All side yards shall be not less than 5 feet. Side yards adjacent to streets on corner lots shall have minimum setbacks of 10 feet on the street side.
- Rear yard - Residential structures shall not be located less than 10 feet from the rear property line except that private accessory structures and private swimming pools may be located not less than 5 feet from the rear property line.

d. Building Height

Residential buildings and accessory structures in this planning area shall not exceed 35 feet in height.

e. Minimum Floor Area

Each dwelling unit shall have a floor area of not less than 1,000 square feet, exclusive of porches, garages, carports, entries, terraces, patios, or basements.

f. Off-Street Parking

Each dwelling unit shall have a two car or three car garage. The minimum inside dimensions of the garage shall be 20 feet by 20 feet. All garage doors shall be supplied with automatic garage door openers.

g. Fences and Walls

Solid or open fencing shall be allowed in rear yard and side yard areas. Maximum fence heights shall be 6 feet except in front setback areas where maximum height shall be 3.5 feet. Fencing shall be of a uniform design throughout Planning Area 1C and shall be complimentary to architectural style, materials and color. See Section D of this chapter for further fencing details.

h. Landscaping

Each residential lot in Planning Area 1C shall have a minimum of one street tree selected from the Plant Palette for Planning Area 1 located in Section D of this chapter. In addition to the above requirement each corner lot shall have a minimum of two street trees on the side yard located along the street.

Planning Area 2A: Detached Single Family Residential

1. Description

This planning area of approximately 98.6 acres is generally located in the northerly and westerly portions on Planning Area 2. This neighborhood consists of detached single-family homes. The area is accessed via West Frontage Road to the east and Via Ranch Parkway to the south. The maximum permissible density for Planning Area 2A is 2.5 dwelling units per gross acre.

2. Permitted Uses

A maximum of 248 single family detached residential units are allowed in Planning Area 2A.

3. Development Standards

All development in Planning Area 2A shall conform to the following standards:

a. Lot Size

The average lot size allowed in Planning Area 2A shall be 13,837 square feet, with a minimum width of 85 feet; except that pie-shaped lots shall have minimum street frontages of not less than 25 feet in width at the front property line. Flag lots shall be not less than 20 feet in width at the street. Minimum lot depth shall be 100 feet.

b. Lot Coverage

The maximum lot coverage shall be 40 percent for all buildings on the site.

c. Building Setbacks

- Front yard - No building or structure shall be located less than 20 feet from the front property line.
- Side yard - All homes shall have a minimum 20 foot wall-to-wall separation between adjacent homes. The average separation for all Planning Area homes shall be greater than 20 feet. All side yards shall be not less than 5 feet. Side yards adjacent to streets on corner lots shall have minimum setbacks of 10 feet on the street side.
- Rear yard - Residential structures shall be located not less than 15 feet from the rear property line. Swimming pools and accessory structures may be located not less than 5 feet from the rear property line. Access rights to Via Rancho Parkway shall be waived for all adjacent lots in Planning Area 2A.

d. Building Height

Buildings and structures in this planning area shall not exceed 35 feet in height.

e. Minimum Floor Area

Each dwelling unit shall have a floor area of not less than 1,000 square feet exclusive of porches, garages, carports, entries, terraces, patios, or basements.

f. Off-Street Parking

Each dwelling unit shall have a two-car or three-car garage. The minimum inside dimensions of the garage shall be 20 feet by 20 feet. All garage doors shall be supplied with automatic door openers.

g. Fences and Walls

All fences and walls in Planning Area 2A shall conform to the Fence and Wall section of this chapter. Sound attenuation walls shall be located as shown on Exhibit IV-10.

h. Landscaping

Each residential lot in Planning Area 2B shall have a minimum of one street tree selected from the Plant Palette for Planning Area 2 located in Section D of this chapter. In addition to the above requirement each corner lot shall have a minimum of two street trees on the side yard located along the street.

Planning Area 2B: Estate Residential

1. Description

This planning area of approximately 4.9 acres is located west of Via Rancho Parkway in the southwest corner of Planning Area 2. The area consists of estate residential units. The maximum permissible density for Planning Area 2B is 1.6 dwelling units per gross acre.

2. Permitted Uses

A maximum of 8 single family detached residential units are allowed in Planning Area 2B.

3. Development Standards

All development in Planning Area 2B shall conform to the following standards:

a. Lot Size

The minimum lot size allowed in Planning Area 2B shall be 15,000 square feet, with a minimum width of 80 feet. Minimum lot depth shall be 120 feet.

b. Lot Coverage

The maximum lot coverage shall be 25 percent for all buildings on the site.

c. Building Setbacks

- Front yard - No building or structure shall be located less than 25 feet from the front property line.
- Side yard - All side yards shall be not less than 10 feet. Side yards adjacent to streets on corner lots shall have minimum setback of 20 feet.
- Rear yard - Residential structures shall be located not less than 20 feet from the rear property line. Swimming pools and accessory structures may be located not less than 10 feet from the rear property line. Access rights to Via Rancho Parkway shall be waived for all adjacent lots in Planning Area 2B.

- d. Building Height
Buildings and structures in this planning area shall not exceed 35 feet in height.
- e. Minimum Floor Area
Each dwelling unit shall have a floor area of not less than 1,200 square feet, exclusive of porches, garages, carports, entries, terraces, patios, or basements.
- f. Off-Street Parking
Each dwelling unit shall have a two-car or three-car garage. The minimum inside dimensions of the garage shall be 20 feet by 20 feet.
- g. Fences and Walls
All fences and walls in Planning Area 2B shall conform to the Fence and Wall Section of this Chapter. Sound attenuation walls shall be located as shown on Exhibit IV-10.
- h. Landscaping
Each residential lot shall have a minimum of two street trees selected from the Plant Palette for Planning Area 2 located in this Chapter.

Planning Area 3: Neighborhood Commercial Center

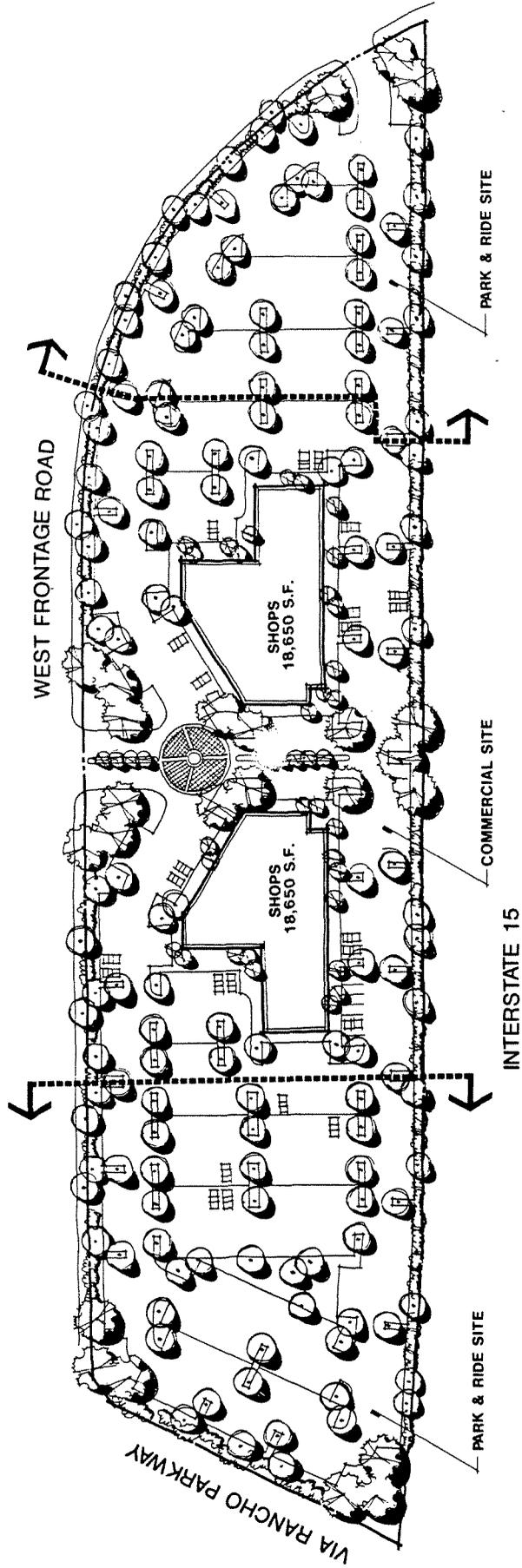
1. Description

This planning area of approximately eight acres includes a Neighborhood Commercial Center. As an option, a portion of the site may include a Caltrans Park-and-Ride facility. Access to the site is from West Frontage Road which bounds the property to the north and west. The site is adjacent to Via Rancho Parkway to the south and the I-15 right-of-way to the east. A conceptual site plan is illustrated on Exhibit IV-23.

2. Permitted Uses

The following uses will be allowed in Planning Area 3:

Groceries (Maximum allowed: one store not to exceed 12,000 square feet)
Candy, nut and confectionery
Bakeries (non-manufacturing)
Restaurants (interior service only)
Liquor, packaged (off-sale beer and wine license)(off-sale general license)
Book stores
Stationers
Plant Nurseries
Florists
Tobacco stores
Newspapers/magazine
Bank or savings/loan (Maximum allowed: one facility not to exceed 5,000 square feet) (Drive-through not allowed)
Insurance offices
Real estate offices, agents and brokers
Escrow office
Self-service laundries and dry cleaners
Beauty services
Barber services
Laundry and dry cleaning pickup service
Key making
Photo service
Doctors
Dentists
Chiropractors
Optometrists
Post office
Park-and-Ride (As defined by State of California Department of Transportation Ride Sharing Manual)



SUMMARY

- COMMERCIAL SITE: ±4.2 ACRES
37,300 S.F. OF BUILDING
262 PARKING SPACES PROVIDED
- PARK & RIDE SITES: ±3.8 ACRES
380 PARKING SPACES PROVIDED

**CONCEPTUAL SITE PLAN
NEIGHBORHOOD COMMERCIAL CENTER EXHIBIT IV-27**
LOMAS DEL LAGO PLANNING AREA 3



3. Development Standards

All development in Planning Area 3 shall conform to the following standards:

a. Building Floor Area

The maximum floor area allowed in Planning Area 3 shall be 40,000 square feet.

b. Building Setbacks

- Front yard - No building or structure shall be located less than 15 feet from the property line along West Frontage Road or 20 feet from the property line along Via Rancho Parkway. A required front yard shall not be used for vehicle parking, except such portion as is devoted to driveway use.
- Side yard - No side yard requirement shall be required in Planning Area 3.
- Rear yard - No building or structure shall be located less than 20 feet from the property line along the I-15 right-of-way. Parking may be located not less than 5 feet from said property line provided it is suitably screened.

c. Building Height

No building nor structure shall exceed a height of one story or 30 feet.

d. Hours of Operation

The daily hours of operation for all facilities located within Planning Area 3 (except the Park-and-Ride) shall be 7 a.m. to 11p.m.

e. Site Access

If park-and-ride facilities are not included in the development of Planning Area 3, Planning Areas 2 and 3 shall have opposing access roads on West Frontage Road located a minimum of 600 feet north of the intersection of Via Rancho Parkway. If a park-and-ride is included within Planning Area 3 the commercial access point off of West Frontage Road (west) may be separated from the access point to Planning Area 2 to the west.

f. Off-Street Parking

Off-street parking shall be provided in accordance with Article 1077 of the Zoning Code. Should a park-and-ride be included in Planning Area 3, parking spaces in the park-and-ride may not be used to satisfy any portion of the off-street parking requirements for the neighborhood commercial center.

g. Off-Street Loading

All loading shall occur only through the front of the building. No loading facilities shall be visible from West Frontage Road.

h. Trash Enclosures

All trash areas shall be screened from view and housed in a brick or block structure which has heavy gauge metal gates.

i. Landscaping

The following landscape requirements shall apply to all development in Planning Area 3:

- A minimum of one street tree chosen from the planting list located in Chapter IV, shall be planted along West Frontage Road for every 30 feet of street frontage.
- A minimum of six percent of the parking area shall be suitably landscaped. One fifteen-gallon tree per ten parking spaces shall be provided.
- Common streetscape areas shall conform to community requirements. Street trees, paving, entry monuments, walls and fences shall be consistent with the overall design program for Lomas Del Lago.
- Permanent watering facilities shall be provided for all landscaped areas.

j. Lighting

All exterior and parking lot lighting shall contain low pressure sodium lamps. All lighting shall be directed away from adjacent streets and residences.

k. Special Design Guidelines

The following design guidelines apply specifically to the neighborhood commercial center of Planning Area 3:

- All buildings shall be placed along the westerly side of the site while maintaining a minimum setback of 15 feet from West Frontage Road.
- Fountains, plazas, sculptures, clock towers, courtyards, domes or other features should be used to create a focal point for a group of buildings.
- Retail centers should incorporate an open area with seating for pedestrians.
- Building storefronts shall be oriented towards I-15.
- Commercial buildings should be sensitive to pedestrians by incorporating planters, light fixtures, signage and other elements which are compatible with human scale.
- All roof top mechanical equipment shall be completely enclosed. Enclosures shall be compatible with the building materials of the main building.
- Accent trees, flower beds, special paving treatments, and berming should be used to create a distinct commercial center theme.
- Specimen trees shall be used to establish a mature landscape theme upon the immediate occupancy of buildings.

Planning Area 4: Estate Residential

1. Description

This planning area of approximately 17 acres is located immediately southwest of the interchange of Interstate 15 and Via Rancho Parkway. The area consists of estate residential units. A portion of the site may be acquired by Caltrans for freeway interchange improvements. The maximum permissible density for Planning Area 4 is 2.0 dwelling units per gross acre.

2. Permitted Uses

A maximum of 34 single family detached residential units are allowed in Planning Area 4. If a portion of the planning area is taken for freeway improvements, the remainder area shall not be developed at a density exceeding 2.0 dwelling units per units per gross acre.

3. Development Standards

All development in Planning Area 4 shall conform to the RE-20, Residential Estate Zone.

CHAPTER V

IMPLEMENTATION

V. IMPLEMENTATION

Typically, the implementation of the City's General Plan is achieved through the rezone and subdivision process, both of which establish development regulations, parcel sizes, public improvement standards, etc. The Lomas Del Lago Specific Plan, however, proposes a more appropriate vehicle for achieving these objectives for large scale projects --- namely the "Project Plan". Figure V-1, the Process Flowchart, describes the Lomas Del Lago implementation process.

A. PROJECT PLAN

1. Defined: A map, text and supporting documentation, addressing one or more distinct geographic Planning Areas within the Lomas Del Lago project. For example, Planning Area 2A could be addressed individually or Planning Areas 2A and 2B could be combined within one Project Plan. All of the land area covered by the Lomas Del Lago Specific Plan will be covered by a Project Plan. Conceivably, as many as seven Project Plans may be necessary to cover the entire Specific Plan. Each Project plan will "fine tune" the policy guidance presented in the Specific Plan to a level of detail generally consistent with the level of detail typically presented with a Tentative Subdivision Map. Specific Project Plan submittal requirements are described in Section B of this chapter.
2. Project Plan Delineation

As mentioned, the entire Specific Plan area is divided into smaller geographic units or Planning Areas for purposes of development processing. The physical and geographical relationships of each Project Plan to the other Project Plans, as well as the overall Specific Plan policy document must be clearly established at the outset. To accomplish this task, the following information and/or studies must be submitted to the City staff prior to submittal of the first Project Plan to the Director of Community Development.

 - a. Project Plan Boundary Delineation

Full delineation of all Project Plan boundaries for the entire Specific Plan area shall be required. Details shall include the gross acreage and number of dwelling units or square footage of commercial development where appropriate for each Project Plan.
 - b. Phased Development Program

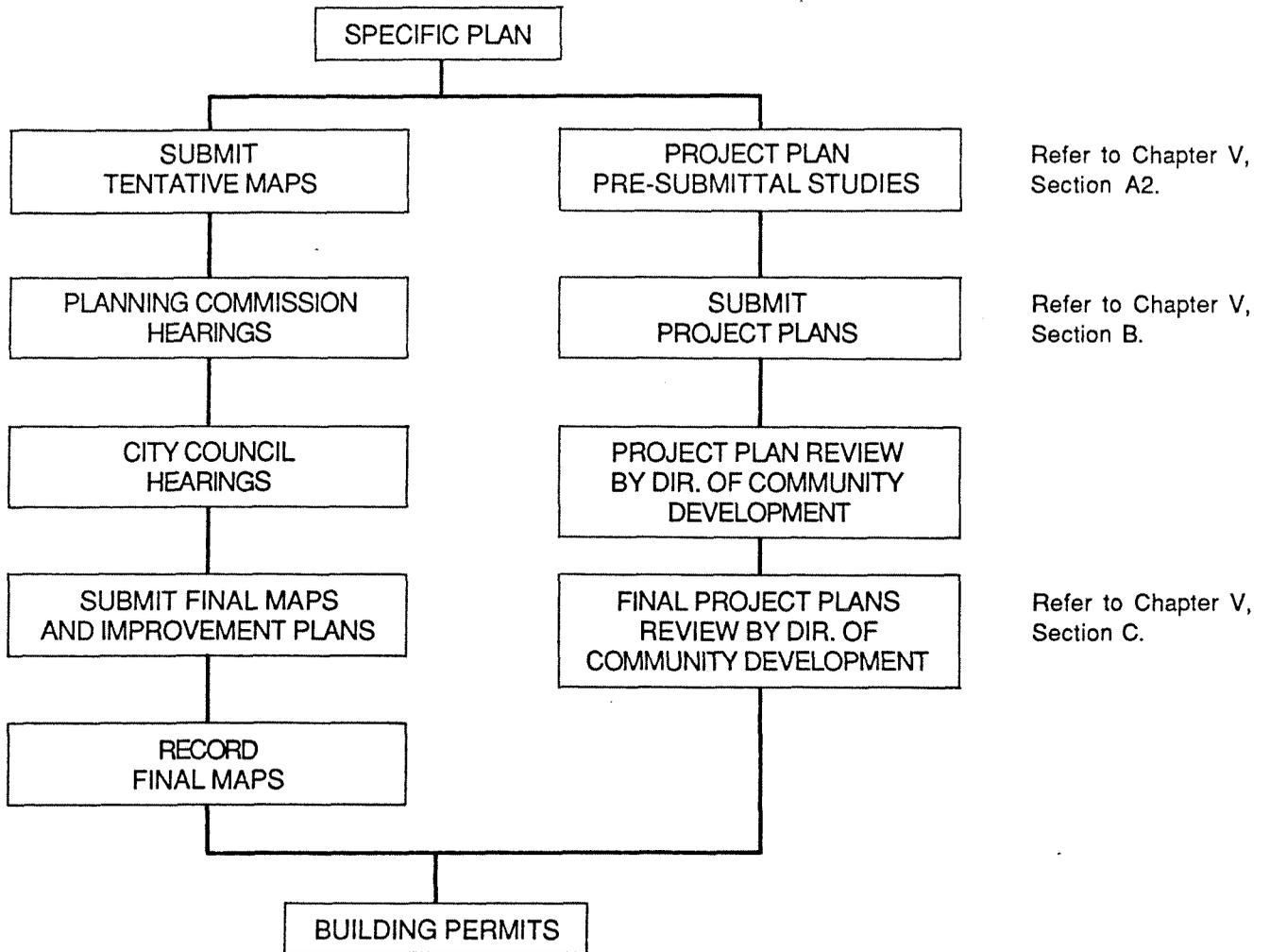
The chronological order of development processing of each Project Plan shall be established as the basis for project-wide programs which are listed below.
 - c. Conceptual Utilities and Service Plan and Phasing Program

Conceptual plans and phasing shall be provided for the entire Lomas Del Lago Specific Plan for the following services:

 - Drainage improvements
 - Water supply systems
 - Wastewater systems
 - Gas, telephone and electric systems

PROCESS FLOWCHART

EXHIBIT V-1



NOTE: TECHNICAL REPORTS MUST BE PREPARED BY THE APPLICANT IN ACCORD WITH THE SPECIFIC CRITERIA ESTABLISHED AT THE PREVIOUS LEVEL OF APPROVAL. IN THESE INSTANCES, THE TECHNICAL REPORTS MUST HAVE BEEN ACCEPTED BY THE DIR. OF COMMUNITY DEVELOPMENT PRIOR TO CITY ACCEPTANCE OF EACH.

d. Traffic Circulation Program

A traffic circulation plan shall be required for Planning Area 1. A separate and distinct traffic circulation plan will be required for Planning Areas 2 and 3. At such time as residential development is considered, a traffic circulation plan for Planning Area 4 will also be required.

e. Master Landscaping Program

A project-wide landscaping and fencing program shall be submitted for those streets of Collector or higher level standards. The plans shall conceptually depict street trees, entry point designs, median landscaping designs, and walls and fences.

f. Master Environmental Constraints Program

Individual Project Plans which may require site specific mitigation treatment identified through the Environmental Impact Report (ER 87-84) shall be identified. Mitigation measures for these environmental constraints shall be incorporated into the design of the Project Plans.

3. Project Plan Approval

Individual Project Plans must be reviewed by the Director of Community Development for conformance with the Specific Plan.

B. PROJECT PLAN SUBMITTAL REQUIREMENTS

Each Project Plan shall be consistent with the Specific Plan and shall include the following information for the respective Planning Area(s):

1. A survey of the Project Plan area showing existing features including trees, structures, streets, easements, utility lines, land uses, Specific Plan designations, and existing ownerships. This same information shall be provided for the surrounding area within 300 feet of the Project Plan boundaries at the discretion of the Director of Community Development.
2. A Tentative Subdivision Map, pursuant to the California Subdivision Act, showing precise divisions of the land for sale or lease of individual property within the parcel.
3. Tabulation of land uses within the Project Plan area.
4. Development Regulations and Design Guidelines with standards for height, setbacks, open space, public improvements, building materials, and color within the Project Plan area. These guidelines and regulations shall be consistent with all appropriate "Project Development Standards" presented in Chapter IV of this Specific Plan.
5. Conformance with the Archaeological Mitigation Measures identified in the EIR (ER 87-84). If the Project Plan encompasses any of the archaeological sites cited in the Final EIR as requiring a testing and mitigation excavation program, further analysis shall be performed to determine the "uniqueness" of the resource(s) as identified by Section 21083.2 of CEQA. All mitigation measures recommended by this subsequent analysis, or the final EIR shall be incorporated into the Project Plan to the satisfaction of the Director of Community Development.
6. Documentation of Conformance with Certified Final Environmental Impact Report (ER 87-84). Written documentation, identifying all appropriate mitigation measures from the Final EIR, and compliance of the Project Plan with these measures, shall be submitted to the City and accepted by the Director of Community Development prior to submission of each Project Plan.

7. Copies of legal documents required by the Director of Community Development for conveyance of open space within the Project Plan area and for creation of non-profit homeowner associations, or assessment districts for such open space ownership and/or maintenance.
8. An illustrative landscaping plan for all slope banks that conforms with the Landscape Concept Plan(s). The plant palette for each landscape plan shall conform with the plant list in Chapter IV of the Specific Plan. Plant material not specifically listed in Chapter IV shall be subject to the approval of the Community Development Director.
9. The landscaping of slopes shall be performed in compliance with the Lomas Del Lago Specific Plan, Chapter IV, Project Development Standards. Slopes shall be landscaped according to the Master Landscape Concept Plan, and Exhibits IV-9 and IV-15 of the Specific Plan, and demonstrate how landscaping reduces the vertical mass of units located at the top of slopes.
10. The "Project Plan" landscaping plans shall indicate the type of irrigation system(s) to be installed for street trees, slope plantings, and entries.
11. Signs in Lomas Del Lago should blend into the community and neighborhood streetscapes and architectural themes. Colors and materials shall be selected to reflect the Mediterranean architectural theme of the community in accordance with Chapter IV of the Specific Plan. Individual monument signs shall be integrated into screen walls at landscaped entries. Details of individual signs shall be submitted prior to building permit issuance.
12. Site lightings for streets, walkways, and landscaped areas shall be unobtrusive, shielded to prevent glare, and placed in a regular pattern. Lighting which highlights architectural features of the structure shall be permitted. Such lighting shall be designed so as not to fall on adjacent property and will not be visible to the residents surrounding the Lomas Del Lago site. Details shall be submitted prior to building permit issuance.
13. A comprehensive grading plan developed according to the Specific Plan and the City's Grading Ordinance shall be submitted. All grading within the Lomas Del Lago Project shall comply with the City's Grading Ordinance, except for the grading exemptions noted in Exhibits IV-1 through IV-4 of the Specific Plan. No further grading exemptions shall be allowed.

Prior to any grading which eliminates wetlands and/or riparian areas identified in the Environmental Impact report (ER 87-84) in Planning Area 2, the developer shall be required to obtain approval for a program of wetland habitat creation and enhancement in disturbed areas within Kit Carson Park from the State Department of Fish and Game or pursuant to Section 1601-3 of the State Fish and Game Code and by the United States Corps of Army Engineers pursuant to Section 404 of the Clean Water Act. The program for wetland mitigation will follow these general steps:

- a. Preparation of preliminary revegetation plan. This plan will be prepared by a consulting team consisting of biologists, civil engineers, and landscape architects. Information regarding the soil types present, surface and subsurface hydrology, and the amount and type of vegetation necessary to provide in-kind habitat replacement of the wetlands to be lost will all be used in the preparation of the preliminary plans.

- b. Informal consultation with resource agencies. When sufficient planning has been accomplished to document the feasibility of the revegetation plan, the plan will be presented to the U. S. Fish and Wildlife Service, COE and State Department of Fish and Game for informal review. A process of review and revision will be undertaken to insure the adequacy of the revegetation plan.
 - c. Notification of discharge and permit application. The formal applications to the COE and Department of Fish and Game will be accomplished by the revegetation plan, and the COE will consult with the U. S. Fish and Wildlife Service as required by Section 7 of the Clean Water Act. If the revegetation plan is acceptable and it is determined that there would be no net loss of wetland habitat, then the project would be allowed under a nationwide permit, with the commitment by the City of Escondido to implement the revegetation plan.
 - d. Implementation. The agreement by the city would involve the preparation of more detailed plans for revegetation, their review by the resource agencies, and the actual revegetation operation. Monitoring during and after the creation of the new wetland areas would be required, and a program of maintenance and repair would have to be implemented.
14. A comprehensive list and detailed description of all studies and plans which will be submitted at any subsequent stages related to the Project Plan area.
 15. Due to the visually sensitive nature of the Lomas Del Lago project, a perspective drawing illustrating project bulk and scale will be required for each of the planning areas.
 16. Typical building elevations with architectural detail shall be provided. The design of the units shall conform with the architectural guidelines established in Chapter IV of the Specific Plan.
 17. Project Plans for Planning Area 1A shall demonstrate how views of residents to the southeast will not be blocked.
 18. In the event that the City of Escondido is able to lease the 40-acre parcel known as the "Vineyard" property, the City of San Diego must approve a Conditional Use Permit for the site to be used as part of the golf course, prior to approval of a project plan for the golf course.

C. FINAL PROJECT PLANS

The final processing step subsequent to Project Plan approval and receipt of building permits involves review of Final Project Plans. Final Project Plans shall be reviewed by the Director of Community Development for conformance to the approved Project Plan. Final Project Plans are to be submitted to the Planning Department and shall consist of the following documents and materials:

1. Site Plan illustrating unit location for each lot.
2. Detailed elevations of all sides of proposed buildings.
3. Floor plans.
4. Color boards which depict proposed finishes and colors.
5. Complete landscape working drawings and detailed irrigation plans.

6. Covenants, Conditions, and Restrictions (CC&R's) documentation.
7. Sign program.

D. MISCELLANEOUS IMPLEMENTATION POLICIES

1. Dedication and Maintenance of Open Space
Whenever common open space is provided, whether required or not, the Director of Community Development shall, as a condition of approval of the applicable Project Plan, require that some provision be made for perpetual maintenance of said open space. The form of any instrument used to assure open space maintenance shall be subject to prior approval of the City Attorney as to form and content. 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 be mandatory injunction enforce the provisions there of.
2. The Lomas Del Lago project shall be subject to all of the provisions in the City of Escondido's Zoning Code unless exemptions are specifically delineated in the Specific Plan text.

CHAPTER VI

AMENDMENTS TO THE SPECIFIC PLAN

VI. AMENDMENTS TO THE SPECIFIC PLAN

Approval of this Specific Plan indicates acceptance by the City Council of a general framework and specific development standards for Lomas Del Lago. 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 specific amendment process described in this section. These amendments, should they occur, are divided into two categories which are described in Section VI-A. All proposed amendments must be consistent with the General Plan and the general objectives of this Specific Plan. In addition, proposed amendments shall be addressed by the criteria described in Section VI-B.

A. SPECIFIC PLAN AMENDMENTS

1. Administrative Amendments

Upon determination by the Director of Community Development certain minor changes to the Specific Plan text or map may not require formal amendments (i.e. approval through a public hearing). The Director of Community Development has the authority to approve modifications to the Specific Plan as follows:

- a. Expansions or reductions of the geographic area covered by a given land use designation up to 10% in area providing the overall dwelling unit yield or use allocation does not increase.
- b. Realignment or modifications of internal streets servicing the project if also approved by the City Engineer.
- c. Minor modification of design features such as paving treatments, fencing, lighting, entry treatments and landscape treatments may also be approved.

2. Formal Amendments

All Specific Plan changes which do not meet the criteria of an Administrative Amendment noted in this chapter shall be deemed to require a Formal Amendment of this Specific Plan. All Formal Amendments shall be reviewed for approval by the Planning Commission and City Council.

B. AMENDMENT CRITERIA

Whether classified as Administrative or Formal Amendments, all such changes to the Specific Plan shall reflect the comprehensive analysis which has been undertaken in the adoption of the Specific Plan and shall require additional environmental review. As a condition of consideration for any amendment to the Specific Plan it shall be the applicant's responsibility to:

1. Demonstrate the proposed amendment meets the goals and objectives of the Specific Plan and the General Plan.

2. Ensure any impacts to the Specific Plan resulting from the amendment shall be mitigated unless a statement of overriding concerns is adopted.
3. Update any Specific Plan technical studies and/or provide additional environmental studies upon determination of the Director of Community Development or City Engineer.
4. Provide a revised Specific Plan text (or excerpt therefrom) and map, where relevant, which depicts the amendment requested.

C. PROJECT PLAN AMENDMENTS

All Project Plans must be approved by the Planning Commission. With the exception of the five administrative adjustments listed below, all Project Plan Amendments shall also be heard by the Planning Commission.

1. Residential product mixes and product locations.
2. Changes to CC&R's.
3. Minor changes to conceptual landscape and planting plans.
4. Building footprint revisions provided all required Land Use Regulations described in Section F of Chapter IV, continue to be met.
5. Minor changes to Design Guidelines provided such changes remain consistent with all Project Development Standards described in Chapter IV.