RANCHO SAN PASQUAL SPECIFIC PLAN

SPA 97- 32
Adopted by
Escondido City Council
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CITY OF ESCONDIDO
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PLANNING DIVISION

Related Files: ER 87-83 / ER 83-34 / 84-02-SP / 88-02-SP / ER 87-02 / ER 89-09 / 89-11-SP / Tract 706-R / 95-16-SP / 97-32-SP / 89-11-DA / ER 93-02 / ER 93-37 / 90-68-GE / 97-20-PZ/SP/GE / GPA 82-03 / EIR 864

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I. INTRODUCTION

A. Purpose and Objectives. This specific plan is intended to update and modify the currently adopted Cloverdale Ranch Specific Plan. The basic format, type of exhibits and a large part of the text has been retained as originally adopted. The major differences between the plans are described in Section I.G.

Rancho San Pasqual Specific Plan (SP 88-02) was adopted by the Escondido City Council on April 27, 1988. The project was revised, with a reduction in the number of lots, an increase in the minimum lot size for residential category SF-2 and a revision in the on-site and off-site circulation patterns as part of the Amended Specific Plan SP 89-11 adopted on December 20, 1989.

Following the approval of Amended Rancho San Pasqual Specific Plan SP 89-11, the Eagle Crest Golf Course was constructed and placed in operation.

The project was revised as part of the reconfigured Rancho San Pasqual (SP 95-16) to include residential category SF-5, and SF-6, a minimum 10,000 square foot lot size within residential category SF-2, and an increase in open space area in Planning Units OS-1,OS-2 and OS-4 as a result of a reduction in the residential area of Planning Unit R-2 and the elimination of residential Planning Unit R-1. The project has since been revised to eliminate residential category SF-2, to further reduce the residential area in Planning Unit R-2, and to increase the open space in Planning Units OS-1, OS-2 and OS-3. References within this document to "Specific Plan" shall refer to the Amended Rancho San Pasqual Specific Plan (SP 97-32).

The objectives sought by the Rancho San Pasqual project are as follows:

1. To provide public services, utilities, and amenities commensurate with a high quality level of development proposed;

2. To assist in completing community transportation linkages of regional benefit;

3. To provide a safe, convenient, and efficient internal circulation network;

4. To preserve and/or enhance significant natural resources on-site;

5. To promote a balanced open space system between active, usable recreational areas and more passive open space area;

6. To prepare a logical phasing plan based on marketplace realities and the extension of public services; and

7. To provide a top quality residential community with many recreational amenities, including an 18 hole golf course.

B. Authorization. The authority for the adoption of the Rancho San Pasqual Specific Plan (SP 97-32) originates from the State Government Code, specifically Section 65450 et seq. At the local level, the Rancho San Pasqual Specific Plan is authorized through the Land Use Element of the City of Escondido General Plan, particularly through the designation of this property as a "Specific Planning Area".

C. Scope of this Specific Plan. The present Rancho San Pasqual Specific Plan encompasses the property owned or controlled by Signal Landmark. Specifically, the project encompasses 872 acres and proposes development of 580 dwelling units on this property.

D. Location. Rancho San Pasqual is located approximately one and one-half miles north of Route 78 (San Pasqual Valley Road), east of Cloverdale Road and northwest of the San Diego Wild Animal Park. Interstate 15, the major north-south thoroughfare in the region, is located approximately five miles west of Cloverdale and is connected via Route 78.

E. Physical Features. The northern portion of Rancho San Pasqual consists primarily of a relatively flat Phase Two, steep hillsides and knolls, while the lower valley portion consists of broad valley floors and gently rolling hills which graduate into steeper hillsides. Rancho San Pasqual is divided into two valleys with separate drainage courses. These drainage courses converge at the southern portion of the ranch and drain into the San Pasqual Valley.

The major landform in the Southwest Areas is an easterly sloping hillside along a north-south trending ridge between the City center and the East Valley area. Elevations range from 400 feet to approximately 1500 feet. The southwest Areas are sparsely populated and predominantly in agricultural-residential use, with densities of one to two dwelling units per ten acres.

F. Definitions.

The following terms, as used in this Specific Plan (particularly Chapters III, IV and V), shall have the following definitions:

1. "Average Density" - The theoretical quantitative density, expressed in dwelling units per acre, depicted on the Specific Plan map with respect to each planning unit.

2. "Floor Area Ratio" (FAR) - The numerical value obtained by dividing the total Gross Floor Area of the buildings on the residential lot by the total area of the residential lot. The Floor Area Ratio includes enclosed garage area and excludes exterior porches, decks and patios. Floor Area ratio is to be determined for each individual residential lot.

3. "Gross Floor Area" - The area included in the surrounding exterior finished wall surface of a building or portion thereof, inclusive of required enclosed parking (200 feet per vehicle), exclusive of exterior porches, decks, patios and courtyards.

4. "Project Plan Area" - The geographic area covered by a Project Plan, consisting of one or more Specific Plan parcels. Where more than one specific plan parcel is included within a single Project Plan area, the Specific Plan parcels shall be contiguous or otherwise in close proximity to each other.

5. "Setbacks" - Setbacks shall be measured from the property line to the building. The front setback on residential lots taking access from private streets with meandering sidewalks shall be measured from the back of the sidewalk at its greatest distance from the street to the front of the structure. Projections into yards shall be pursuant to Section 33-171 of the Escondido Zoning Code.

6. "Specific Plan" - The Rancho San Pasqual Specific Plan, as Amendment 97-32 and, unless the context suggest otherwise, as may from time to time may be subsequently amended.

7. "Specific Plan Area" - The geographic area included within the Specific Plan, as depicted on the Specific Plan map, and by reason of such inclusion, subject to the terms, conditions, limitations and other zoning and land use provisions of the Specific Plan.

8. "Specific Planning Area" (SPA) - The geographic area identified in the Land Use Element text of the City General Plan. No development can occur with an SPA and appropriate Project Plan Approval unless and until a specific plan is adopted, or amended, to encompass property proposed for development within the SPA.

G. Plan Comparison

Table 1 compares the land uses and acreage of the Amended SP 97-32 with those of the previously Amended SP 95-16 and SP 89-11 and the adopted SP 88-02 Specific Plan.

The proposed land use plan for Amended SP 97-32 contains the same number of residential units as Amended SP-95-16 and SP 89-11, which is a reduced number of units compared to the adopted SP 88-02 Specific Plan. Amended SP 97-32 contains an additional 31 acres of open space which, combined with the additional 60 acres of open space provided for in Amended SP 95-16 and the additional nine acres of open space provided for in Amended SP 89-11, allows for 100 acres of additional open space beyond that provided in the adopted SP 88-02.

As identified in Amended SP 89-11, all residential lots south and east of Rockwood Road have been eliminated, and the 32.5 acres of land has been deeded to the City for open space, park, community facility or school purposes. As identified in Amended SP 95-16, with the reduction of residential area in Planning Unit R-2 and the elimination of residential Planning Unit R-1, the resulting land was offered for dedication for open space.

In this Amended SP 97-32 residential category SF-2 has been deleted and residential Planning Unit R2 has been further reduced allowing additional land to be dedicated as open space.

In Amended SP 95-16 the residential lot category of SF-2 was reduced to a minimum lot size of 10,000 square feet. Additionally, residential lot categories SF-5 (minimum 5,500 square foot lots) and SF-6 (minimum 5,000 square foot lots) were added. As identified in Amended SP 89-11, minor adjustments to planning unit boundaries and number of lots within planning units were included. Revisions to the northerly section of the golf course were made to decrease impacts to riparian areas.

TABLE 1
SPECIFIC PLAN COMPARISON

USE	AMENDED SP 97-32 ADOPTED FEBRUARY 4, 1998 %	MINIMUM LOT SIZE	UNITS	ACRES	AMENDED SP 95-16 ADOPTED JULY 19, 1995 %	MINIMUM LOT SIZE	UNITS	ACRES
Residential								
SF-1		—	—	—	—	—	—	—
SF-2		—	—	—	6.2%	¼ Ac.	95	54.0
SF-3	1.0%	8,000 SF	20	8.7	2.1%	8,000 SF	37	18.7
SF-4	6.1%	6,600 SF	203	52.9	6.1%	6,600 SF	203	52.9
SF-5	7.0%	5,500 SF	248	60.5	3.2%	5,500 SF	136	28.1
SF-6	2.6%	5,000 SF	109	23.0	2.6%	5,000 SF	109	23.0
Subtotal	*16.6%*		*580*	*145.1*	*20.2%*		*580*	*176.7*
Open Space								
Conservation Viewshed	52.1%	—	—	454.5	48.9%	—	—	424.5
Conservation Scenic	6.7%	—	—	58.1	6.4%	—	—	56.5
Golf Course	18.5%	—	—	161.5	18.5%	—	—	161.5
Community Facilities	3.7%	—	—	32.5	3.7%	—	—	32.5
Major Roadways	2.3%	—	—	20.3	2.3%	—	—	20.3
Subtotal	*83.4%*	---	---	*726.9*	*79.8%*	----	----	*695.3*
TOTAL	*100.0%*		*580*	*872.0*	*100.0%*	----	*580*	*872.0*

TABLE 1
SPECIFIC PLAN COMPARISON
(CONTINUED)

AMENDED SP 89-11 ADOPTED DECEMBER 20, 1989				
USE	%	MINIMUM LOT SIZE	UNITS	ACRES
Residential				
SF-1	5.1%	1 Acre	32	44.8
SF-2	7.0%	20,000 SF	98	61.5
SF-3	5.0%	8,000 SF	118	43.5
SF-4	10.0%	6,600 SF	332	86.8
Subtotal	*27.1%*	----	*580*	*236.6*
Open Space				
Conservation Viewshed	41.6%	—	—	362.6
Conservation Scenic	6.7%	—	—	58.3
Golf Course	18.6%	—	—	161.7
Community Facilities	3.7%	—	—	32.5
Major Roadways	2.3%	—	—	20.3
Subtotal	*72.9%*			*635.4*
TOTAL	*100.0%*		*580*	*872.0*

SP 88-02 (EAGLE CREST SPECIFIC PLAN) (ADOPTED APRIL 27, 1988)				
USE	%	MINIMUM LOT SIZE	UNITS	ACRES
Residential				
SF-1	5.9%	1 Acre	33	51.1
SF-2	6.2%	10,000 SF	118	54.1
SF-3	6.1%	8,000 SF	149	53.0
SF-4	10.0%	6,600 SF	340	87.4
Subtotal	*28.2%*		*640*	*245.6*
Open Space				
Conservation Viewshed	42.5%	—	—	370.4
Conservation Scenic	7.1%	—	—	61.8
Golf Course	17.8%	—	—	155.6
Community Facilities	1.8%	—	—	16.1
Major Roadways	2.6%	—	—	22.5
Subtotal	*71.8%*			*626.4*
TOTAL	*100.0%*		*640*	*872.0*

II. CONFORMANCE OF THE SPECIFIC PLAN WITH STATE LAW AND CITY OF ESCONDIDO GENERAL PLAN

A. Conformance with State Government Code 65450

Section 65451 of the Government Code, identifies the content of specific plans. The following discussion illustrates how the Rancho San Pasqual Specific Plan conforms to each criterion:

1. State Governmental Code Requirements - The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

   Rancho San Pasqual Specific Plan Conformance - In addition to the written Specific Plan text detailing the uses and densities of each land use, a Specific Plan Land Use exhibit has been prepared illustrating the location, distribution, and extent of the project uses.

2. State Government Code Requirements - The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land used described in the plan.

   Rancho San Pasqual Specific Plan Conformance - Chapter III, Plan Description, of the Rancho San Pasqual Specific Plan along with the accompanying subsequent Environmental Impact Report, referenced herein describes in detail the essential facilities proposed to be located within the area covered by the plan.

3. State Governmental Code Requirements - Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

   Rancho San Pasqual Specific Plan Conformance - Chapter IV of the Rancho San Pasqual Specific Plan contains description of standards and criteria for each land use designation by which development will proceed.

4. State Governmental Code Requirements -

   A) A program of implementation measures including regulations, programs, public works projects, and financing

measures necessary to carry out requirement (1), (2), and (3).

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

Rancho San Pasqual Specific Plan Conformance -

a. A detailed program of implementation measures has been included in Chapter VI of the Rancho San Pasqual Specific Plan text.

b. The relationship of the Rancho San Pasqual Specific Plan to the General Plan is included in this section.

B. Mandatory Specific Plan Requirements

Under the City's General Plan, no specific plan shall be adopted until the City Council has reviewed the proposed plan for compliance with specified mandatory specific plan requirements. The following discussion sets forth each of these requirements and identified the manner of compliance contained within this specific plan:

1. General Plan Requirement - Residential 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).

Rancho San Pasqual Specific Plan Conformance - Development Standards (Chapter IV) and Implementation (Chapter VI) provide detailed assurances of continued quality control within Rancho San Pasqual. The specific plan further specifies Development Guidelines (Chapter V) to be enforced by the homeowners' association and the city.

2. General Plan Requirement - Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured.

Rancho San Pasqual Specific Plan Conformance - Protection against soil erosion, both on and off-site, shall be implemented through appropriate erosion control measures contained within the grading concept outlined in chapter IV, as well as by sensitive grading design and location of open space areas.

3. General Plan Requirement - Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible.

   Rancho San Pasqual Specific Plan Conformance - This Specific Plan provides detailed assurances that grading will minimize disturbances to the natural landform. See Grading contained in Development Standards (Chapter IV), and Implementation (Chapter VI).

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

   Rancho San Pasqual Specific Plan Conformance - Detailed provisions for open space areas are provided for four open space classifications. See Plan Description (Chapter III), Open Space Development Standards contained in Development Standards (Chapter IV), and Implementation (Chapter VI) for concepts, standards and criteria related to protection and continued maintenance of open space areas.

5. General Plan Requirement - Design criteria, development regulations, and building standards shall be provided sufficient to ensure that residential and commercial structures are compatible with the surrounding environment.

   Rancho San Pasqual Specific Plan Conformance - The Rancho San Pasqual Specific Plan provides detailed design criteria, development regulations, and building standards. See Development Standards (Chapter IV), Design Guidelines (Chapter V), and Implementation (Chapter VI).

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

   Rancho San Pasqual Specific Plan Conformance - This Specific Plan establishes on-site circulation requirements as part of the circulation plan described Development Standards (Chapter IV), as well as measures to be employed to mitigate properly the off-site, regional circulation system. Implementation (Chapter VI) serves as the basis to making timely improvements to essential roadways.

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

Rancho San Pasqual Specific Plan Conformance - Detailed provisions regarding utilities and services and their timely extensions/improvements are established in Development Standards (Chapter IV), and Implementation (Chapter VI) of this Specific Plan.

C. Rancho San Pasqual Specific Planning Area Conditions

In addition to 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 - Maximum overall average residential density throughout the specific plan area will not exceed .67 dwelling units per acre.

   Rancho San Pasqual Specific Plan Conformance - The Rancho San Pasqual Specific Plan consists of 580 residential units on 872 acres which is equal to .67 dwelling units per acre.

2. General Plan Requirement - A mix of residential densities and housing types shall be provided.

   Rancho San Pasqual Specific Plan Conformance - Chapter III, Plan Description, describes the range of the four proposed product types in relation to site characteristics and prevailing and anticipated market conditions.

3. General Plan Requirement - Design of all residential units shall be subject to consistently applied architectural review to ensure compatibility with the surrounding environment.

   Rancho San Pasqual Specific Plan Conformance - The Specific Plan provides for Development Standards in Chapter IV and Development Guidelines in chapter V to be enforced by the homeowners' association and the City, to assure consistency with the intent of this Specific Plan.

Conservation

1. General Plan Requirement - A system of open spaces, including recreation areas, providing buffers within the specific plan area should

be provided.

Rancho San Pasqual Specific Plan Conformance - The Rancho San Pasqual Specific Plan provides for approximately 512 acres of private open space including protection of ridgelines to the extent possible, creek beds, and visible slopes, plus a 161 acre golf course and recreation facilities. Amended SP 95-16 provided for additional protection of ridgelines by removing residential lots approved by Rancho San Pasqual amendment SP 89-11 from Planning Unit R-1 and portions of Planning Unit R-2. This Amended SP 97-32 further reduces the development area in Planning Unit R-2 and expands the open space in Planning Units OS-1, OS-2 and OS-4. See Chapter III, Plan Description, and Chapter IV, Development Standards.

2. General Plan Requirement - Adequate measures shall be implemented to ensure against contamination of the San Pasqual drainage area and to protect the same from the impacts of run-off and wastewater.

   Rancho San Pasqual Specific Plan Conformance - The drainage concept plan and wastewater concept plan, referred to in Chapters IV and VI and described in the Subsequent Environmental Impact Report, provide adequate assurances that downstream areas will be protected.

3. General Plan Requirement - Adequate measures shall be developed to minimize grading requirements and to discourage development on steep slopes.

   Rancho San Pasqual Specific - The protections contained within the City's grading ordinance shall apply to all areas within this project except as specifically noted in Section IV-D and delineated in Exhibit IV-E. The grading ordinance contains provisions for a variety of innovative grading techniques which can meet the intent of this ordinance. These techniques are presented in detail in Development Standards, Chapter IV.

Public Facilities

General Plan Requirement - Appropriate measures shall be provided by which public facilities and services shall be financed and constructed as necessary.

Rancho San Pasqual Specific Plan Conformance - All of the public facilities and services identified in this Specific Plan have been

provided for through the Environmental Impact Report and implemented by the applicant through up-front construction, development agreement, or any other financing mechanism as approved by the City.

D. General Plan Property Suitability Criteria

The City of Escondido General Plan makes provision for zoning and land use pursuant to specific plans for designated locations having unique site specific physical conditions. The following discussion sets out the Property Suitability criteria identified in the General Plan and illustrates the manner in which the Rancho San Pasqual Specific Plan area meets each criterion:

1. General Plan Requirement - The property 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.

   Rancho San Pasqual Specific Plan Conformance - The 872-acre Rancho San Pasqual site is sufficiently large to take advantage of density transfer opportunities including clustering residential areas, as appropriate. Two distinct development areas (the upper and lower valleys) and different types of densities offer opportunities for the preservation of significant open space areas within the project boundaries. As a result, approximately 512 acres are specified for permanent open space usage.

2. General Plan Requirement - The property should have unique physical characteristics, such as uneven terrain or hillside areas that, without a specific plan, would effectively preclude development pursuant to existing land use designations and zoning ordinances.

   Rancho San Pasqual Specific Plan Conformance - Rancho San Pasqual Specific Plan area is characterized by three tiers of topographic relief. Development areas are flanked by drainage courses, vegetation, and prominent hillsides which require site specific design techniques for preservation or mitigation of impacts. These natural elements, combined with oak and riparian areas are protected to the greatest extent feasible.

3. General Plan Requirement - The property 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.

Rancho San Pasqual Specific Plan Conformance - The large 872-acre site lends itself to comprehensive community planning and site design. The size of the project area allows for a defined community with a combination of residential neighborhoods and densities related to open space areas and on-site community facilities, as well as landscaping on a community wide basis, which includes streetscapes and intersection treatments. In addition, large open space areas shall be left in their natural condition except for fire control, utility construction of similar purposes.

4. General Plan Requirement - The property 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.

   Rancho San Pasqual Specific Plan Conformance - Due to the large size of the project, a five to fifteen year development time frame is required. This long-term development phasing will be monitored and controlled by the Specific Plan and Development Agreement.

5. General Plan Requirement - The property should be developable by applicants having sufficient financial resources to perform the requisite studies and to satisfy mandatory specific plan requirements.

   Rancho San Pasqual Specific Plan Conformance - The project will be developed by Signal Landmark, which has committed a substantial proportion of its resources to this project.

E. General Plan Description and Conditions of SP 97-32

The description and conditions of the Rancho San Pasqual Specific Planning Area (SP 97-32) as described in the Escondido General Plan is as follows:

1. Location - The Rancho San Pasqual Specific Plan area, an 872 acre property, was formerly known as the Cloverdale Ranch and is located within the eastern boundary of the City of Escondido. The project area is located approximately one and on-half miles north of Route 78 (San Pasqual Valley Road), east of Cloverdale Road and northwest of the San Diego Wild Animal Park. Interstate 15, the major north-south thoroughfare in the region is located approximately five miles west of Rancho San Pasqual and is connected via Route 78.

2. Site Description - Rancho San Pasqual features many prominent natural resources. The varying topography with gently to steeply

sloping terrain provides a backdrop to the community. Well defined ridgelines, drainage courses and oak and riparian groves additionally help establish the planning and design parameters contained in the Specific Plan. Since the adopted SP 88-02, the Amended SP 89-11 and the Amended SP 95-16, the project has proceeded with some of the approved site improvement. The Rancho San Pasqual Golf course construction is completed and in operation. In conjunction with the golf course grading and construction, all of the residential planning units in the Phase I area (Exhibit III-C) are either under construction or have homes that are occupied and Old Ranch Road has been completed.

3. Project Description/Land Use Concept - Rancho San Pasqual is planned as a high quality golf course residential community featuring overall low density residential uses surrounded by open space areas. The land use plan will stress preservation of ridgelines, significant natural resources and visually prominent hillside areas where feasible, and incorporate these features with residential and recreational uses. Residential areas will be sited in gently sloping valley floors and within canyon areas. Some ridgelines and visually prominent hillside areas are planned as open space. Together with natural drainage courses and stands of oak groves, these open space areas will provide a framework for separation between, and will connect each residential neighborhood, as well as provide access to surrounding areas.

4. Conditions - In addition to meeting the mandatory Specific Plan Requirements set forth in the Implementation Chapter of the Land Use Element of the Escondido General Plan, the Rancho San Pasqual Specific Plan Area shall be developed under the following conditions.

A) Residential

1. A maximum of 580 dwelling units shall be permitted.

2. The Rancho San Pasqual Land Use Plan shall provide single-family residential density classifications having an overall low density character through the combination of clustering and permanent open space. Densities shall be planned and located in consideration of the following factors.

a. Compatibility with existing and planned

land uses surrounding the project area;

b. Planning objectives of the City of Escondido.

c. Prevailing and forecasted marketing trends; and

d. Topographic and other important natural features.

3. All residential neighborhoods shall be designed to be integrated into a cohesive community structure. The project shall consist of a mix of single-family residential densities.

B) Open Space

1. The open space system for Rancho San Pasqual shall provide a concept and an implementing mechanism to achieve the following objectives:

a. Protection of important natural resources;

b. Protection of major ridgeline and hillside areas in their natural state within open space areas.

c. Provisions for open space transition areas and recreation corridors into adjacent properties and beyond; and

d. Provisions for recreation uses for the community, including a golf course and community recreation facility.

2. The open space plan shall be comprised of at least two major elements including conservation areas and recreation areas. Open Space within Rancho San Pasqual shall include a minimum of 512 acres. The Rancho San Pasqual Specific Plan shall make provisions for the permanent maintenance of all. Open Space areas through a Homeowners' Association or other private maintenance procedures approved by the Director of Planning and Building.

3. Adequate measures shall be developed to minimize grading requirements and discourage development on steep slopes.

C) Circulation Plan

The circulation system for Rancho San Pasqual shall include a public or private roadway which takes access from two arterial roadways: Cloverdale Road on the west and Rockwood Road on the south. The system shall connect directly to all residential neighborhoods within the project through local streets.

Regional access to Rancho San Pasqual is provided by San Pasqual Valley Road, along with extensions of Cloverdale Road and Rockwood Road. The determination of specific extensions of, and improvements to, these and other roadway segments shall be specified in the Specific Plan and shall provide for adequate levels of service for these facilities.

D) Public Facilities and Services

1. Appropriate measures shall be provided by which the following Public Facilities and Services shall be financed constructed, or reserved for future implementation as necessary.

   a. Vehicular access routes to and from the Specific Plan area onto the adjacent road network;

   b. Sewage facilities and infrastructure;

   c. Water facilities and infrastructure for potable and irrigation uses;

   d. Storm water and drainage facilities and infrastructure

   e. Public School (s);

   f. Fire and police protection

   g. Park and/or recreation areas;

h. Any other public facilities and services reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide service to residents within the Specific Plan.

E) Development of Areas Within Specific Planning Area

1. No development shall be permitted for properties within the SPA unless a Specific Plan is prepared and adopted by the City Council to cover this property. As an alternative, any existing Specific Plans may be amended, at the discretion of the Director of Planning and Building, to cover any property within the Specific Planning Area.

2. In either case cited above, adoption or amendment of a Specific Plan must be preceded by extensive technical studies, such as utilities and traffic analysis, and environmental review. The Director of Planning and Building shall determine the format and content of these studies.

III. PLAN DESCRIPTION

A. Overall Concept

Rancho San Pasqual is a planned residential community designed to provide a variety of housing types in a rural country club setting. The plan preserves many of the natural features of the site and provides an attractive quality development for the future residents. The overall Specific Plan is a blend of the four components described in this section.

The Land Use Plan is intended to describe the interactions, densities and permitted uses within the four land use designations: residential, open space, recreational and community facilities.

The Circulation Plan is intended to ensure an adequate and efficient circulation system for the project and to provide opportunities for future regional access routes. Street standards and a phasing plan are included.

The Public Facilities Plan is intended to ensure adequate public services and infrastructure for the development.

The Phasing Plan is a general guide for the order of the development. This plan is intended to assist in the preliminary planning of necessary infrastructure.

B. Land Use Plan

The revised Rancho San Pasqual Land Use Plan is shown in Exhibit III-A. The plan is divided into three land use designations and 18 planning units. The land uses are designed to preserve the majority of the existing natural resources. The higher density residential uses are located in the flatter portions of the Phase Two area and the central, flatter portions of the lower valley adjacent to the golf course having a layout, open space and street system designed to create an open space and golf course oriented community atmosphere.

A statistical summary accompanies the Land Use Plan. It contains the maximum number of permitted units for each residential planning unit and the gross acreage for all planning units.

The Specific Plan has four residential land use designations: Single Family 3, Single Family 4, Single Family 5 and Single Family 6. Incorporated as part of Amended SP 95-16 was the elimination of Single Family 1 (due to the elimination of Planning Unit R-1 and transfer of that land and acreage to open space), and the addition of Single Family 5 and Single Family 6. Incorporated as part of Amended SP 97-32 is the elimination of Single Family 2 and the

RESIDENTIAL

SF-1: 1 Acre Minimum Lots (Deleted)		
R1	(Deleted)	
Subtotal	*0*	

SF-2: ¼ Acre Minimum Lots (Deleted)		
Subtotal	*0*	

SF-3: 8,000 SF Minimum Lots		
R6	20 Units	8.7 Acres
Subtotal	*20*	*8.7*

SF-4: 6,600 SF Minimum Lots		
R7	93 Units	25.5 Acres
R10	110 Units	27.4 Acres
Subtotal	*203*	*52.9*

SF-5: 5,500 SF Minimum Lots		
R2	92 Units	25.9 Acres
R4	77 Units	15.4 Acres
R5	20 Units	6.5 Acres
R11	59 Units	12.7 Acres
Subtotal	*248*	*60.5*

SF-6: 5,000 SF Minimum Lots		
R8	72 Units	14.0 Acres
R9	37 Units	9.0 Acres
Subtotal	*109*	*23.0*
TOTAL	*580.0*	*145.1*

OPEN SPACE

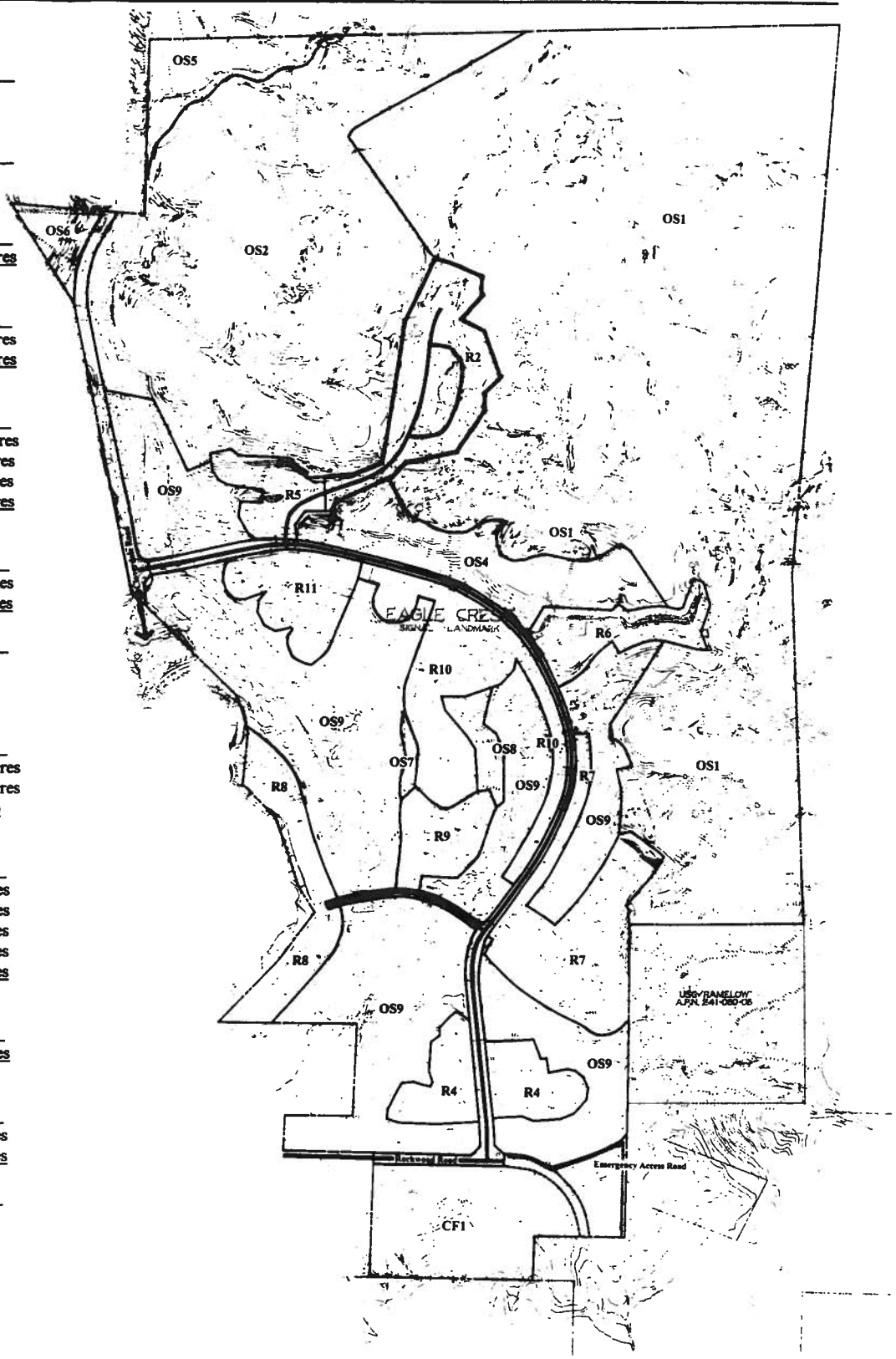
Conservation Viewshed	
OS1	323.5 Acres
OS2	131.0 Acres
OS3	(Deleted)
Subtotal	*454.5*

Conservation Scenic	
OS4	25.6 Acres
OS5	19.5 Acres
OS6	6.3 Acres
OS7	1.3 Acres
OS8	5.4 Acres
Subtotal	*58.1*

Golf Course	
OS9	161.5 Acres
Subtotal	*161.5*

Community Facilities	
CF1	32.5 Acres
Major Roads	20.3 Acres
Subtotal	*52.8*
TOTAL	*726.9*

TOTAL ACREAGE OF SITE 872.0



LAND USE PLAN

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
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EXHIBIT III-A

North △

preservation of additional open space in OS-1, OS-2 and OS-4. Other land use designations include: Conservation-Viewshed Protection, Conservation-Scenic, Golf Course and Community Facilities. A qualitative description of each designation is presented below. More specific details, including development guidelines, are presented in Chapter IV.

PLEASE REFER TO EXHIBIT III-A

1. Residential Land Use Designations

a. Single Family - 3 (SF-3)

This residential land use is intended for single family residences having a minimum lot area of 8,000 square feet. The overall density for this designation is 2.7 units per gross acre. The SF-3 designation is located in the eastern and northern areas of the central portion of the site, abutting steep hillsides and open space.

b. Single Family - 4 (SF-4)

This residential land use is intended for single family residences on lots having a minimum lot area of 6,600 square feet. The SF-4 designation is located in the central flatter portion of the site surrounded by golf course fairways and open space. The overall density for this designation is 4.25 units per gross acre.

c. Single Family - 5 (SF-5)

This residential land use is intended for single family residences on lots having a minimum lot area of 5,500 square feet. The overall density for this land use category is 4.85 units per gross acre. The SF-5 designation is located in the upper central portion of the site adjacent to golf course fairways and in the Phase II area of the development.

d. Single Family - 6 (SF-6)

This residential land use is intended for single family residences on lots having a minimum lot area of 5,000 square feet. The overall density for this designation is 5.5 units per gross acre. The SF-6 designation is located along the southwesterly portion of the project site.

2. Open Space Land Use Designations

The Open Space Plan is comprised of three major elements: Conservation Areas (Viewshed and Scenic), Golf Course and Community Facilities. Each of these classifications, the purpose of each, their objective, specified responsible authorities, and regulations are presented in detail in Chapter IV, Project Development Standards. Combined, the open space classifications with Rancho San Pasqual total approximately 727 acres.

The Community Facilities designation is a 32.5 acre site that has been dedicated to the City for city park, school, fire station or other community facility purposes.

C. Circulation Plan

1. On-site System:

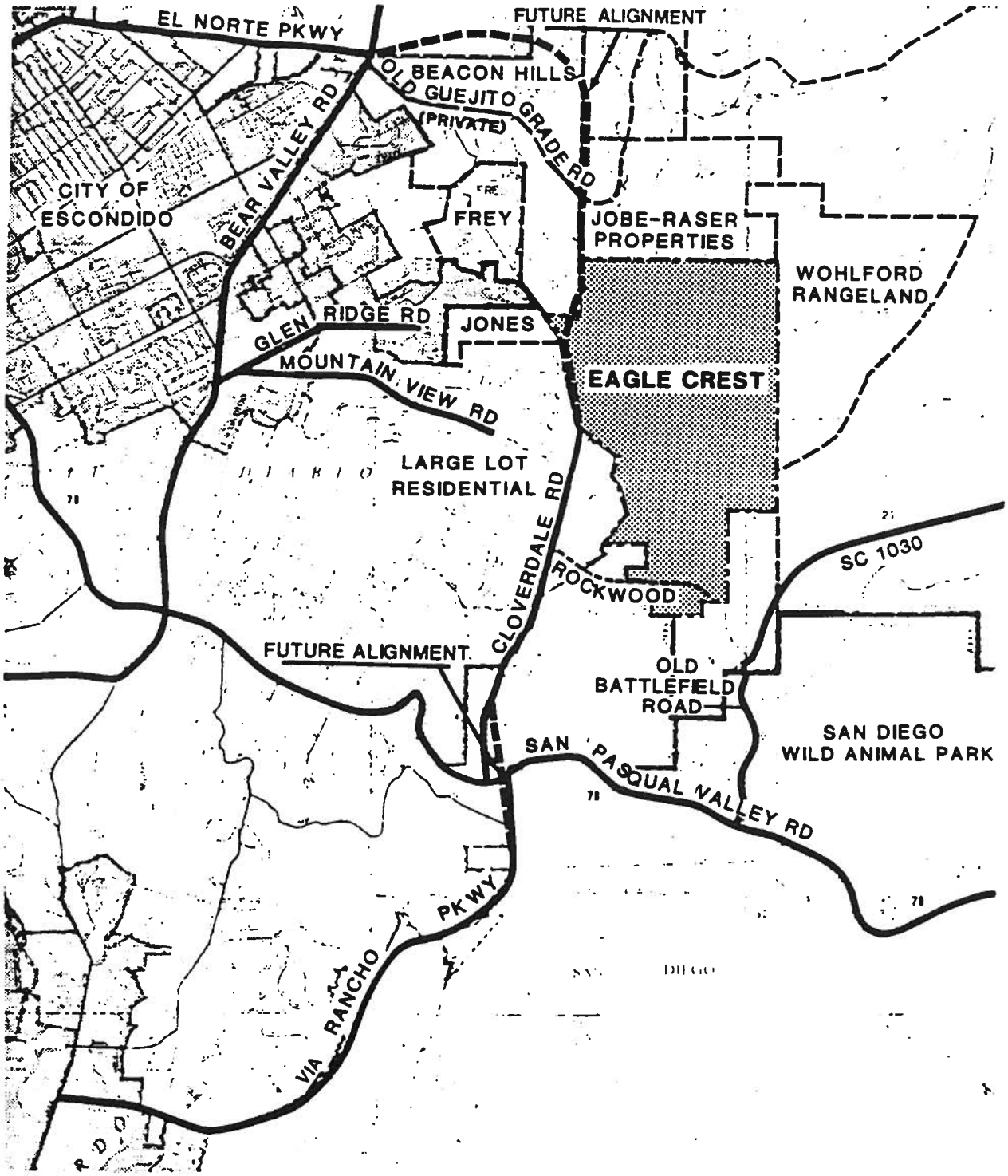
All interior roadways within Rancho San Pasqual may be public or private. In the event that they are private, they shall be maintained by a homeowners association. The circulation system is based on a single loop connecting Cloverdale Road and Rockwood Road. If maintained as private streets, two gates may be located at the project entries on this loop, north of Rockwood Road and east of Cloverdale Road, subject to the approval of the Fire and Engineering Departments. Interior streets branch off this loop to connect neighborhoods to this system. Development regulation for the circulation system are contained in Chapter IV.

2. Off-site Circulation:

Regional access to Rancho San Pasqual is provided by San Pasqual Valley Road, Cloverdale Road and Rockwood Road. Cloverdale Road provides access to San Pasqual Valley Road and extends along portions of the western edge of Rancho San Pasqual. Cloverdale will ultimately connect into the regional circulation system at Bear Valley Parkway. The determination of specific extensions of, and improvements to these and other roadway segments is specified herein, and in the accompany EIR, and provides for adequate levels of service for these facilities (Exhibit III-B).

D. Phasing

Development of Rancho San Pasqual shall occur in phases over an approximate five to fifteen year time frame and as many as fifteen phased



OFF-SITE CIRCULATION

RANCHO SAN PASQUAL

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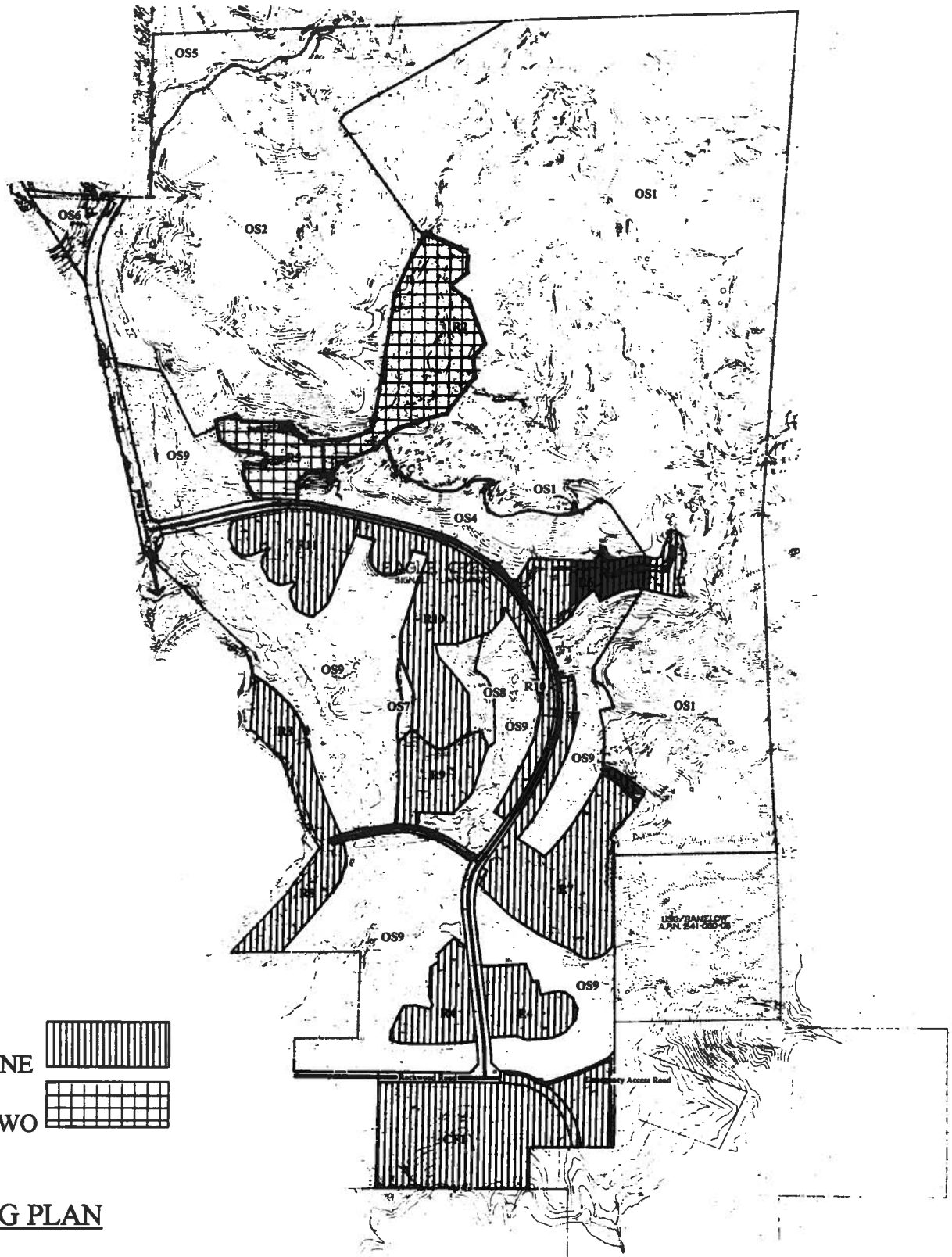
EXHIBIT III-B

North △

final maps may be filed. The specific timing for each development phase is dependent upon building permit allocations under the Development Agreement and future market conditions. The anticipated development phasing is outlined in Exhibit III-C. This phasing plan may be adjusted due to changes in the residential housing market and increased knowledge of the site. Adjustments shall be reviewed by the City to insure compliance with the mitigation measures outlined by the EIR and shall be approved by the Director of Planning and Building and the Public Works Director. The first phases will occur within the lower valley, adjacent to the golf course, with the Phase Two, developed in the later phases. Infrastructure requirements and provisions are discussed in the Rancho San Pasqual Specific Plan EIR.

PLEASE REFER TO EXHIBIT III-C



PHASING PLAN

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
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EXHIBIT III-C

North △

IV. DEVELOPMENT STANDARDS

Due to the unique site characteristics, specialized marketing emphasis and envisioned high quality development of the Rancho San Pasqual development, regulations have been written for this Specific Plan. The subject areas covered are land use, circulation and grading. Chapter V, Development Guidelines, will address architectural and landscape architectural design guidelines.

The development regulations proposed in the Specific Plan will be enforced by the developer, homeowners' association and the City. The project Covenants, Conditions and Restrictions (CC&Rs) will embody the homeowners' association and the City with the power to enforce the design guidelines.

A. Residential Development Standards

1. General Intent

The purpose of these provisions is to provide assurances that residential development shall be in conformance with the Rancho San Pasqual Specific Plan. These regulations provide for development standards particular to the four residential categories identified in Chapter III. Following are the relations applicable to each of the residential categories.

2. Single Family - 3 (SF-3) (18.7 acres)

a. Purpose and Intent - This density category residential use is intended to permit development of single-family detached residences on lots having a minimum of 8,000 square feet.

b. Permitted Uses

1) Single-family dwellings (one [1] per building site).

2) Parks and open space areas, recreation centers, hiking trails, and golf cart paths.

3) Utility building, structures, and facilities including but not limited to electrical, water, sewage, telephone and storage, distribution, treatment, and production facilities.

4) Swimming pools. Swimming pools shall be constructed in accordance with the provisions of Section 33-1109 of the Escondido Zoning code.

5) Uses and structures typically incidental or necessary to residential uses, as specified in Section 33-162 of the zoning code.

6) The following temporary uses are permitted:

a) Temporary structures and enclosures for use during construction activities. (These structures shall not be used for residential purposes).

b) Model homes, model home sales office.

c) Storage of materials incidental to public works projects or subdivision construction projects.

d) Such other uses as the Director of Planning and Building may consider to be within the intent and purpose of the Specific Plan.

c. Site Development Standards

1) Net lot size: Eight thousand (8,000) square feet minimum.

2) Lot width: Sixty-five (65) feet minimum dimension of lot measured twenty (20) feet back from front property line.

3) Lot depth: One-hundred (100) feet minimum for long dimension of lot.

4) Building height: thirty-five (35) feet maximum

5) Lot coverage: all buildings, including accessory buildings and structures, shall not cover more than thirty-five (35) percent of the area of the lot.

6) Floor Area Ratio: FAR not to exceed 0.50 for each individual residential lot.

7) Building setbacks:

a) Front: twenty (20) feet minimum for units with front entry garages - fifteen (15) feet minimum for units with side entry garages.

b) Side: five (5) feet minimum

c) Rear: twenty (20) feet minimum

8) Garage and carport placement: In the case of "front-on" garages or carports, the point of entry into any garage or carport shall be a minimum distance of twenty (20) feet from the fronting street property line. When "side-on" garages are used, the side building facade of the garage must be setback a minimum of fifteen (15) feet from the front property line. In the event of rear yard garage placement, the backwall of the garage must be setback a minimum of five (5) feet from the rear property line. Rear yard garages shall be included as part of the overall lot coverage.

9) Fences and walls:

a) Within the twenty (20) foot front setback area: three (3) feet maximum.

b) At the fifteen (15) foot front yard setback or greater: six (6) feet maximum.

c) Within other setback areas: six (6) feet maximum, unless used as a retaining wall.

d) Lots adjacent to the golf course: The maximum overall height of fences and walls in yards adjacent to the golf course shall be six (6) feet. Golf course lots may employ open fencing using tubular steel fencing.

10) Landscaping: All homeowners shall be required to install and maintain landscaping in all open areas between the front lot line and rear line of the main building except driveways, swimming pools, utility areas, improved decks, patios, porches or play areas. This shall be enforced through the provisions of the community CC&R's.

d. Administrative Adjustments - Adjustments to the above site development standards of up to 25% may be approved or conditionally approved by the Director of Planning and Building upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by resolution of the City Council.

e. The Director of Planning and Building shall give notice of his intended decision to all property owners within 300 feet of the property boundaries at least 10 days before such decision is to become effective. Any interested party may appeal the decision of the Director of Planning and Building to the Planning commission upon submittal of an appeal fee in an amount to be established by resolution of the City Council.

3. Single Family -4 (SF-4) (52.9 acres)

a. Purpose and Intent - This density category of residential use is intended to permit development of single-family detached residences on approximately 6,600 square foot lots.

b. Permitted Uses

1) Single-family dwellings (one [1] per building site).

2) Parks and open space areas, recreation centers, hiking trails, and golf cart paths.

3) Utility building, structures, and facilities including but not limited to electrical, water, sewage, telephone and storage, distribution, treatment production facilities.

4) Swimming pools. Swimming pools shall be constructed in accordance with the provisions of Section 33-1109 of the Escondido Zoning Code.

5) Uses and structures typically incidental or necessary to residential uses. As specified in Section 33-162 of the zoning code.

6) The following temporary uses are permitted:

a) Temporary structures and enclosures for use during construction activities. (These structures shall not be used for residential purposes).

b) Model homes, model home sales office.

c) Storage of materials incidental to public works projects or subdivision construction projects.

d) Such other uses as the Director of Planning and Building may consider to be within the intent and purpose of the Specific Plan.

c. Site Development Standards

1) Net lot size: six thousand, six hundred (6,600) square feet minimum.

2) Lot width: Sixty (60) feet minimum.

3) Lot depth: One-hundred (100) feet minimum

4) Building height: thirty five (35) feet maximum.

5) Lot coverage: all building, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot.

6) Floor Area Ratio: FAR not to exceed 0.50 for each individual residential lot.

7) Building setbacks:

a) Front: Ten (10) feet minimum: provided however that building setbacks within any given street of a tract shall vary between a minimum of ten (10) feet and twenty-five (25) feet, as follows:

(1) No more than 33% of the lots on each street will be allowed to have residential building facades (excluding "side-on" garages, front porches and garden or patio walls) set at the ten (10) foot setback.

(2) No two-story building facades will be allowed at the ten (10) foot setback. Second story building facade is to be setback seventeen (17) feet from the front property line.

(3) At the ten (10) foot setback roof pitch will not exceed 6:12. Plate height will not exceed fifteen (15) feet.

(4) "Side-on" garages set at the ten (10) foot setback cannot exceed one-story. Second floor building facades over the garage must be setback seventeen (17) feet from the front property line.

b) Side: five (5) feet minimum. However, if the front setback of twenty (20) feet is the same for two adjacent lots, and the side yard of both lots are at the minimum five (5) foot setbacks, separation between second floors of the adjacent building will be a minimum of twelve (12) feet between buildings, for the first ten (10) feet back from face of building.

c) Rear: twenty (20) feet minimum.

8) Garages: Second floor coverage over the garage (excluding porches and decks) cannot exceed 75% of the garage floor area. Garage and carport placement: In the case of "front-on" garages or carports, the point of entry into any garage or carport shall be a minimum distance of twenty (20) feet from the property line. When "side-on" garages are used, the side building facade of the garage must be setback ten (10) feet from the front property line. In the event of rear yard garage placement, the back wall of the garage must be setback a minimum of five (5) feet from the rear property line. Rear yard garages shall be included as part of the overall lot coverage.

9) Fences and walls:

a) Within front setback area: three (3) feet maximum.

b) At the ten (10) foot front yard setback or greater: six (6) feet maximum.

c) Within other setback areas: The maximum height shall be six (6) feet, unless used as a retaining wall.

d) Lots adjacent to the golf course: The maximum overall height of fences and walls in yards adjacent to the golf course shall be six (6) feet. Golf course lots may employ open fencing using a tubular steel fencing.

10) Landscaping: All homeowners shall be required to install and maintain landscaping in all open areas between the front lot line and rear line of the main building except driveways, swimming pools, utility areas, improved decks, patios, porches or play areas. This shall be enforced through the provisions of the community CC&R's.

d. Administrative Adjustments - Adjustments to the above site development standards of up to 25% may be approved or conditionally approved by the Director of Planning and Building upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by resolution of the City Council.

e) The Director of Planning and Building shall give notice of his intended decision to all property owners within 300 feet of the property boundaries at least 10 days before such decision is to become effective. Any interested party may appeal the decision of the director of Planning and Building to the Planning commission upon submittal of any appeal fee in an amount to be established by resolution of the City Council.

4. Single Family - 5 (SF-5) (60.5 acres)

a) Purpose and Intent - This density category of residential use is intended to permit development of single family

detached residences on lots of a minimum of 5,500 square feet.

b) Permitted Uses

1) Single-family dwellings (one [1] per building site).

2) Parks and open space areas, recreation centers, hiking trails and golf cart paths.

3) Utility buildings, structures and facilities including but not limited to electrical, water and sewage, telephone and telegraph, cable television, and their storage distribution, treatment, and production facilities.

4) Swimming pools. Swimming pools shall be constructed in accordance with provisions of Section 33-1109 of the Escondido Zoning Code.

5) Uses or structures typically incidental or necessary to residential uses, as specified in Section 33-162 of the zoning code.

6) The following temporary uses are permitted:

a) Temporary structures and enclosures for use during construction activities. (These structures shall not be used for residential purposes).

b) Model homes, model home sales offices.

c) Storage of materials incidental to public works project or subdivision construction

d) Such other uses as the Director of Planning and Building may consider to be within the intent and purpose of the Specific Plan.

C. Site Development Standards

1) Net lot size: Five thousand, five hundred (5,500) square feet minimum.

2) Lot width: Fifty (50) foot minimum.

3) Lot depth: Ninety (90) feet minimum.

4) Building height: thirty-five (35) feet maximum.

5) Lot coverage: all buildings including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot.

6) Floor Area Ratio: FAR not to exceed 0.50 for each individual residential lot.

7) Building setbacks:

a) Front: Ten (10) feet minimum: provided however that building setbacks within any given street of a tract shall vary between a minimum of ten (10) feet and twenty-five (25) feet, as follows:

(1) No more than 33% of the lots on each street will be allowed to have residential building facades (excluding "side-on" garages, front porches, and garden or patio walls) set at the ten (10) foot setback.

(2) No two-story building facades will be allowed at the ten (10) foot setback. Second story building facade is to be setback seventeen (17) feet from the front property line.

(3) At the ten (10) foot setback roof pitch will not exceed 6:12. Plate height will not exceed fifteen (15) feet.

(4) "Side-on" garages set at the ten (10) foot setback cannot exceed one-story. Second floor building facades over the garage must be setback seventeen (17) feet from the front property line.

(b) Side: five (5) feet minimum. However, if the front setback of twenty (20) feet is the

same for two adjacent lots, and the side yard of both lots are at the minimum five (5) foot setbacks, separation between second floors of the adjacent building will be a minimum of twelve (12) feet between buildings, for the first ten (10) feet back from face of building.

(c) Rear: twenty (20) feet minimum.

8) Garages: Second floor coverage over the garage (excluding porches and decks) cannot exceed 75% of the garage floor area.

9) Garage and carport placement: In the case of "front-on" garages or carports, the point of entry into any garage or carport shall be a minimum distance of twenty (20) feet from the property line. When "side-on" garages are used, the side building facade of the garage must be setback ten(10) feet from the front property line. In the event of rear yard garage must be setback a minimum of five (5) feet from the rear property line. Rear yard garages shall be included as part of the overall lot coverage.

10) Off-street parking: Two (2) garage spaces shall be provided for each unit. These spaces combined shall provide an area of at least nineteen and one-half feet (19'-6") by twenty (20) feet free and clear.

11) Fences and walls:

a) Within front setback area: three (3) feet maximum.

b) At the ten (10) foot front yard setback or greater: Six (6) feet maximum.

c) Within other setback areas: The maximum height shall be six (6) feet, unless used as a retaining wall.

d) Lots adjacent to the golf course: The maximum overall height of fences and walls in yards adjacent tot the golf course shall be six (6) feet. Golf course lots may employ open fencing using a tubular steel fencing.

12) Landscaping: all homeowners shall be required to install and maintain landscaping in all open areas between the front lot line and rear line of the main building except driveways, swimming pools, utility areas, improved decks, patios, porches or play areas. This shall be enforced through the provisions of the community CC&R's.

d. Administrative Adjustments - Adjustments to the above site development standards of up to 25% may be approved or conditionally approved by the Director of Planning and Building upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by resolution of the City Council.

e. The Director of Planning and Building shall give notice of his intended decision to all property owners within 300 feet of the property boundaries at least 10 days before such decision is to become effective. Any interested party may appeal the decision of the Director of Planning and Building to the Planning commission upon submittal of an appeal fee in an amount to be established by resolution of the City Council.

5. Single Family - 6 (SF-6) (23.0) acres

a. Purpose and Intent - This density category of residential use is intended to permit development of single family detached residences on lots of a minimum of 5,000 square feet.

b. Permitted Uses

1) Single-family dwellings (one [1] per building site).

2) Parks and open space areas, recreation centers, hiking trails and golf cart paths.

3) Utility buildings, structures and facilities including but not limited to electrical, water and sewage, telephone and telegraph, cable television, and their storage, distribution, treatment, and production facilities.

4) Swimming pools. Swimming pools shall be constructed in accordance with provisions of Section 33-1109 of the Escondido Zoning Code.

5) Uses or structures typically incidental or necessary to residential uses, as specified in Section 33-162 of the zoning code.

6) The following temporary uses are permitted:

a) Temporary structures and enclosures for use during construction activities. (These structures shall not be used for residential purposes).

b) Model homes, model home sales offices.

c) Storage of materials incidental to public works project or subdivision construction project.

d) Such other uses as the Director of Planning and Building may consider to be within the intent and purpose of the Specific Plan.

c. Site Development Standards

1) Net lot size: Five thousand (5,000) square feet minimum.

2) Lot width: Forty-five (45) foot minimum.

3) Lot depth: One-hundred-five (105) feet minimum.

4) Building height: thirty-five (35) feet maximum..

5) Lot coverage: All buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot.

6) Floor Area Ratio: FAR not to exceed 0.50 for each individual residential lot.

7) Building setbacks:

a) Front: Ten (10) feet minimum: provided however that building setbacks within any

given street of a tract shall vary between a minimum of ten (10) feet and twenty-five (25) feet, as follows:

(1) No more than 33% of the lots on each street will be allowed to have residential building facades (excluding "side-on" garages, front porches, and garden or patio walls) set at the ten (10) foot setback.

(2) No two-story building facades will be allowed at the ten (10) foot setback. Second story building facade is to be setback seventeen (17) feet from the front property line.

(3) At the ten (10) foot setback roof pitch will not exceed 6:12. Plate height will not exceed fifteen (15) feet.

(4) "Side-on" garages set at the ten (10) foot setback cannot exceed one-story. Second floor building facades over the garage must be setback seventeen (17) feet from the front property line.

b) Side: five (5) feet minimum. However, if the front setback of twenty (20) feet is the same for two adjacent lots, and the side yard of both lots are at the minimum five (5) foot setbacks, separation between second floors of the adjacent buildings will be a minimum of twelve (12) feet between buildings, for the first ten (10) feet back from face of building.

c) Rear: twenty (20) feet minimum.

8) Garages:

a) 50% of the residential lots will have a two-car garage.

b) Second floor coverage over the garage (excluding porches and decks) cannot exceed 75% of the garage floor area.

9) Garage and carport placement: In the case of "front-on" garages or carports, the point of entry into any garage or carport shall be a minimum distance of twenty (20) feet from the property line. When "side-on" garages are used, the side building facade of the garage must be setback ten (10) feet from the front property line. In the event of rear yard garage placement, the back wall of the garage must be setback a minimum of five (5) feet from the rear property line. Rear yard garages shall be included as part of the overall lot coverage.

10) Off-street parking: Two (2) garage spaces shall be provided for each unit. These spaces combined shall provide an area of at least nineteen and one-half feet (19'6") by twenty (20) feet free and clear.

11) Fences and walls:

a) Within front setback area: Six (6) feet maximum.

b) At the ten (10) foot front yard setback or greater: Six (6) feet maximum.

c) Within other setback areas: The maximum height shall be six (6) feet, unless used as a retaining wall.

d) Lots adjacent to the golf course: The maximum overall height of fences and walls in yards adjacent to the golf course shall be six (6) feet. Golf course lots may employ open fencing using a tubular steel fencing.

12) Landscaping: All homeowners shall be required to install and maintain landscaping in all open areas between the front lot line and rear line of the main building except driveways, swimming pools, utility areas, improved decks, patios, porches or play areas. This shall be enforced through the provisions of the community CC&R's.

d. Administrative Adjustments - Adjustments to the above site development standards of up to 25% may be approved or conditionally approved by the Director of Planning and Building upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by resolution of the City Council.

e. The Director of Planning and Building shall give notice of his intended decision to all property owners within 300 feet of the property boundaries at least 10 days before such decision is to become effective. Any interested party may appeal the decision of the Director of Planning and Building to the Planning commission upon submittal of an appeal fee in an amount to be established by resolution of the City Council.

B. Open Space and Recreation Development Standards

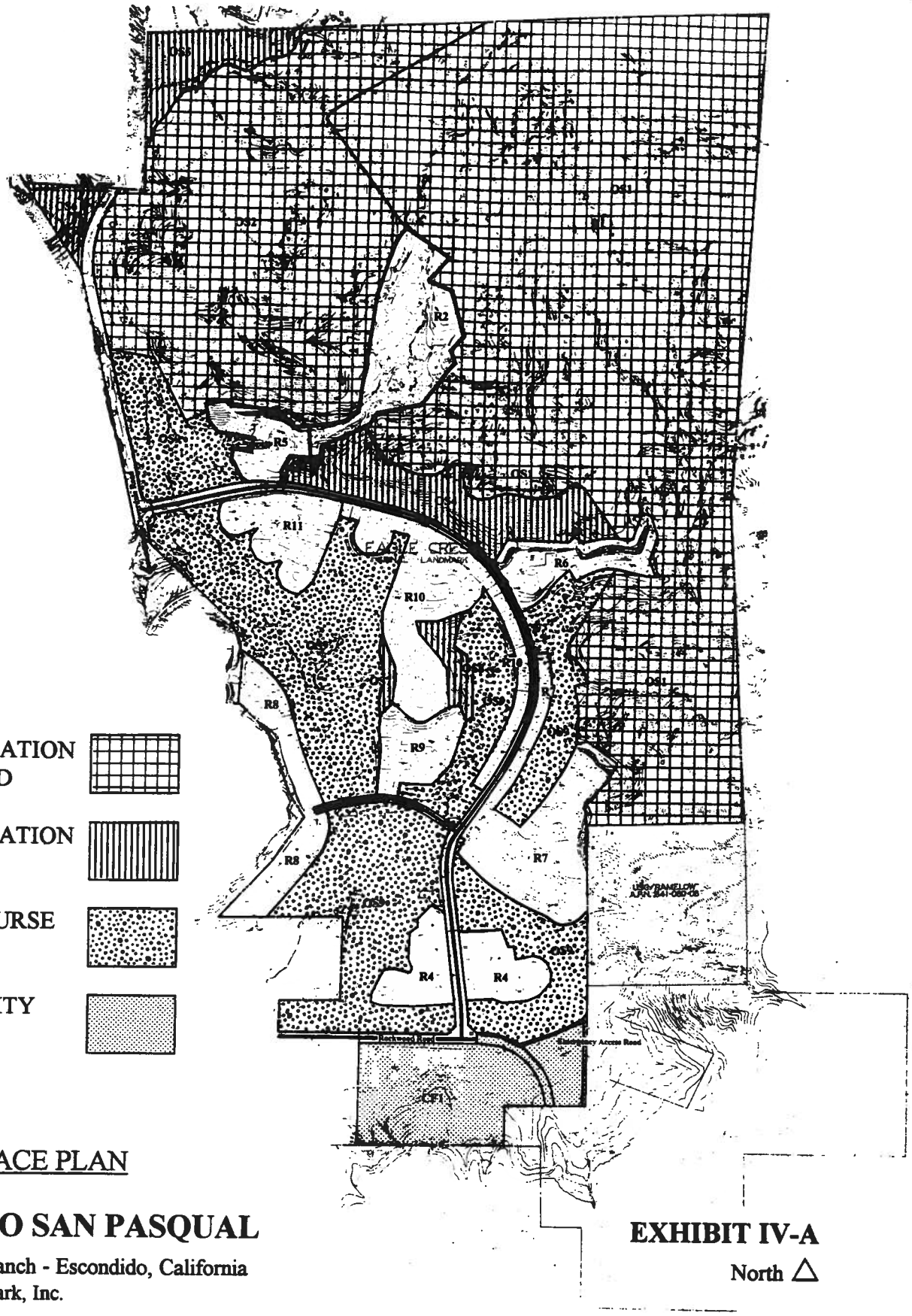
1. Purpose and Intent

The purposes of the open space classifications are to protect and preserve natural resources, to provide for the managed utilization of resources, to permit outdoor recreation, and to promote health and safety. The detailed development regulations within each open space classification on the open space plan (Exhibit IV-A) are presented below.

These regulations provide for development standards particular to each open space and recreation category identified in Chapter III.

2. Conservation Viewshed (454.5 acres)

a. Purpose and Intent - The conservation viewshed district is established to provide a permanent open space buffer between Rancho San Pasqual and adjacent properties. These common areas are to be owned and maintained by the future Rancho San Pasqual Homeowners' Association or dedicated to the City of Escondido or the appropriate designated public agency. It is intended that these areas remain in their natural condition to the greatest extent possible. Coastal sage scrub is present in portions of the viewshed area and should be preserved as much as possible. A 4D permit will be required for any use within the viewshed area that would disturb or remove coastal sage scrub.



OPEN SPACE PLAN

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-A

North △

B. Permitted Uses

1) Viewpoints.

2) Fences along the perimeter of the conservation area where the rear yards of the residential uses abut conservation viewshed protection. Fences should be set upon the residential property line or within the residential lot, not extending out into the open conservation viewshed area.

3) Emergency access roads.

4) Water tank reservoirs and access roads.

5) Utility lines and associated equipment.

6) Fire breaks or fire safety measures as approved by the Fire Chief.

7) Erosion control or drainage detention facilities or improvements as approved by the City Engineer.

8) Hiking and equestrian trails.

PLEASE REFER TO EXHIBIT IV-A

c. Site Development Standards

1) No buildings, structures, or grading shall be permitted within the conservation viewshed area, except for the above-stated permitted uses.

2) Any standards for improvements shall be as specified on an approved project plan/tentative tract map or an approved building permit, as determined by the Director of Planning and Building.

3) Fuel modification procedures shall be subject to the approval of the City Fire Chief.

4) Fences and walls: Fences and walls shall be in accordance with Chapter V, Design Guidelines.

3. Conservation Scenic (58.1 acres)

a. Purpose and Intent - This classification is intended to protect visually prominent hillsides in the central portion of Cloverdale and flatter parcels in the northwest portion of the site. The central portions will contain landscaped slopes and natural open space within the development boundaries. These areas will be owned and maintained by the Rancho San Pasqual Homeowners' Association. Any proposed use which removes or disturbs coastal sage scrub will be subject to the appropriate permit process.

B. Permitted Uses

1) Agricultural uses.

2) Hiking and equestrian trails.

3) Uses accessory in nature to the permitted uses of adjoining residential planning units, but excluding building or other similar structures.

4) Fences.

5) Utilities and related facilities.

6) Graded slopes for roadways, dwelling units or recreational facilities.

7) Emergency access roads.

8) Landscaped slopes and open spaces.

9) Drainage or soil erosion control facilities or improvements as depicted on Exhibit IV-B.

c. Site Development Standards

1) No buildings or structures shall be permitted within conservation scenic protection areas.

2) Grading is permitted in conjunction with the above permitted uses, and shall be conducted in a manner consistent with the guidelines contained within Chapter IV (Development Standards).

3) Other standards shall be as specified on an approved project plan/tentative tract map, or an approved building permit.

4) Fuel modification procedures shall be subject to the approval of the City Fire Chief.

5) If trails are proposed, they will be reviewed as part of the Project Plan review procedure.

6) Fences and walls: Fences and walls shall be in accordance with Chapter V, Design Guidelines.

4. Golf Course Area (161.5 acres)

a. Purpose and Intent - This classification is for the development of an eighteen hole golf course and related facilities.

b. Permitted Uses

1) Golf course.

2) Driving range.

3) Clubhouse - including pro shop, restaurant and banquet facilities.

4) Tennis courts and swimming pools.

5) Temporary Sales Information Center.

6) Utilities buildings, structures, and facilities including but not limited to electrical water, sewage, microwave, telephone and telegraph, cable television and their storage, distribution, treatment, and production facilities.

7) Uses incidental or accessory in nature to the above permitted uses when designed integrally with the golf course and including but not limited to the following: Day care facilities, cafe, bar, golf cart storage and/or maintenance equipment storage.

8) Drainage or soil erosion control facilities or improvements.

c. Site Development Standards

1) Lot area: no minimum

2) Lot width: no minimum

3) Lot depth: no minimum

4) Clubhouse height: forty-two (42) feet maximum.

5) Clubhouse setbacks: fifty (50) feet from any street or adjoining residential planning unit.

6) Off-Street Parking: Off-street parking shall be pursuant to Article 39 of the Escondido Zoning Ordinance. Parking shall be permitted within the front setback of the clubhouse. Adjacent recreational facilities may provide shared parking. A minimum of five (5) foot landscape buffer shall be provided between parking areas and the loop and club house street.

7) Signs: Signs shall be permitted in accordance with Chapter V, Design Guidelines.

8) Trash and storage area: All storage, including carton, containers and trash shall be shielded from view within a building or area enclosed by a masonry wall or solid wood fence not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential planning unit unless it is fully enclosed.

9) Fences and walls: Fences and walls shall be in accordance with Chapter V, Design Guidelines.

10) Visual Enhancement:

a) Mechanical equipment. Mechanical equipment placed on any roof, such as but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting areas zoned for residential or open space uses within a 100 (100) foot radius.

d. Administrative Adjustments - Adjustments to the above site development standards of up to 25% may be approved or

conditionally approved by the Director of Planning and Building upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by resolution of the City Council.

e. The Director of Planning and Building shall give notice of his intended decision to all property owners within 300 feet of the property boundaries at least 10 days before such decision is to become effective. Any interested party may appeal the decision of the Director of Planning and Building to the Planning commission upon submittal of an appeal fee in an amount to be established by resolution of the City Council.

5. Community Facilities (32.5 acres)

a. Purpose and Intent - One planning unit has been designated as Community Facility (CF-1) and is a 32.5 acre site that has been deeded to the City for park, school, fire station, or other community facility purposes. The majority of the site is flat and contains a natural sloped rear buffer. A portion of the site contains a drainage area which may function as a desilting basin and provide for replacement and enhancement of riparian areas. It is located on Rockwood Road for easy valley access, and is crossed by the southern emergency access road. The future extension of Rockwood Road to the property's southern boundary would bisect the site.

b. Permitted Uses

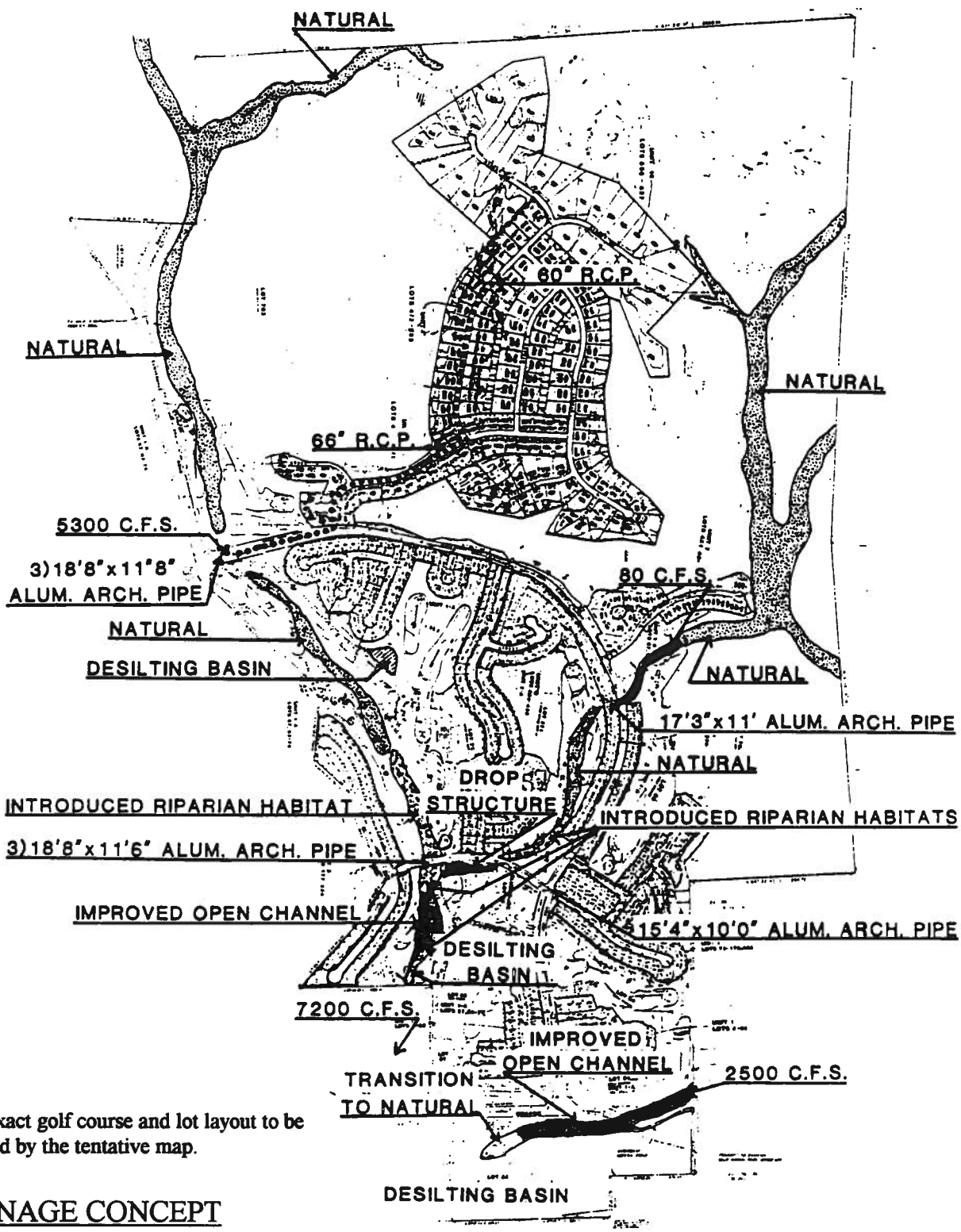
1) Fire station or police sub-station.

2) Public school.

3) Equestrian center or facility.

4) Utility building, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment and production facilities.

5) Uses and structures typically incidental or necessary to residential uses. As specified in Section 33-162



Note: Exact golf course and lot layout to be illustrated by the tentative map.

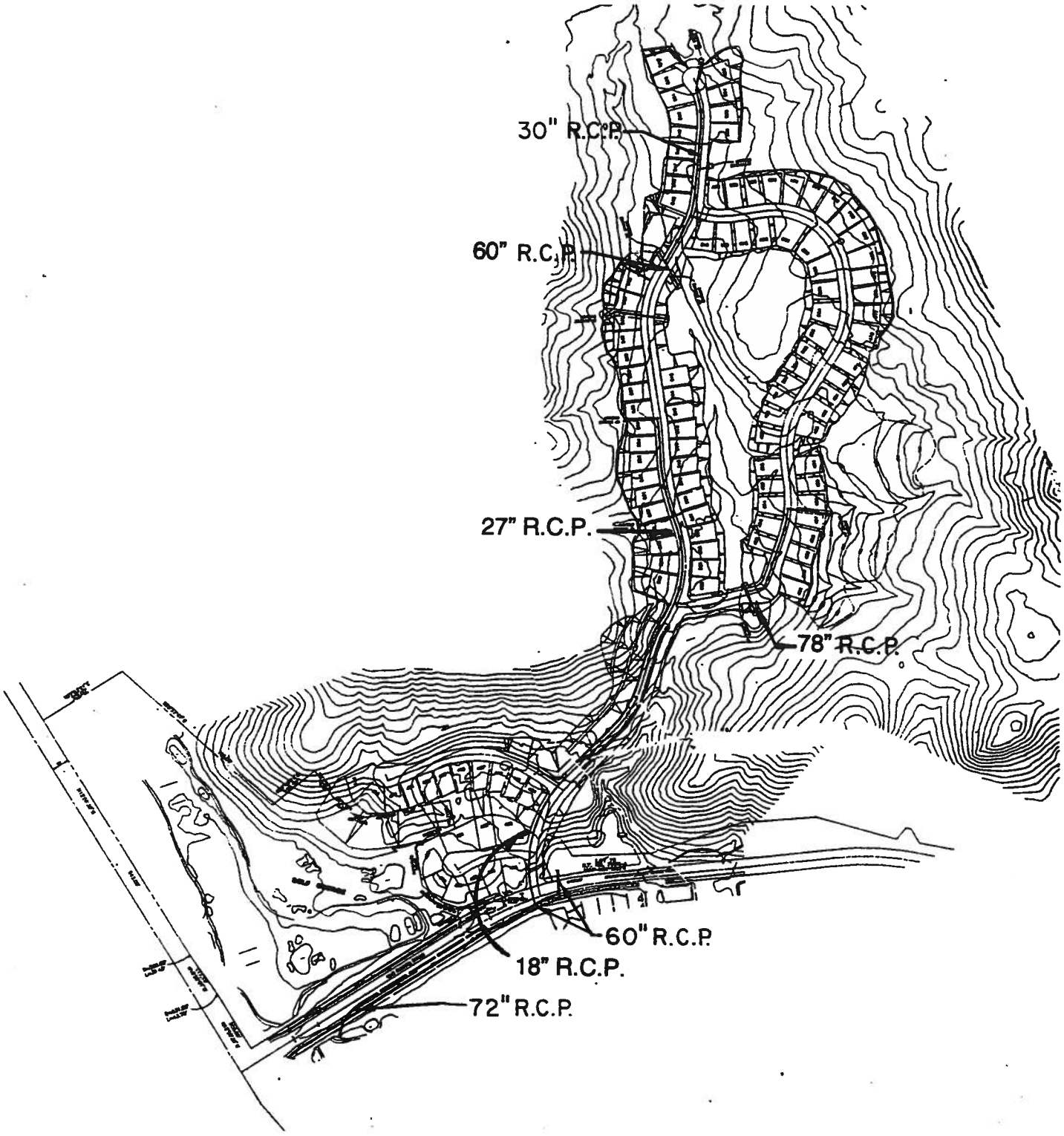
DRAINAGE CONCEPT

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-B

North △



DRAINAGE CONCEPT PLAN

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-B.2

North △

of the zoning code, provided however the fire station and/or the elementary school is not built.

C. Conditional Uses

1) The following uses and structures are permitted only if this site is not required for an elementary school or other public facility and if a Conditional Use Permit has been issued and subject to the terms thereof.

2) Day nurseries, child care centers.

3) Churches, religious activity centers.

4) Private schools.

C. Circulation Development Standards

The circulation system for Rancho San Pasqual (see Exhibit IV-C) is planned as a public or private roadway network. In the event that it is private, it shall be maintained by the homeowners' association. The system is based upon a loop concept which takes access from two collector roadways: Cloverdale Road on the west and Rockwood Road on the south. Two primary project entries connect to these roadways, and provide the linkage points necessary for the loop system. The system connects directly to all residential neighborhoods through local streets. In general, all public streets shall be consistent with the circulation element and City design standards. Determination regarding the precise alignment, names and other aspects of these roadways shall be made as part of the project plan/tentative tract map review process.

1. Street Cross-Sections (See Exhibit IV-D)

The streets within the Rancho San Pasqual Specific Plan area shall be constructed to the standards described and illustrated in this section. If changes in circumstance warrant the City to downsize the classification of any of these streets, those streets may be constructed to the standards of the new classification.

Cloverdale Road

Cloverdale Road, a collector street, extends along portions of the western edge of Rancho San Pasqual and may ultimately connect into the regional circulation system at Bear Valley Parkway. Right-of-way width of 84 feet (64 feet curb-to-curb) shall be reserved for future construction along Cloverdale Road or as

determined necessary by the City Engineer. Improvements will be consistent with map conditions of the revised Vesting Tentative Tract map.

Rockwood Road

Rockwood Road, also a collector street with an 84 foot right-of-way, extends east from Cloverdale Road through the southern portion of Rancho San Pasqual, and terminates at the loop road. Right-of-way width of 84 feet shall b e reserved for future construction of Rockwood Road extension to the southern project boundary. Improvements will be consistent with map conditions of the revised Vesting Tentative Tract Map. Right-of way for Rockwood road shall extend through and bisect Planning Area CF-1.

Interior Loop Street and Clubhouse Street

The interior loop street is intended to provide the backbone circulation within the project area, to connect to Cloverdale and Rockwood Roads. The roadway shall be improved with a minimum 56-foot right-of-way and 36-foot curb-to-curb sections. The street providing access from the loop street to the clubhouse shall also be improved to the same standards.

Hillside Streets

Roadways within residential hillside areas shall implement cross-section C, unless otherwise indicated on Exhibit IV-C. These standards contain reduced standards to help minimize the grading in these areas.

Project Entries

Project identity is enhanced at two specific points through specific entry design treatments. At the southern entry point at Rockwood Road, a wider right-of-way is proposed to provide landscape center medians and larger parkways (see "Project Entries - Community" cross-section, Exhibit IV-D2). At the northern entry point at Cloverdale Road, the wider right-of-way will also be utilized. The section of the roadway that winds northeast into the Phase Two may be improved with a landscaped median and 52 foot right-of-way (see "Project Entries - Hillside " cross-section, Exhibit IV-D2).

2. Parking

On-street parking is permitted on all interior and local streets, with the exception of the project entries.

3. Non-Vehicular Circulation

A potential bike lane is proposed along the loop roadway. This lane will be for the use of the residents within the guard gates. Any provisions for potential bike lanes within streets shall be determined as part of the tentative tract map review procedures, and subject to the approval of the Community Development Director.

4. Off-site Circulation

Regional access to Rancho San Pasqual is provided by San Pasqual Valley Road (Route 78) located to the south of the project area (see Exhibit III-C). San Pasqual Valley Road is identified as a major arterial highway on the City of Escondido Circulation Plan. Specific Street improvement conditions are presented in Chapter VI (Implementation).

5. Private Streets

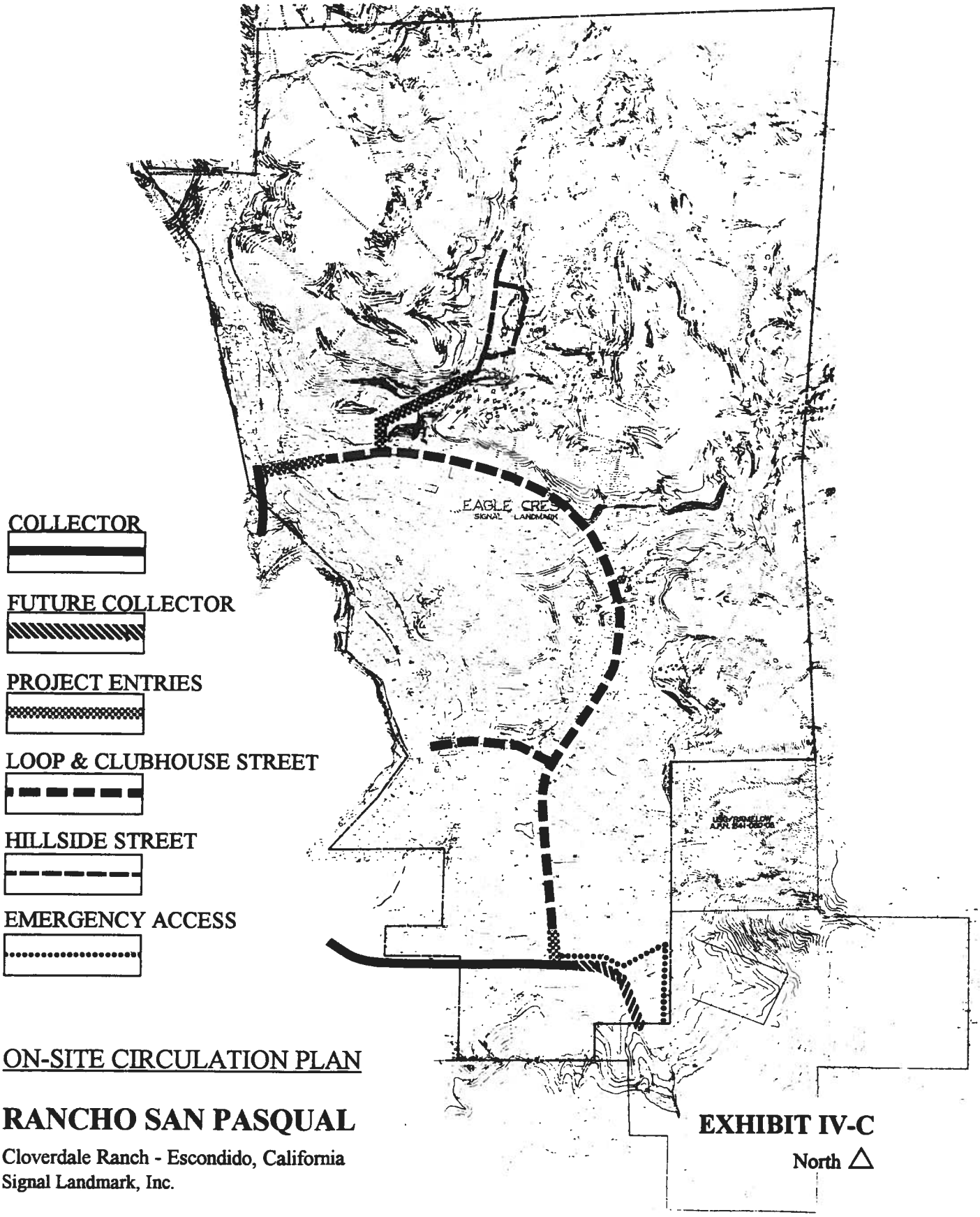
All Streets within Rancho San Pasqual Specific Plan shall be private, with the exception of Cloverdale Road, Rockwood Road. Private streets shall be located within Roadway Lots and shall be owned and maintained by the Rancho San Pasqual Homeowners' Association. These roadway easements may be expanded to accommodate additional landscaping or separate landscape easements may be recorded adjacent to the roadway easements. It shall be at the discretion of the developer if and where any expanded or additional landscape easements are to be recorded.

PLEASE REFER TO EXHIBITS IV-C AND IV-D

D. Grading Standards

The grading concept for Rancho San Pasqual is based upon certain design assumptions such as street alignments, lot configurations and golf course routing which may change as development occurs, but which will not materially affect the grading concept. Minor design modifications to this concept plan which are consistent with the intent of this Specific Plan, and the Criteria specified below, are permissible, based upon the approval of the Director of Planning and Building.

All grading exemptions, other than those specified in Exhibit IV-E and modified by Exhibit IV-E2, and approved as part of this Specific Plan



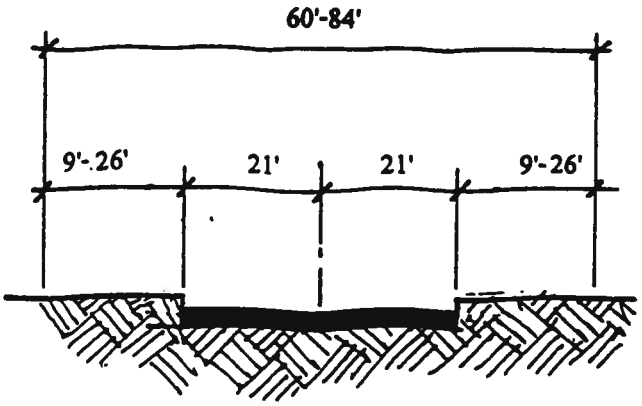
ON-SITE CIRCULATION PLAN

RANCHO SAN PASQUAL

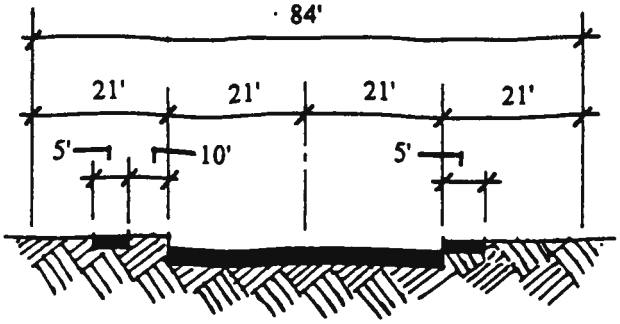
Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-C

North △



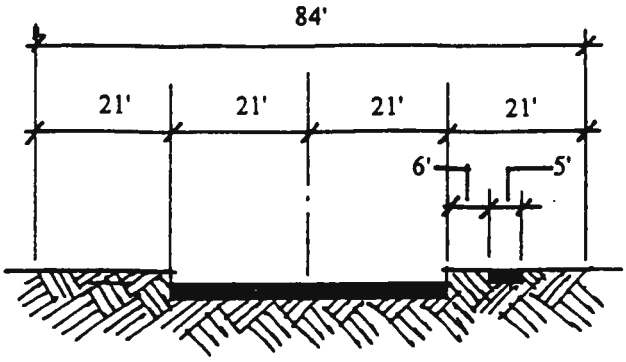
COLLECTOR OFF-SITE
(Cloverdale Road, Rockwood Road)
Subject to the Requirements of the Jurisdiction



Golf Course

Lot 58 Park

COLLECTOR ON-SITE
(Rockwood Road)



Offsite

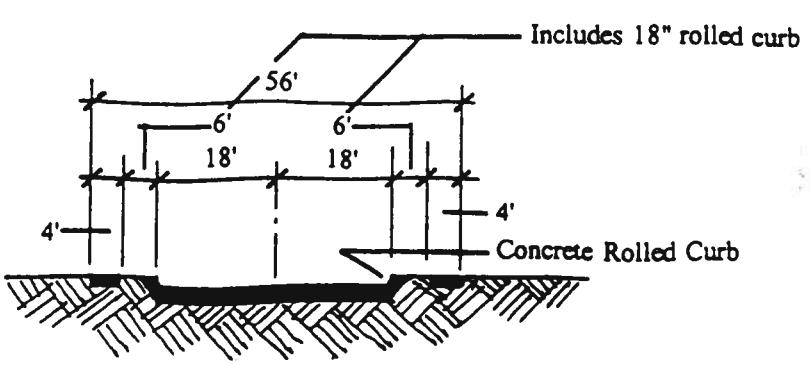
Golf Course

COLLECTOR ON-SITE
(Cloverdale Road)

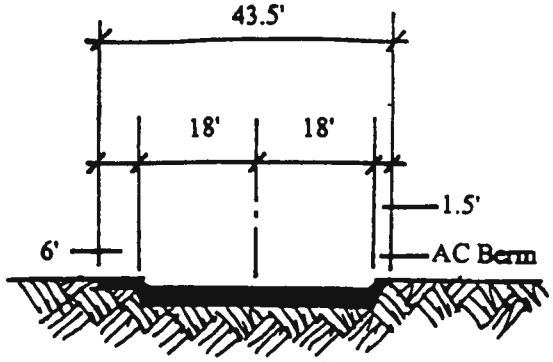
STREET CROSS SECTION GUIDELINES

RANCHO SAN PASQUAL
Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

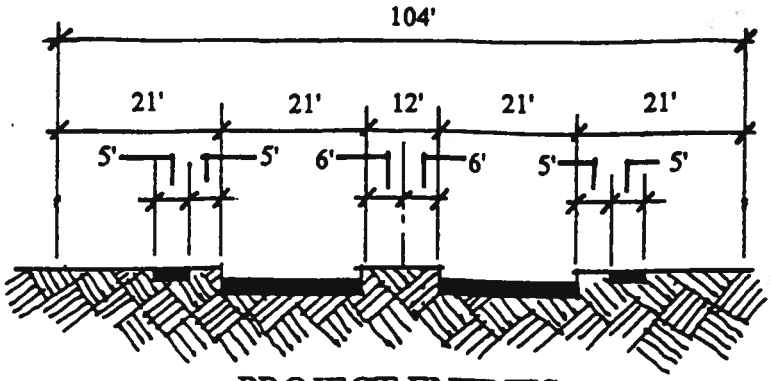
EXHIBIT IV-D.1
SCALE: 1"=30'



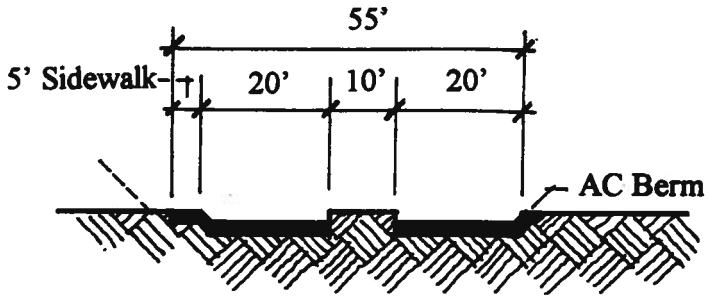
LOOP AND CLUBHOUSE STREETS



STREETS WITHIN HILLSIDE AREAS



PROJECT ENTRIES
(Community)



PROJECT ENTRIES
(Hillside Project Entry)

STREET CROSS SECTION GUIDELINES

RANCHO SAN PASQUAL
Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-D.2
SCALE: 1"=30'

shall be considered and acted upon by the City in a manner consistent with the city grading ordinance.

1. Exceptions

Exhibit IV-E identifies all of the areas within the Rancho San Pasqual Specific Plan which may require grading exceptions, under the following instances:

a. Roadway Extensions - These areas are located within canyon draws and include visually isolated slopes which are necessary to achieve a proper alignment of roads.

b. Residential Development Areas - These areas are located within the Phase Two area of Rancho San Pasqual, and are visually isolated, and include small, isolated areas where grading of 30 percent-plus slopes or construction of 20' or higher slopes are necessary in order to establish feasible building sites.

c. Golf Course Development Areas - These are located within the golf course area. The majority of these areas are visually isolated and include limited areas where grading of 30 percent-plus slopes is necessary in order to establish a functional golf course, and will be attractively landscaped to blend with the golf course design.

These exceptions are made necessary by the unique characteristics of the terrain within the Rancho San Pasqual such as: access requirements, site-specific geologic constraints, and visually sensitive areas. In those areas where grading ordinance exceptions are employed, appropriate increased development standards shall be applied in a manner consistent with the following criteria.

1) Landscaping of affected areas shall be accordance with an approved master landscape program where applicable;

2) Contour grading techniques shall be consistent with the provisions of the City grading ordinance; and,

3) Those additional development standards set forth in Section 2, below.

No project plan shall be approved if it proposes grading exemptions not noted on Exhibits IV-E and IV-E2, unless such exemptions are obtained through the process set forth in the grading ordinance.

2. Increased Development Standards

a. Typical Bank Landscaping:

1) Trees shall be clustered between view corridors on adjacent lots.

2) Trees, shrubs and groundcover shall be located along slopes to provide erosion control and preserve views.

3) Clustered shrubs shall be interspersed throughout the slope.

4) All slopes shall be planted with a groundcover.

5) Irrigation systems shall be installed on all landscaped slopes.

6) Plant material requirements shall meet or exceed the normal requirement of the grading ordinance.

7) "Benches" for orchard/vineyard rows shall be limited so as not to result in any cut or fill slope greater than eight (8) feet in vertical height.

b. Contour Grading:

1) Contour grading, defined as varying inclinations of continuous slopes or curvilinear slope alignments, shall be extensively incorporated into the project design of areas identified on Exhibit IV-E where their inclusion does not result in significantly increased areas of grading. A mixture of 2:1, 2-1/2/2:1, 3:1, and flatter slope ratios should be used to provide variety throughout development.

2) The grading ordinance provides certain other policy direction for contour grading in the form of "Guidelines." Given the sensitive nature of the existing topography on the Rancho San Pasqual development, plans shall pay strict adherence to these guidelines where feasible.

C. Cut and Fill Slopes

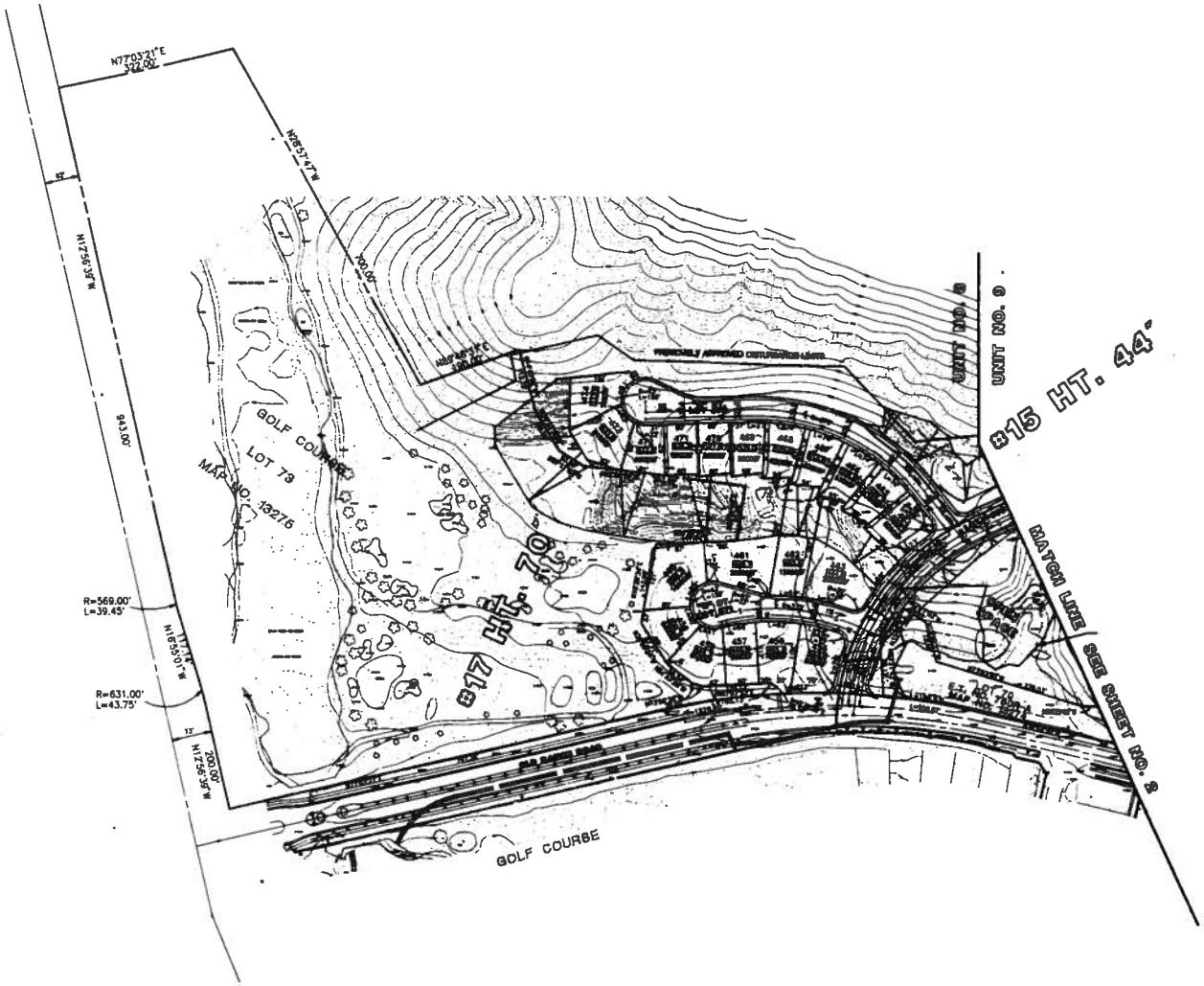
GRADING EXEMPTION
HEIGHTS & INCLINATIONS

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-E.1

North △



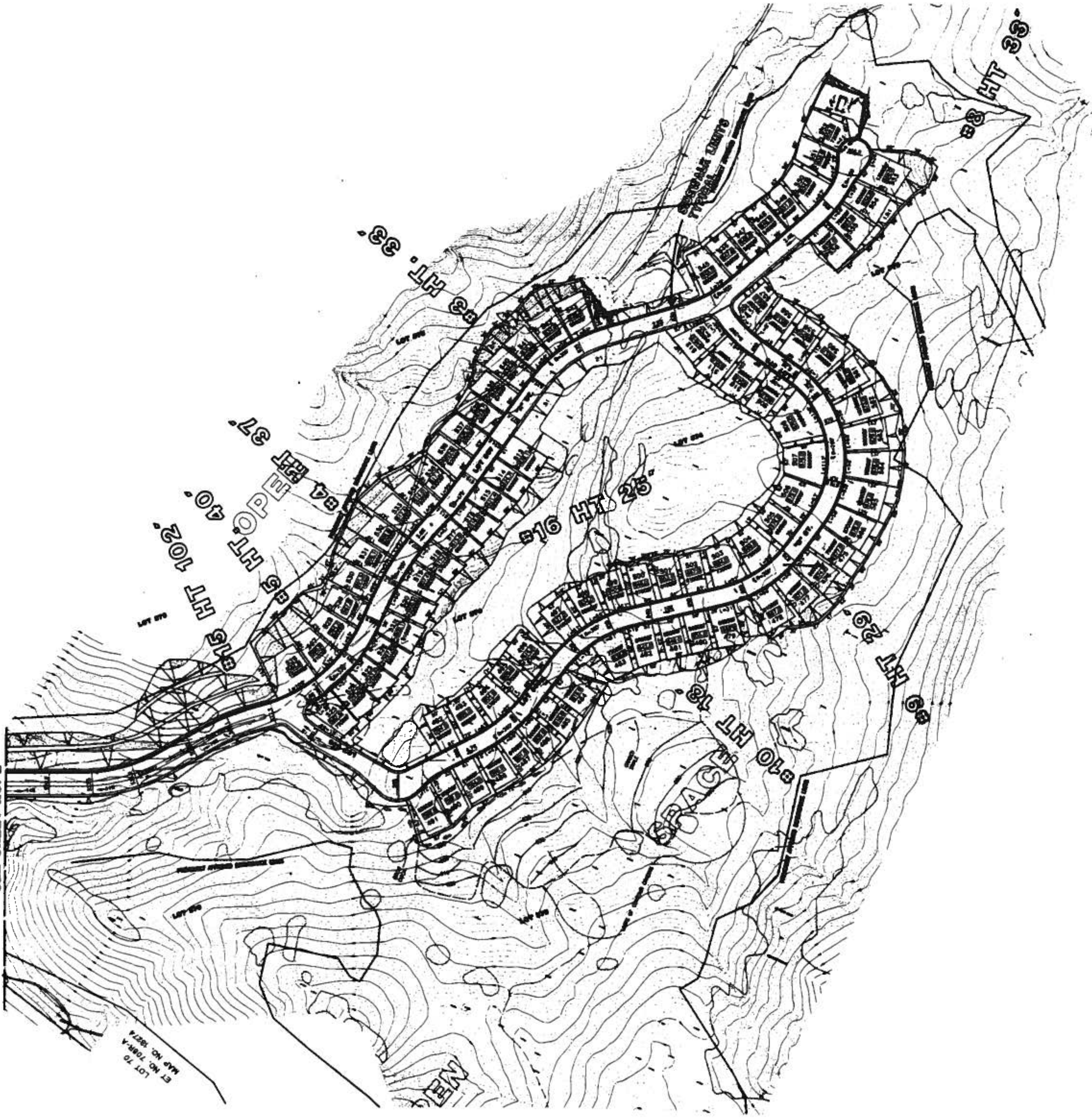
GRADING EXEMPTION HEIGHTS & INCLINATIONS

RANCHO SAN PASQUAL

EXHIBIT IV-E.2

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

North △



GRADING EXEMPTION HEIGHTS & INCLINATIONS

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT IV-E.3

North △

1) Inclination of cut and fill slopes shall be no steeper than two horizontal to one vertical (2:1) unless retaining, crib wall, or other methods can be shown to be stable and safe in a soil engineering and/or engineering geology report and approved by the City Engineer.

2) Fill slopes shall not be constructed on natural slopes steeper than two to one (2:1) unless otherwise recommended in the approved soil engineering and/or engineering geology report and approved by the City Engineer.

E. Transfer of Units

Dwelling units may be transferred from one planning unit to another within the Rancho San Pasqual Specific Plan in accordance with the following provisions:

1. The transfer of units shall not exceed prescribed planning unit maximums by more than 10 percent (10%);

2. The transfer of units shall not exceed prescribed residential density category maximum by more than 10 percent (10%);

3. The transfer of units shall not exceed the overall plan capacity of 580 dwelling units; and

4. Dwelling units may only be transferred into residential planning units as described above. In no instance may dwelling units be transferred into Open Space planning units.

F. Adjustment in Planning Unit Boundaries

Planning Unit Boundaries may be adjusted due to further engineering studies, or to implement federal, state or local agency requirements for the project in accordance with the following provision:

1. The total amount of Conservation Viewshed and Conservation Scenic open space shall not drop below its current amount of 481 acres.

2. Dwelling units may be transferred into other residential planning units, according to the provisions of Section IV-E of the Rancho San Pasqual Specific Plan; and

3. Project Plans submitted with planning unit boundary adjustments shall contain documentation showing conformance to the Rancho San Pasqual Specific Plan Environmental Impact Report.

V. COMMUNITY LANDSCAPE, STREETSCAPE, SIGNAGE AND LIGHTING DESIGN GUIDELINES

This section contains the general design guidelines for the Rancho San Pasqual Specific Plan Area. These guidelines encompass the entire property. These guidelines describe the intent of the character envisioned for the Specific Plan.

A. Landscaping

An overall landscaping concept (Exhibit V-A) for Rancho San Pasqual is envisioned which will fulfill both functional and aesthetic requirements. Further details of the implementation program relating to landscaping are presented in this chapter and in Chapter VI, Implementation.

1. Prominent natural features within Rancho San Pasqual shall be maintained and incorporated into the project: oak and sycamore trees and riparian areas shall be maintained and enhanced where possible. These features serve as a visual backdrop for the community and as the theme for the landscape concept.

2. The golf course shall be designed to preserve the oak and sycamore trees and riparian areas where possible. It is understood that in some areas the existing trees and riparian areas must be removed for a functional golf course or drainage improvements.

3. Transition areas from development to "natural open space" areas shall be provided, and these edges will be softened through use of plant materials.

4. A landscape palette for open space areas including slope banks, transition areas and fuel modification zones shall be prepared at the submission of the Tentative Subdivision map. Vegetation compatible with those species indigenous to the area shall be emphasized. This palette shall be approved by the Director of Community Development and pertain to the entire Specific Plan area.

5. A separate landscape palette shall be prepared for the golf course and clubhouse area. This shall be submitted along with the golf course grading plans at the project plan level.

6. Fuel modification techniques shall be utilized in those areas as designated by the Fire Chief.

B. Project Entries

1. General Design

a. Entries to Rancho San Pasqual (see Exhibit V-B) shall be special access points which establish a sense of entry, and immediately set the theme and character of the community.

b. an initial impression of the image of the community. The scale, form and materials of signing shall be in keeping with the character of the community.

c. Monumentation, flowering accents and shrubs, and the use of flowering specimen trees shall be used to generate interest at the entry points.

d. View corridors into Rancho San Pasqual from entries should be maintained and framed through use of vertical trees, or accent shrubs.

e. Identifying features shall consist of slump block masonry, long rolling expanses of turf and landscape features and project signage to create a unifying visual statement to be carried through the golf course and residential areas.

f. Attractive guard gates shall be provided which are compatible to the monumentation and architectural style of the project.

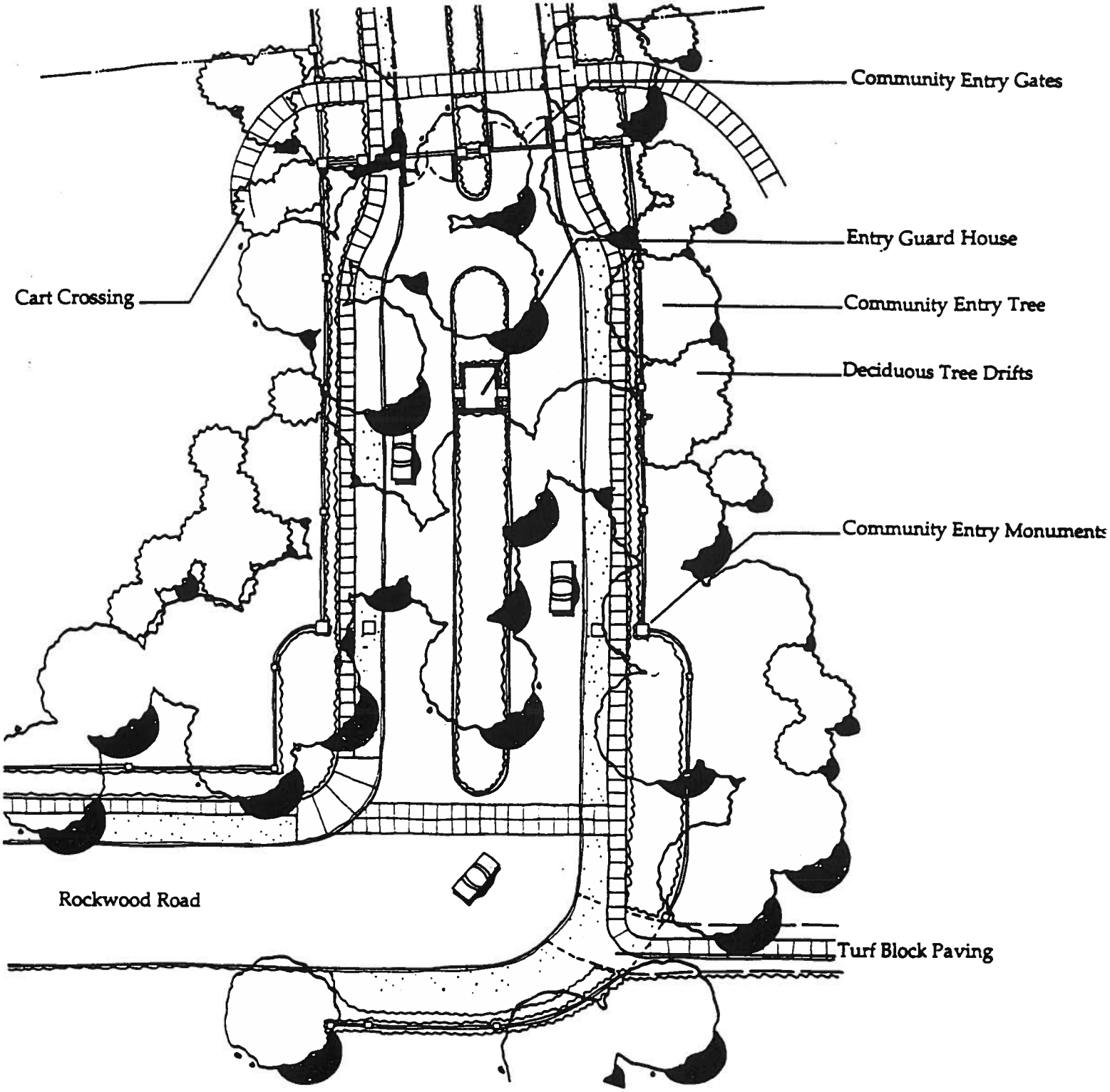
2. Rockwood Road Entry

The major project entry shall occur at the intersection of Rockwood Road and the loop street. The entry shall create a sense of arrival and introduction to the project in the use of the following elements:

a. All masonry is to be of slump block with mortar washed finish. Form and line will create variety interest and strength in visual impression:

- Brass project signage;
- Pilasters with thin tile caps solidly incorporated in the entry fencing and continued into the project in various wall details;
- Inlaid stone paving; and
- Raised median with low ashlar wall accents.

b. A gatehouse utilizing construction including smooth stucco and barrel tile.



PROJECT ENTRY AT ROCKWOOD ROAD

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT V-A

North △

c. Entry monuments located in the widened parkways shall introduce the community name and theme.

d. Rolling Turf shall offset the hard strict edges.

e. Schinus molle shall provide a strong character specimen point on either entry corner.

f. A backdrop of Platanus racemosa and Eucalyptus rudis shall reinforce the entry and create a changing seasonal background for the Schinus molle. Both evergreen and deciduous trees shall accept the entry drive up to the clubhouse.

g. Accent lighting of plant materials, signage, slump block masonry, and earthwork features.

3. Cloverdale Entry

This project entry shall occur on the northern end of the site at Cloverdale Road and the loop street. It shall create a sense of identification for home owners as they approach this entry to their community. It will be an unmanned entry, but shall feature:

a. Slump block masonry with a mortared hand finish in the construction of signage walls, and faux wood rail fence columns.

b. Raised accent median.

c. Schinus molle specimen trees shall again provide strong character on either corner of the entry.

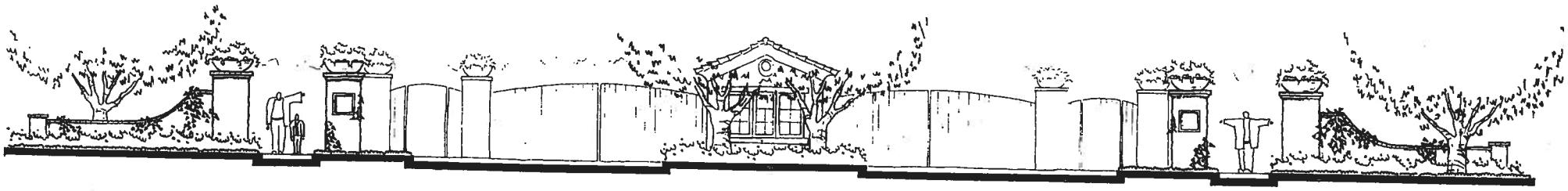
d. A backdrop of Platanus racemosa and Eucalyptus rudis shall enhance this strong visual point.

e. Rolling turf and deciduous background of canopy trees in an informal arrangement as one is led into the site.

4. Secondary Entry Monumentation

Entry monumentation shall occur at specific locations along the loop street at the golf course clubhouse and the residential subdivisions. These entries consist of:

a. Slump block masonry columns with mortar washed finish and brass identification plaques.



South
Community Entry Elevation

PROJECT ENTRY ELEVATION

RANCHO SAN PASQUAL
Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

EXHIBIT V-B.1

b. Perennial planting with flowering accent tree.

c. Turf foreground.

d. Accent lighting (golf course and swim/tennis club only).

C. Streetscapes

1. Streets shall carry the landscape concept through Rancho San Pasqual and provide a sense of continuity and relationship between various uses and locations within the community (see Exhibit V-A).

2. Landscape details along streets, including fencing, neighborhood monumentation, and vegetation shall reinforce "high quality golf course community" atmosphere.

3. The loop street, adjacent to residential areas and within valleys shall be screened to soften the appearance. Screening devices shall employ vertical trees, shrub planting, and screening walls.

4. Secondary streetscapes with view windows to the hillsides and golf course should be established and maintained consistent with established City policy.

5. Landscaping for key intersections shall be designed to add accent to the community and to provide direction toward major community elements.

6. Streetscapes shall be of variable widths, expanding at entries, transition areas and view corridors. Planting may go beyond road right-of-way and easements.

7. Landscaping shall help announce arrival at important points and serve to identify destinations (e.g., Golf Course and project/ neighborhood entries) within Rancho San Pasqual. This shall be accomplished through the use of tall vertical trees to establish location, flowering trees and shrubs, lighting and/or graphics.

8. Landscape architecture should complement the architectural theme of the club house.

9. Special attention shall be paid to those architectural elevations which are visible for those houses whose rear yards are adjacent to Rockwood Road, or the loop road. The use of a variety of exterior

materials and landscape materials is encouraged so as to improve the aesthetics of the community.

D. Fencing and Walls

1. The materials, style, and height of the walls and monuments shall provide an element of continuity throughout Rancho San Pasqual to ensure a visual consistency and shall use slump block masonry with a mortar washed finished along with design elements of the entries and clubhouse buildings.

2. Fences along open space areas, the golf course, ridgelines and hillsides shall be of "open" construction to allow for protection of scenic views.

3. Construction materials and colors for walls shall be consistent with the project architecture and wall hues should consist primarily of earthtones and natural materials.

4. Project walls along entry roads to the Rancho San Pasqual community shall be designed in a uniform and consistent manner so as to blend with other walls within the community. In addition, such project walls shall be consistent with the architecture of adjacent residential projects.

5. The horizontal form of continuous walls should be softened by landscape planting.

6. Long linear walls shall be screened with vines and shrubbery to provide interest, and to break long lines.

7. A fencing plan for the golf course shall be designed at the project plan level. It shall provide open views to the golf course where feasible and be designed to protect residential uses and vehicular and non-vehicular traffic. Fences may be designed up to a maximum of eighty (80) feet in height in order to protect adjacent uses and traffic.

E. Signage

All signing within Rancho San Pasqual shall conform with these sign regulations:

1. Sign sizes, quantities, and locations within Rancho San Pasqual shall be consistent in design so that visual conflict does not occur. This system affects all signs including:

   a. community entry signs;

   b. residential neighborhood identification signs;

c. community center identification signs;

d. golf course and country club identification signs; and

e. Other identification and directional signs.

2. Street signs and community directional signs shall be consistent with the character of the community in terms of size, color and materials, and shall meet the approval of the Director of Community Development.

3. Directional signs shall be designed in such a manner as to provide information in a symbolic format.

4. Entry monumentation shall be a maximum of seven (7) feet in height. Interior monumentation shall be a maximum of six (6) feet in height.

F. Utilities and Street Furniture

1. Utility fixtures shall be located and screened in order to reduce their visual impact in the community.

2. Low profile fixtures or enclosures shall be used.

3. Proposed utility lines shall be located underground.

4. Street furniture, such as benches and trash receptacles, shall be selected on the basis of compatibility with surrounding architecture and landscape architecture (Swim and tennis club only).

G. Implementation

The final landscape plan will be designed pursuant to the Landscape Plan requirements within the Project Plan submittal as described in Section VI. Changes to the Landscape design as described in this section may be made subject to approval of the Community Development Director.

VI. IMPLEMENTATION

The purpose of this chapter is to provide guidelines for the timely implementation of the Rancho San Pasqual Specific Plan.

A. Implementation Techniques

The implementation of the Rancho San Pasqual development will be accomplished through the approval by the City of Escondido of one Tentative Subdivision Map and subsequent Final Maps. These maps will be consistent with the State Subdivision Map Act and the City's Subdivision Ordinance, with appropriate condition applied accordingly.

1. Vesting Tentative Subdivision Map

In conjunction with the submittal of the Vesting Tentative Subdivision Map the following information and/or studies must be submitted to the City staff.

a. Conceptual Landscape Plan. A project-wide landscaping program, consistent with Chapter IV and V of the Specific Plan, shall be submitted depicting street trees, entry point designs, manufactured slope landscape treatment and community entry and directional signs.

b. Environmental Constraints Program. Identification of those areas within the Specific Plan which may require site-specific mitigation treatment, as identified through the Final Environmental Impact Report.

c. Recreation/Open Space Facilities Program. The location and acreage identification of all Recreation and Open Space facilities. Pedestrian trails may be included if appropriate.

2. Final Maps

Final maps will be recorded to subdivide the lots of the Tentative Map into development units. Final lot recordation cannot occur prior to Final Map approval. Each Final Map shall be consistent with the Specific Plan and Tentative map, and shall include the following, to be submitted to the City and accepted by the Community Development Director prior to recordation of Final Map:

a. Development Regulations and Design Guidelines. A program establishing standards for height, setbacks, open space, building intensity, public improvements, building materials and color within the Final Map area. These guidelines and regulation shall be consistent with all the appropriate "Development Standards" presented in Chapter IV of the Specific Plan.

b. Documentation of Conformance with Certified Final Environmental Impact Report. Written documentation, identifying all appropriate mitigation measures from the Final EIR, and Final Maps compliance with these measures.

c. Copies of legal documents required by the Community Development Director for conveyance of open space within the Final Map area and for the creation of non-profit homeowner associations, or assessment districts for such open space ownership and/or maintenance.

d. Landscape Plan. A detailed landscape and planting plan for streets, recreational amenities and open space within the Final Map area. This plan is to be consistent with the conceptual Landscape Plan and Specific Plan.

e. Tabulation of number of dwelling units by type within the Final map area.

3. Project Plan

Prior to the recordation of the Final map, a project plan as defined by Article 1044 of the Escondido Zoning Ordinance shall be prepared and approved pursuant to the procedures described in the aforementioned Article 1044. A single submittal package may be prepared to satisfy the different levels of detail described in article 1044. Those submitted requirements that are met by the data contained in this Specific Plan shall not be required for the Project Plan.

4. Development Agreement

A Development Agreement between the City of Escondido and the Developer has been prepared for the Rancho San Pasqual development. This Agreement is a contract between the City and Developer which spells out in detail the implementation for both parties.

B. Miscellaneous Implementation

1. Dedication and Maintenance of Open Space

Whenever common open space is provided whether required or not, the Planning Commission 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 by my mandatory injunction enforce the provisions thereof.

2. San Pasqual Union School District

A school site was reserved for the San Pasqual Union School District, as requested by the District during preparation of SP 88-02. After adoption of the Specific Plan, the District reevaluated the site and determined that it does not meet the District's needs. The site is now a part of Planning Unit CF-1 The developer shall be required to pay school fees pursuant to State law.

3. Escondido High School District (EHSD)

The developer shall be required to pay school fees pursuant to State law.

4. Fire Department Conditions

a. A secondary access road at the eastern terminus of Rockwood Road is planned to provide emergency access to properties to the east and south of Rancho San Pasqual.

b. The project shall provide a water supply, either temporary or permanent to be available and accessible before combustible materials are moved onto the project site. Such water supply shall be capable of flowing the "Needed Fire Flow" for the hazard and be available within 500 feet travel distance (fire truck access) of property to be protected.

c. The developer shall make arrangements, to the maximum amount of $50,000 cumulative for all occurrences and to

the satisfaction of the City Attorney, to provide a means of reimbursing the City for actual payments made to the California Division of Forestry for extraordinary fire-fighting services delivered to the Rancho San Pasqual property. Such services may include fire-retardant drops, and the provision of bulldozers, hand crews, etc. These arrangements shall cover the period commencing with annexation and ending upon operation of the permanent fire station, or the completion of the project. At that time, any unused portion of the account will be refunded to the developer.

The establishment of a separate account, from which such reimbursement can be made, whether through a letter of credit or cash deposit in the total amount of $50,000 shall be deemed to satisfy this condition in full. This paragraph shall not operate to limit any rights of indemnification which the developer may have against any third party arising from any amounts paid pursuant to this paragraph.

d. The project will be required to comply with the Department's fuel modification zone requirements. Undeveloped areas will require fuel breaks and/or clearing as required by the City's Weed/Nuisance Abatement Program. The specific program shall be to the satisfaction of the Fire Chief and shall be determined prior to approval of the first Final Map.

5. Engineering Department Conditions - Street System

a. The developer will be required to improve Cloverdale Road from Highway 78 to the northern project entry of Rancho San Pasqual Drive concurrent with the first phase of development. The right-of-way width shall be 84 feet. Improved surface shall be a minimum of 42 feet in width unless additional width is required by the governing jurisdiction. The developer will be eligible to receive repayment for off-site improvements to Cloverdale Road as properties adjoining the improvements are annexed to the City of Escondido and developed. Any such repayment shall be made by the city from traffic impact fees collected from the adjoining properties. The specific details of the repayment agreement shall be to the satisfaction of the City Engineer and subject to approval by the City Council.

b. Subject to approval by Caltrans and the City of San Diego, the intersection of Cloverdale Road and Highway 78 shall

be realigned as a four-way intersection opposite San Pasqual Road prior to occupancy of the first units.

c. The developer will be required to improve Rockwood Road from Cloverdale road easterly to the project concurrent with first development in the first phase of the project. Cooperation with the City of San Diego will be required for the southern and easterly extension of Rockwood Road. The developer will be eligible to receive repayment for off-site improvements are annexed to the City of Escondido and developed. Any such repayment shall be made by the City from traffic impact fees collected from the adjoining properties. The specific details of the repayment agreement shall be to the satisfaction of the City Engineer and subject to approval by the City Council.

d. Supplemental traffic studies for project-related traffic may also be necessary prior to, or as a condition of approval, of any project plan. The developer shall contribute to these studies on a fair-share basis, as determined by the City. The supplemental studies shall address the following issues:

1) Potential phasing of traffic signals at the following locations:

- Cloverdale Road and Rockwood Road
- Cloverdale Road and Highway 78

If the supplemental traffic studies conclude that traffic signals are necessary, then the developer shall be required to install the signals and shall receive credit for the cost of the signals applied against traffic impact fees collected from the project.

2) Project's impacts on properties which adjoin the Specific Plan boundaries and the need for any extensions shall be determined. It is anticipated that short extensions of the street system may be required to provide reasonable necessary access to some of the adjoining properties, if no other feasible remedies are available, and as determined by the Community Development Director.

e. The developer will be required to pay traffic impact fees as established by City Council concurrent with the issuance of building permits within the project.

6. Engineering Department Conditions - Sewer Services

a. The developer will be required to construct an off-site sewer system consisting of pump stations, force mains, and gravity mains from the project to the Southside Pumping System which is located in the vicinity of Via Rancho Parkway and I-15.

b. The developer will be required to participate in the future upgrading/improvement of the Southside Pumping System. The developer's participation is estimated to be $320 per dwelling unit and must be adjusted periodically for inflation.

7. Engineering Department Conditions - Water Supply

a. The developer will be required to construct an off-site transmission main of approximately 18-inch diameter from the Reed Reservoir to the project's northerly boundary.

b. The developer will be required to participate in the future expansion of the Reed Reservoir through connection fees. Developer shall receive credit for any fees paid prior to expansion. A portion of the water connection fees collected from the project will be used for participation in the expansion of the Reed Reservoir.

8. Engineering Department Conditions - Drainage

a. The developer will be required to construct desilting basins and such other erosion control measures deemed necessary by the City.

9. Engineering Department Conditions - General

a. As with all projects within the City, the developer will be required to construct all on-site public facilities, including streets, utility systems, and drainage systems, deemed necessary by the City to support the project. All public facilities must be sized as needed to serve adequately future development of the surrounding area according to the City's General Plan.

b. The developer will be required to support a "surcharge" or "modified rate structure" for sewer charges to allow energy costs associated with the off-site sewer pump stations to be passed on to future residents within the development. This "surcharge" or "modified rate structure" is required to avoid a negative fiscal impact not accounted for in the Fiscal Impact Analysis.

c. The developer may apply for reimbursement via the City from the adjoining property owners for any street/utility systems which will benefit adjoining properties within the surrounding area.

d. The Specific Plan must retain sufficient flexibility to allow engineering issues to be addressed with further studies. Through these studies, improvement requirements will be added to the project as they are identified during subsequent project processing. A concise list of engineering requirements cannot be prepared until more detailed plans and analysis are available.

10. Development Fees

Unless notified by this Specific Plan or negotiated as a development agreement, all fees which apply to development projects throughout the city shall be applied to all development phases of the Rancho San Pasqual project.

11. Police Department Conditions

Due to the outlying location of the Rancho San Pasqual project, the existing police department radio communication system must be augmented. The project will be required to install a satellite repeater system. Details of the location and costs (presently estimated at $4,000 in 1984 dollars) shall be established prior to the first Final map submittal.

VII. AMENDMENTS TO THE SPECIFIC PLAN

It is conceivable that over time, various sections of the Specific Plan property may need to be revised, as the market conditions or city needs may dictate. The policies presented in the Specific Plan map and text are intended to be fairly flexible, but any Amendments must be judged by relatively fixed criteria. The following process must be followed when considering Specific Plan Amendments.

A. Preparation of Technical Studies (Applicant):

The applicant must submit studies to the City which specifically analyze the Amendment's effects, compared to the original project, on the following:

1. Preservation of Open Space, natural and improved.
2. Geologic constraints, including soils and slope stability.
3. Conformance with the City's Grading Ordinance.
4. Potential fire or flooding hazards.
5. Traffic impacts.
6. Public utilities, including sewer and water.
7. Visual impacts, on-site and off-site
8. Fiscal impacts.
9. Compatibility with land uses within and surrounding the original Specific Plan boundaries.
10. Environmental Resources, as documented in the Environmental Impact Report, including Biology and Archaeology.
11. Goals and Policies of the General Plan, including the "Specific Planning Area" narrative pertaining to the project.

B. Documentation of Need for Amendment (Applicant):

The applicant must indicate, in the Specific Plan Amendment application, the specific nature of changes proposed, along with overall justification for the change.

C. Revised Specific Plan Text and/or Map (Applicant):

The applicant must provide a revised Specific Plan text (or excerpt therefrom) and Map, where relevant, which depicts the Amendment requested.

D. Supplemental Environmental Analysis (Applicant):

Depending on the nature of the Amendment, supplemental environmental analysis may be necessary, according to the California Environmental quality Act (Section 15162). The applicant must provide an analysis of the Amendment's impacts relative to the original Environmental Impact Report.

E. Staff Analysis (City):

The City staff will critique all of the above written material and provide a staff report for presentation to decision makers. Staff may also request further clarification of the above studies, if necessary.

F. Public Hearings (City):

Both the Planning Commission and the City Council must hold public hearings on the Specific Plan Amendment, in accordance with Section 65453 of the State Government Code.

RANCHO SAN PASQUAL
ARCHITECTURAL DESIGN GUIDELINES

INTRODUCTION

Rancho San Pasqual is situated in a peaceful valley setting within the eastern boundary of the City of Escondido. The valley setting, accentuated by prominent surrounding hillsides, creates a distinct rural ambiance for the community reminiscent of classic communities of nearby Rancho Santa Fe or Rancho Palos Verdes. With these historical communities in mind, Rancho San Pasqual will be designed to blend gracefully into the natural character of the site, creating the atmosphere of a charming rural community with a casual character and ambiance.

ARCHITECTURAL CRITERIA

The architectural character of the community is a key component in the successful implementation of the image envisioned for Rancho San Pasqual. Three compatible architectural styles have been selected for the community, including:

- Spanish Eclectic
- Monterey
- European

These styles have been chosen because they are well suited to the natural setting of the site, strongly reinforce its rural character, are compatible with one another and will result in pleasant neighborhood environments. The criteria which follows establish the framework to achieve harmony and compatibility within the residential neighborhoods, while providing the flexibility to create variety in the architectural expression and interpretation of the design styles envisioned for the community. A brief description of the architectural styles encouraged for Rancho San Pasqual are discussed as follows:

Spanish Eclectic

Because of the rich Spanish heritage of the early California settlers, along with the mild Mediterranean climate of the area, the Spanish Eclectic style of architecture has historically proven to be a very appropriate and popular architectural style throughout Southern California. It is a style which uses decorative details borrowed from throughout the entire history of Spanish architecture. The style is characterized by the following:

- **Building Facade**

  A combination of one and two-story building masses, usually asymmetrical in form.

  The use of round or square towers as building accent forms, or arcaded walkways leading to the front entrance or enclosing a courtyard.

  Smooth stucco including a float or sand finish (no lace texture allowed)

  Exterior walls light in color, with darker "muted" accent colors permitted for elements such as doors, window trim, rafter tails, etc.

- **Roofs**

  The primary use of gable and cross-gabled roofs, with an occasional hip roof, or a combination of these.

  Roof pitches are typically low pitched with little eave overhand, except to extend over porches or arcades.

  Roofs are typically multi-color barrel or S-tiles.

- **Architectural Features & Accents**

  Entries emphasized through the use of plaster, columns, or patterned tiles.

  The use of special accent features such as a prominent arch placed above a door or principal window, or beneath a porch roof.

  The use of detailed elements such as wood shutters, exposed rater ends or cross beams, decorative grill work, or balustrades on porches and balconies.

  Many times one large focal window is placed along the front facade.

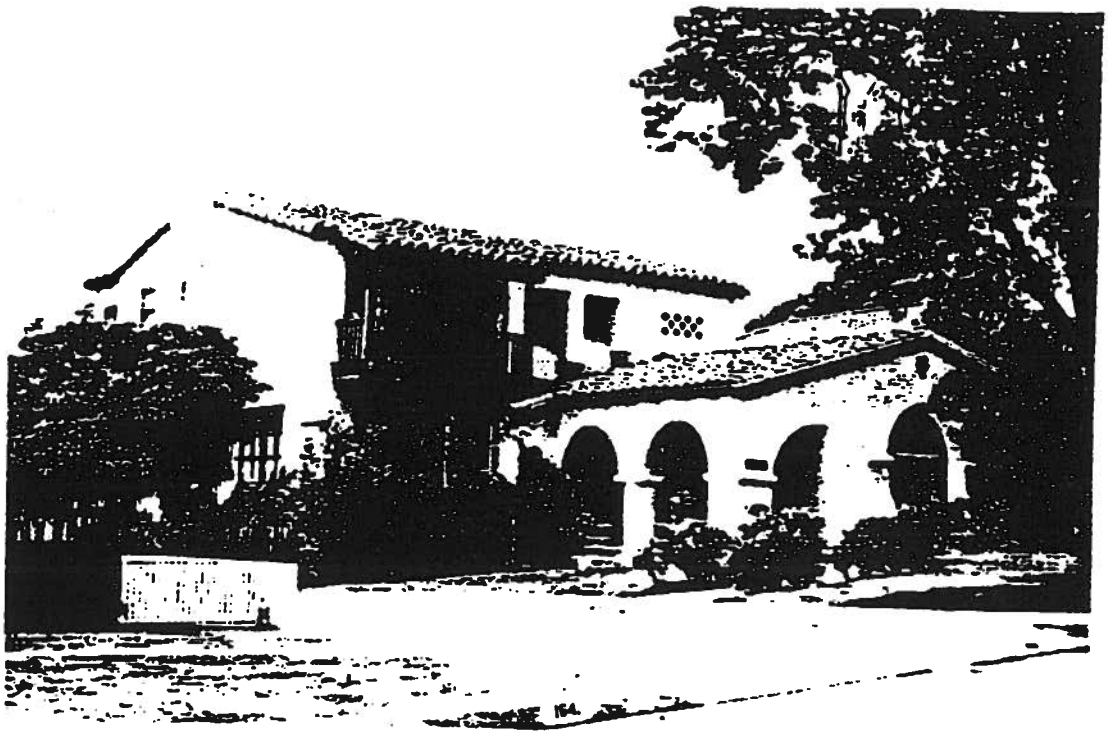
  The use of recessed windows and doors at key locations.

Monterey

The Monterey architectural style is an early California style which borrowed design elements from the New England Colonial style and merged them with Spanish Colonial architecture. The style is characterized by the following:

- **Building Facade**

  The Monterey style has simple building forms usually consisting of rectilinear two-story elements with wide cantilevered porches on the second floor.



SPANISH ECLECTIC

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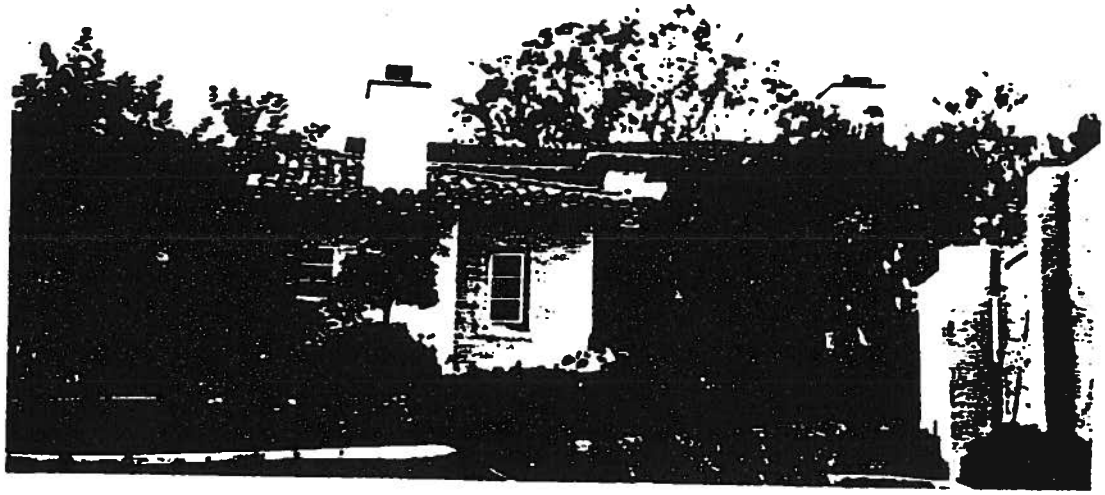

SPANISH ECLECTIC

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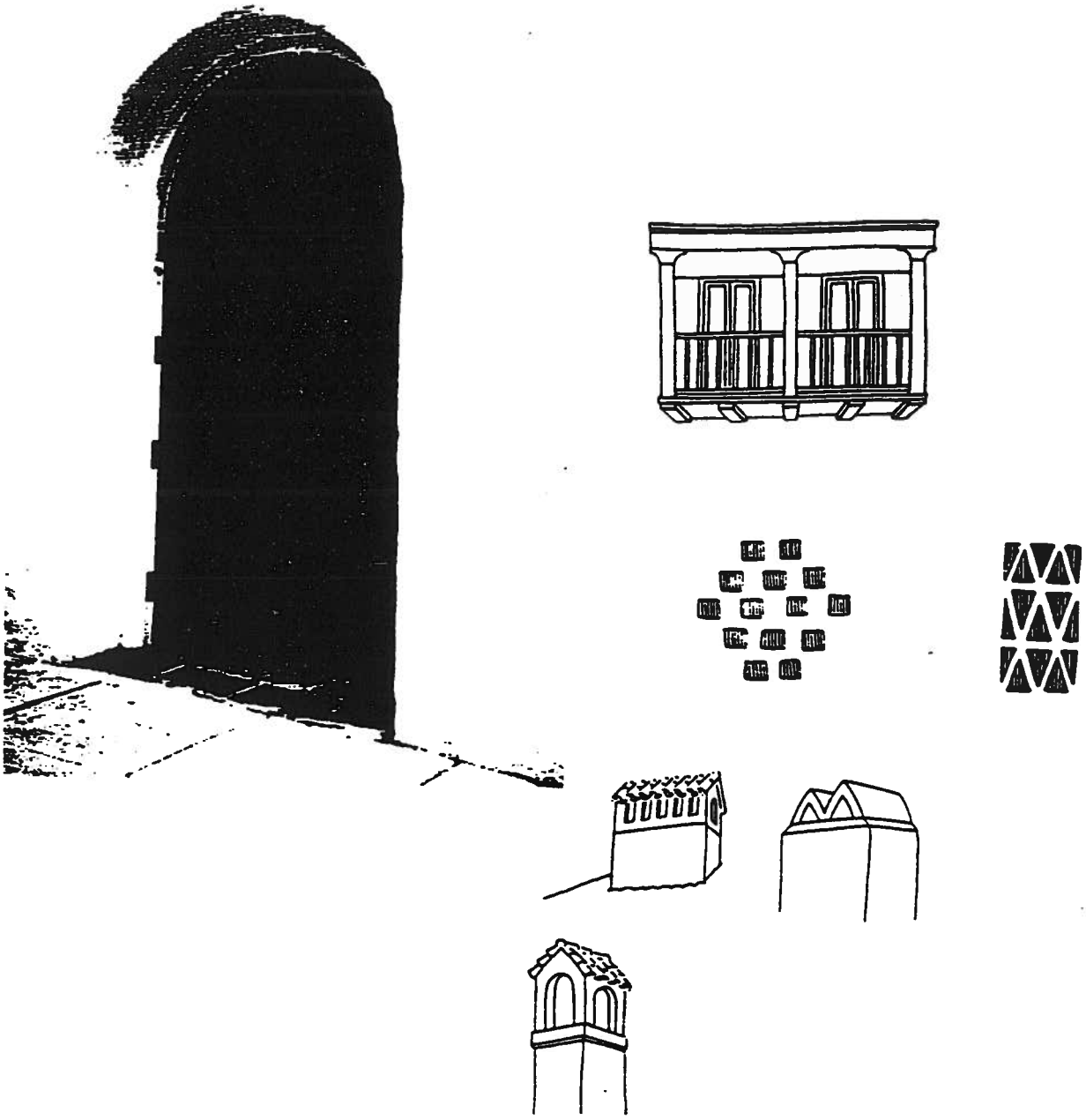

SPANISH ECLECTIC

RANCHO SAN PASQUAL

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Compatible with the Monterey style is the Western Ranch style, which is typically one story featuring a more rambling appearance.

Exterior elevation of smooth float or sand finish stucco (no lace texture), wood siding, mortared washed finish, or brick painted light in color.

"Muted" accent colors are commonly used for elements such as doors, window trim, shutters, etc.

Exposed rafter tails and beams are usually stained dark brown, or painted an off-white color.

- **Roofs**

Roofs are typically low-pitched and sometimes feature broken-pitches over the cantilevered balconies.

Overall roof form generally extends over cantilevered second story balconies.

Roof forms are generally gable, with the occasional use of hip elements.

Roofs typically consist of wood shake shingles or occasionally feature barrel or S-tiles. (Note: For fire resistance required by current codes, simulated shake roofing products made of concrete or other materials are appropriate).

- **Architectural Features & Accents**

The use of wood elements with a refined appearance for elements such as porch/balcony rails and posts, exposed rafter tails, window trim, etc.

The use of wood shutters to accent window and/or door elements.

Recessed windows and doors at key locations.

European Country

The European Country architectural style is based upon precedents of many centuries of European domestic architecture. As a result, it features a great variety of building forms and detailing, characterized by an informal rambling appearance with somewhat steeper roof forms. The style features the following characteristics:

- **Building Facade:**

An informal style with a rambling appearance achieved through the use of a variety of building forms in an asymmetrical layout.

The use of round tower elements as building accent forms.

MONTEREY

RANCHO SAN PASQUAL
Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

Smooth stucco exteriors, including float or sand finished (no lace texture), sometimes used in combination with brick or stone for accent.

Exterior wall surfaces, regardless of material, are usually light in color.

"Muted" accent colors are commonly used for elements such as doors, window trim, shutters, etc.

- **Roofs:**

Roofs usually feature a combination of hip and gable elements.

Roof pitches tend to be steeper than the other architectural styles.

Roofs typically of wood shake shingles, flat tiles, or slate many times featuring a multicolored treatment. Roof ridges are often outlined with barrel tile. (Note: For fire resistance required by current codes, simulated shake roofing products made of concrete or other materials are appropriate).

Architectural Features & Accents:

Dormer windows often used as accent elements on the roof.

The use of multi-pane windows with shutters used for accentuation.

Modest arch elements commonly used over doors, windows, and dormers.

Recessed windows and doors at key locations.

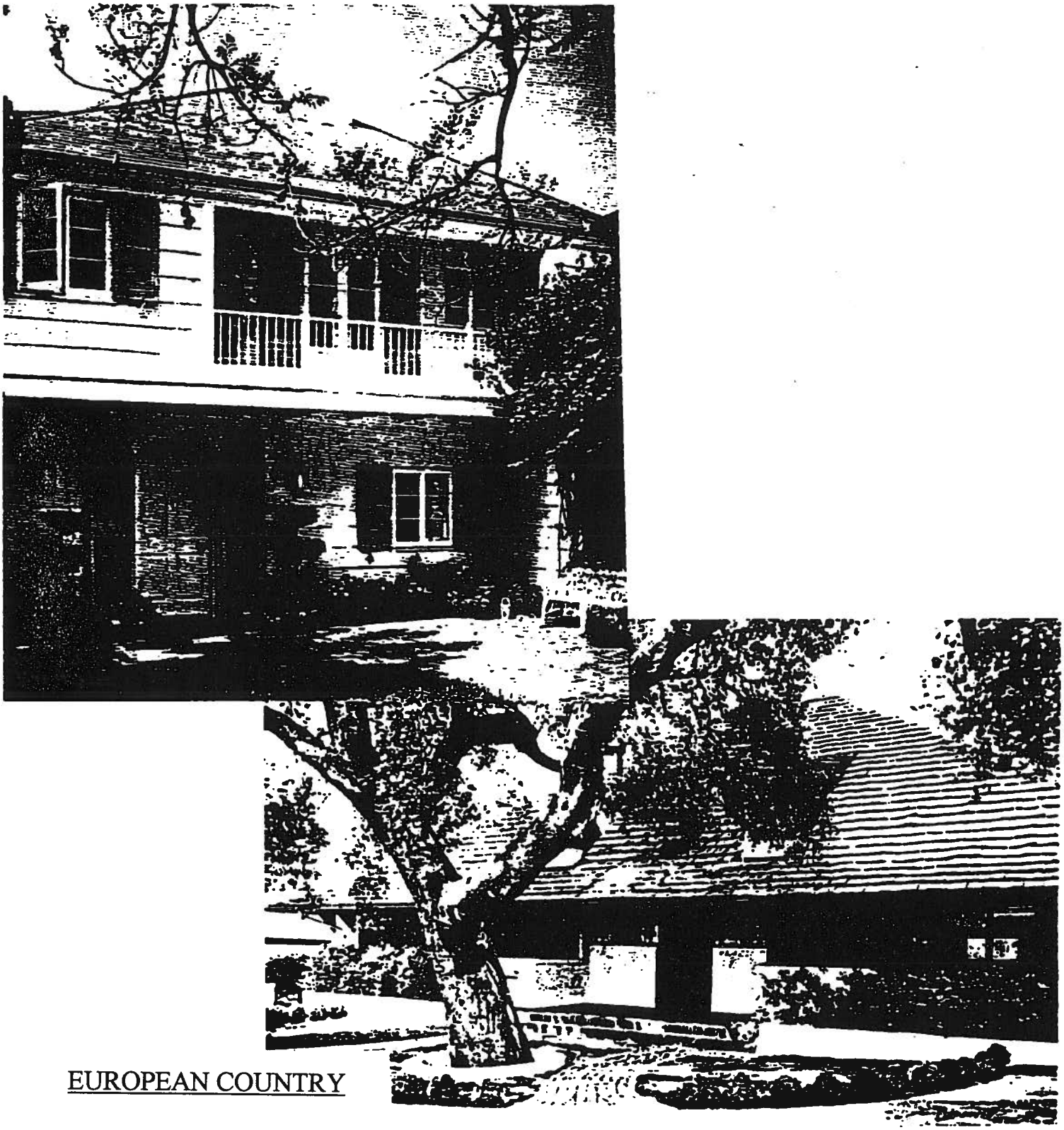
SITE DEVELOPMENT CRITERIA

In order to enhance the character along the streetscene, the guidelines which follow are strongly encouraged. These guidelines, along with the Site Development Standards of the Specific Plan will ensure that a pleasant street scene character is achieved.

- The use of at least one single story floor plan is encouraged within each neighborhood.

- Where typical lot dimensions permit, the use of a least one side entry garage floor plan is encourage within each neighborhood.

- Rear articulation of units is required to enhance the appearance of homes along the golf course, perimeter streets, or any other public view.



EUROPEAN COUNTRY

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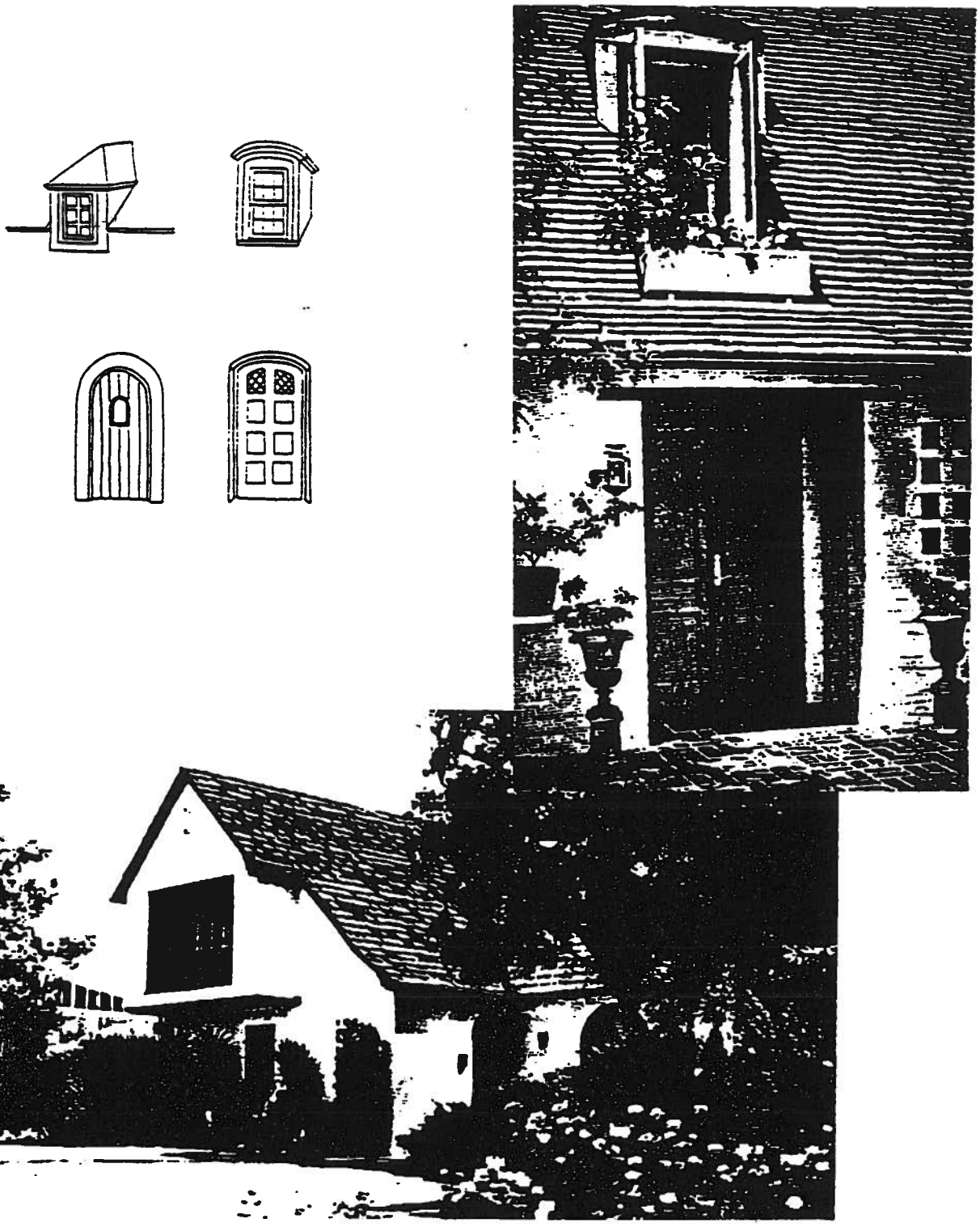

EUROPEAN COUNTRY

RANCHO SAN PASQUAL

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- The repetitious pattern of side to side gable roofs is strongly discouraged on rear elevations, particularly along the golf course edge, perimeter streets, or any other public view.

- The use of side entry garages is encouraged to further minimize the building massing along the streetscene. Side entry garages set at the 10' setback cannot exceed one story in height. Second floor building facades over the garage must be setback 17' from the front property line. (See Note 1).

- Where two 2-story floor plans with front to back gable roofs are plotted adjacent to one another, it is strongly encouraged for the third unit plotted along the street to feature a lower eave line, such as a hip roof, to minimize the building massing of the streetscene. (See Note 2).

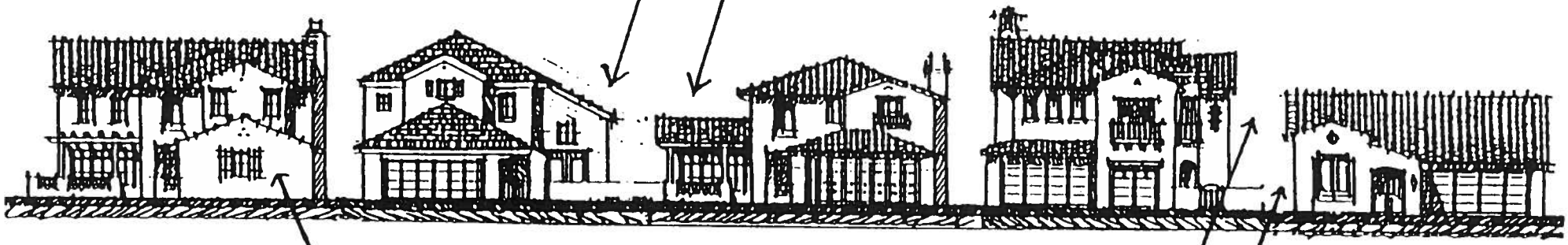
- Site plotting should take advantage of one story floor plans to break up the building massing along the streetscene. (See Note 3).

- One story floor plans are particularly effective at reducing the scale of the streetscene when plotted on corner lots or adjacent to a two-story floor plan with a front to back gable roof condition. (See Note 4).

- Where the front setback of 20' is the same for two adjacent lots, and the side yard of both lots are at the minimum 5' setbacks, separation between second floors of the adjacent building will be a minimum of 12' between buildings, for the first 10' back from the face of building. (See Note 5).

NOTE 2: Where three 2-story floor plans are plotted in a row with less than 15' separations, it is required that atleast one unit have a one-story building edge:

- 15' maximum plate along the entire sh[illegible]rd length,
- or maximum ridge height of 15' with a 12' maximum plate for front to back framing.



NOTE 1: The use of side entry garages is encournged to further minimize the building massing along the streetscene. Side entry garages set at the 10' setback cannot exceed one story. Second floor building facades over the garage must be setback 17' from the front property line.

NOTE 3: Site plotting should take advantage of one story floor plans to break up the building massing along the streetscene.

NOTE 4: One story floor plans are particularly effective at reducing the scale of the streetscene when plotted adjacent to a two-story floor plan with a front to back gable roof [illegible]

TYPICAL STREETSCENE

RANCHO SAN PASQUAL

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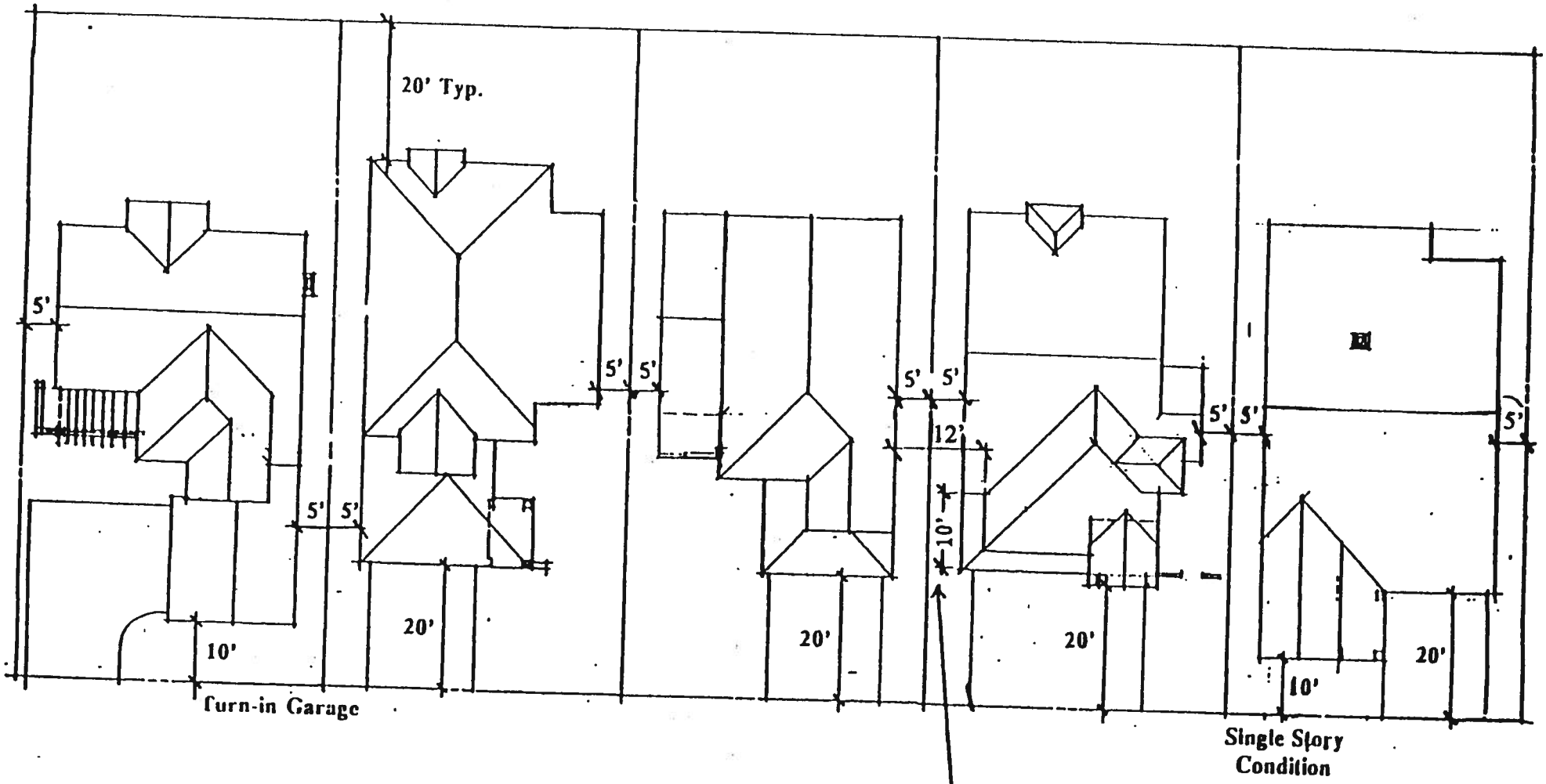

TYPICAL PLOTTING

RANCHO SAN PASQUAL

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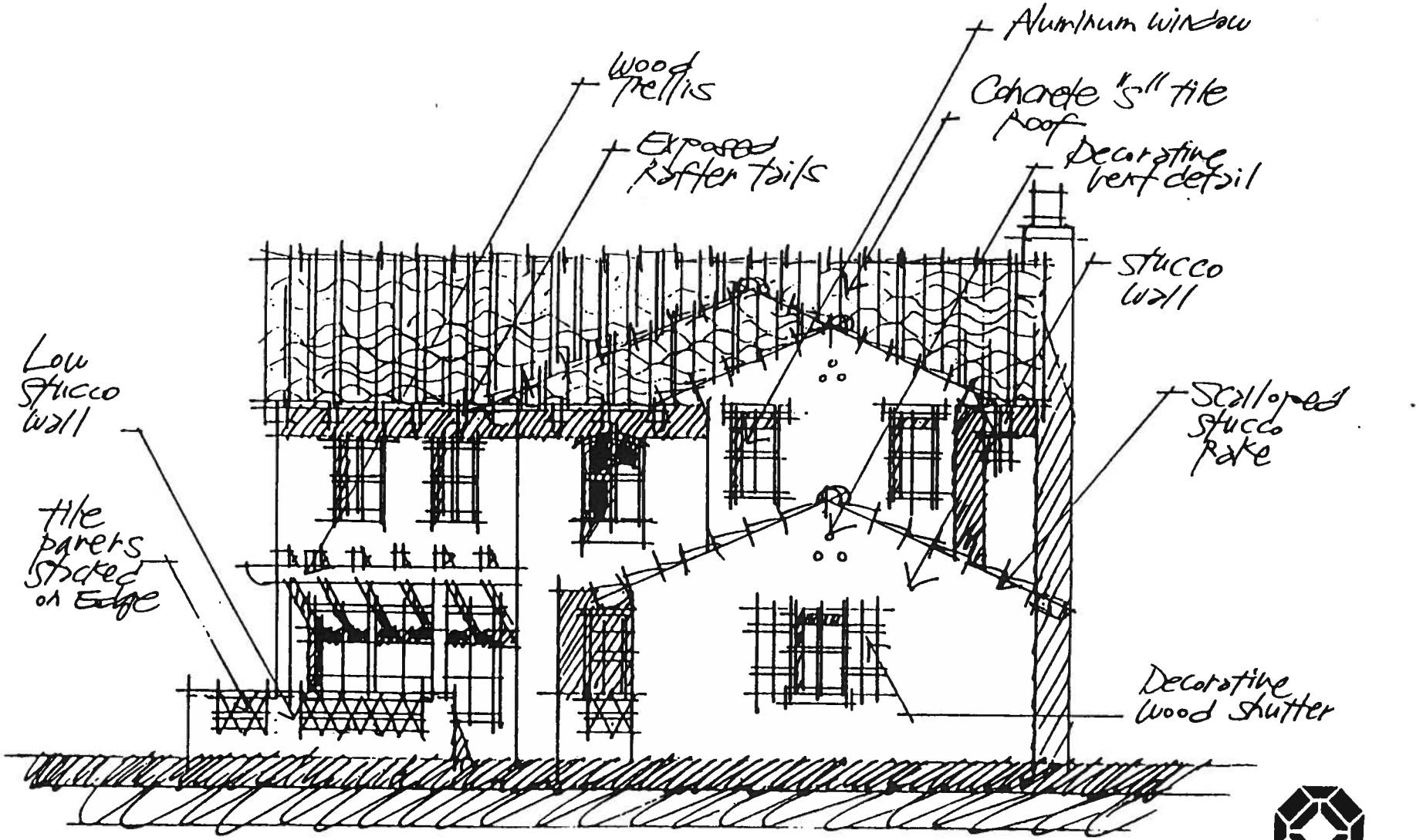
NOTE 5: Where the front setback of 20' is the same for two adjacent lots, and the side yard of both lots are at the minimum 5' setbacks, separation between second floors of the adjacent buildings will be a minimum of 12' between buildings, for the first 10' back from the face of building.



CONCEPTUAL ELEVATION STUDY

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

THE KTGY GROUP, INC.
Architecture Planning Environmental
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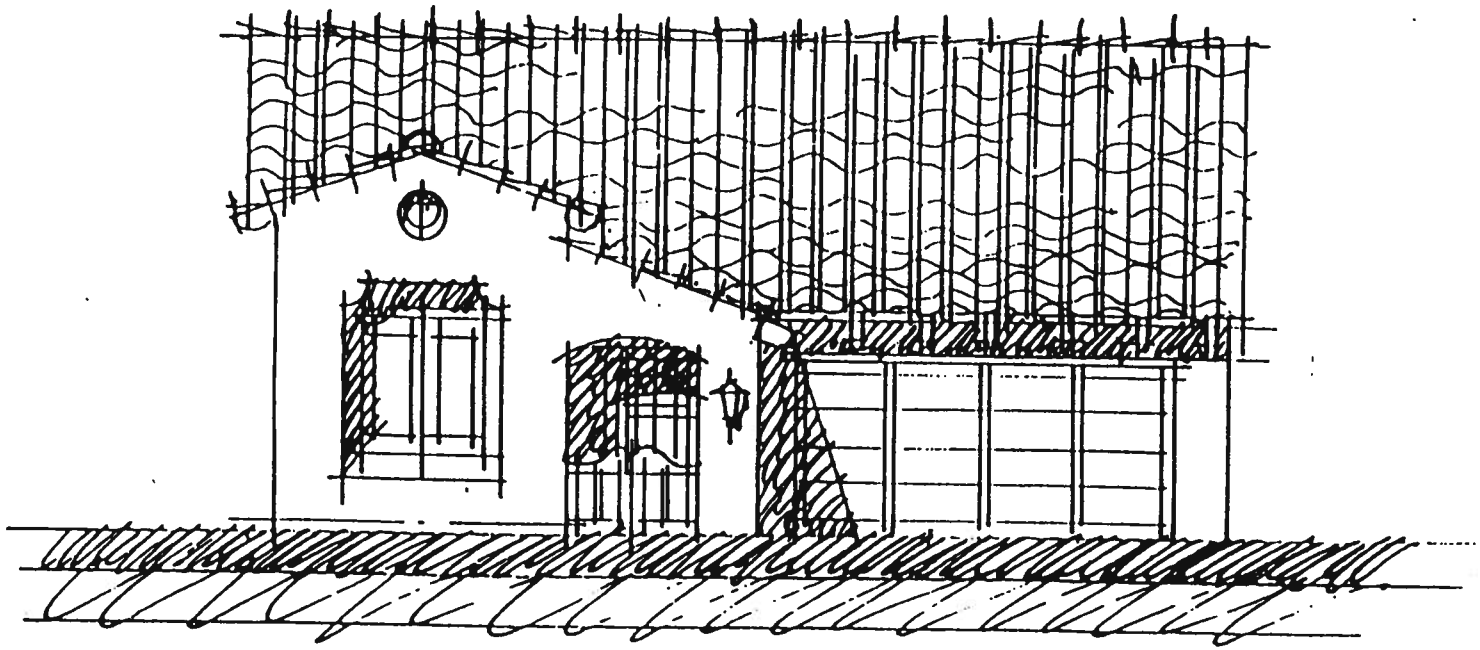
Irvine California 92714
714/851-2133 FAX 714/851-5156
Bangkok Thailand Fort Lauderdale FL



CONCEPTUAL ELEVATION STUDY

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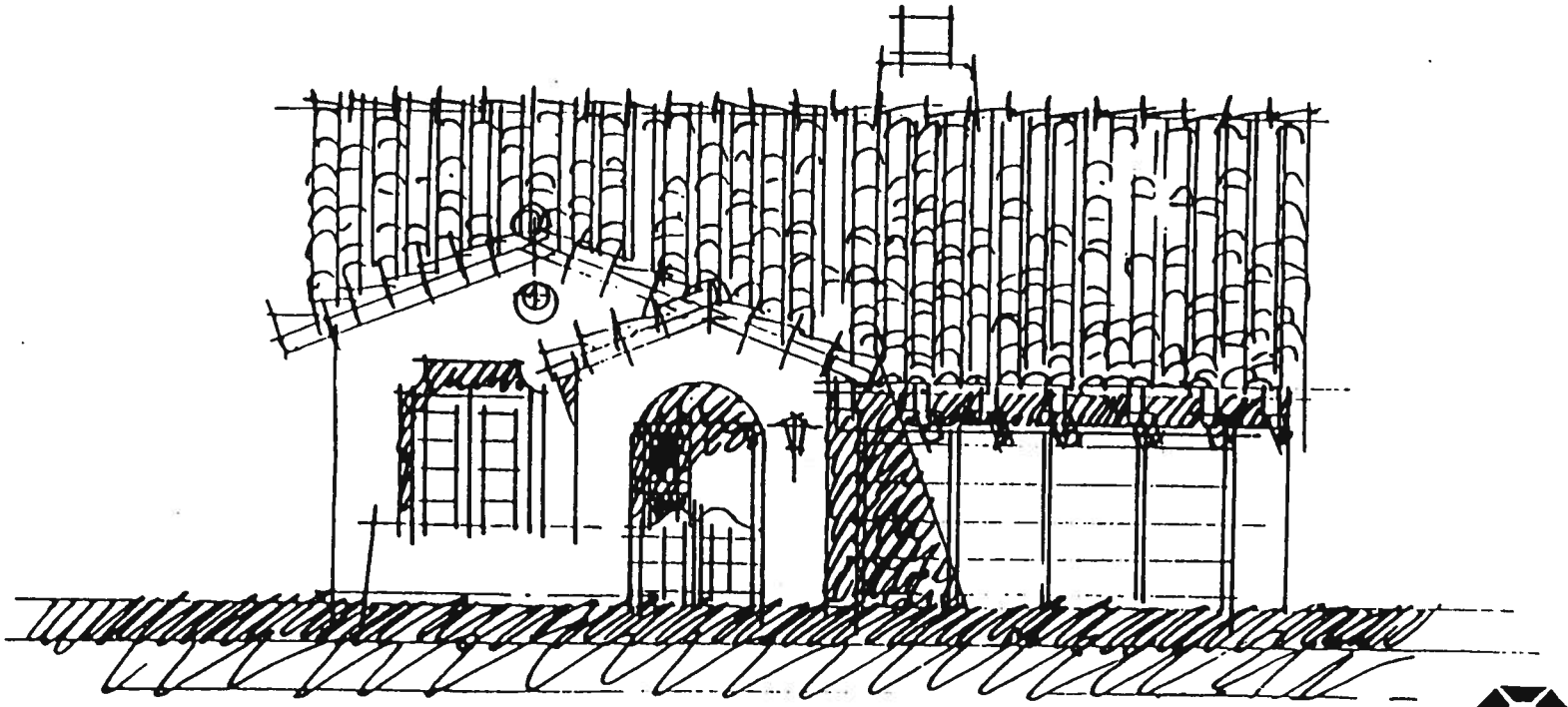

CONCEPTUAL ELEVATION STUDY

RANCHO SAN PASQUAL

Cloverdale Ranch - Escondido, California
Signal Landmark, Inc.

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