

# *VILLAGES SPECIFIC PLAN*



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# *VILLAGES SPECIFIC PLAN*

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## TABLE OF CONTENTS

<b>Chapter 1</b> Introduction.....	Page 1
<b>Chapter 2</b> Location, History & Existing Conditions.....	Page 9
<b>Chapter 3</b> Planning Framework.....	Page 17
<b>Chapter 4</b> Design Guidelines & Development Standards.....	Page 33
<b>Chapter 5</b> Project Implementation.....	Page 58
<b>Chapter 6</b> Conformance with City of Escondido General Plan & Regulations....	Page 77

## LIST OF FIGURES

<b>Figure 1.1</b> – Villages Project Site & Surrounding Area.....	Page 2
<b>Figure 2.1</b> – Site Location.....	Page 10
<b>Figure 2.2</b> – Vicinity Map.....	Page 11
<b>Figure 2.3</b> – Existing General Plan.....	Page 13
<b>Figure 2.4</b> – Existing Zoning.....	Page 14
<b>Figure 2.5</b> – Neighborhoods.....	Page 15
<b>Figure 3.1</b> – Land Uses.....	Page 30
<b>Figure 3.2</b> – Trails & Parks.....	Page 31
<b>Figure 3.3</b> – Housing Types.....	Page 32
<b>Figure 4.1</b> – Village Center Illustrative.....	Page 37
<b>Figure 5.1</b> – Traffic Circulation.....	Page 66
<b>Figure 5.2</b> – Bicycle Routes.....	Page 67
<b>Figure 5.3</b> – Water Services Districts.....	Page 68
<b>Figure 5.4</b> – San Marcos Creek Drainage.....	Page 69
<b>Figure 5.5</b> – School Districts.....	Page 70



# 1. Introduction

## A. VISION

The area surrounding the Escondido Country Club (ECC) Golf Course has long been a destination for the greater Escondido community that represented a symbol of identity and pride. It was the major identifying recreational, social and visual amenity in the community. Now that the golf course is no longer in operation, how the property is utilized or developed has been a topic of discussion over the last few years.

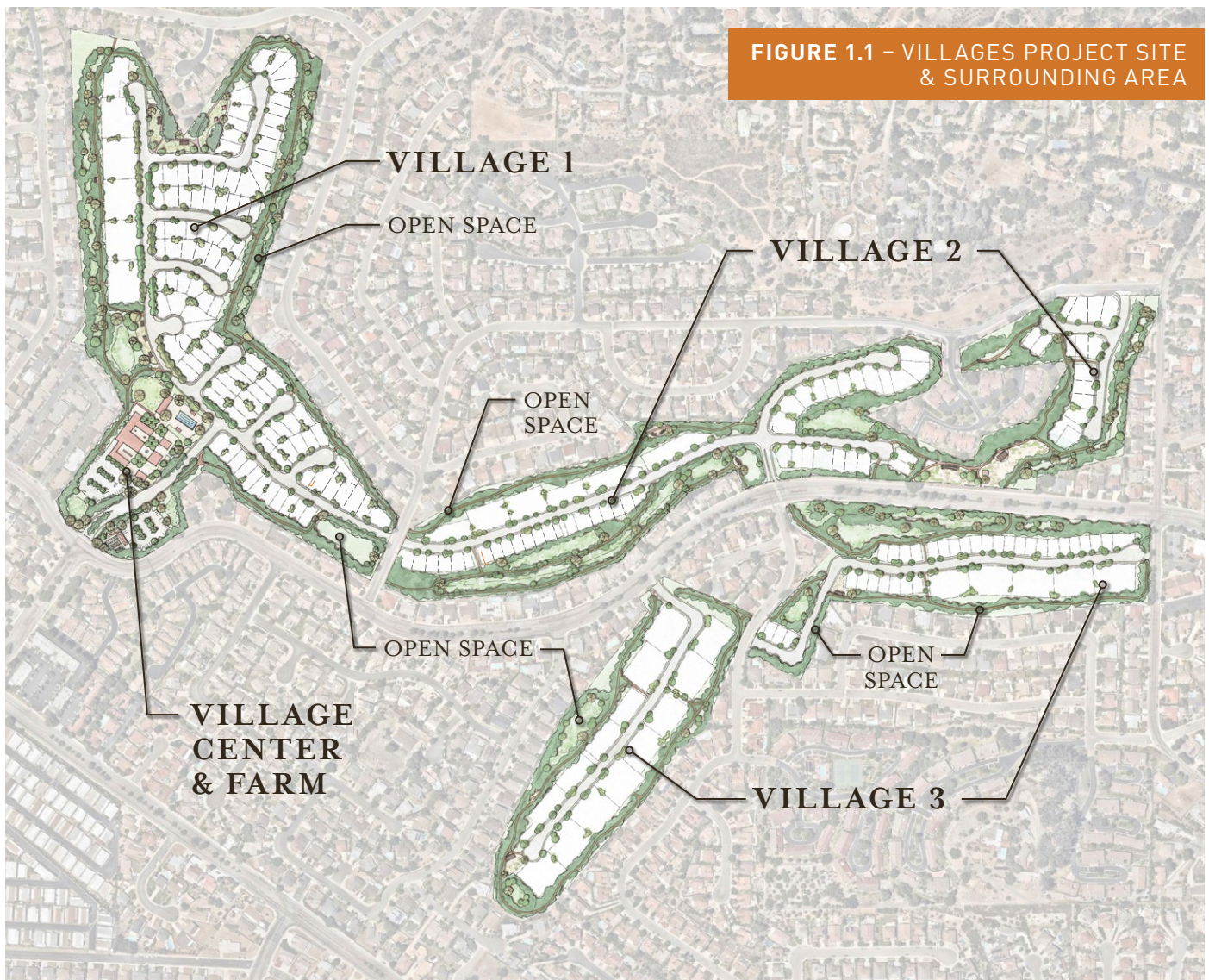
Through a collaborative visioning process that included the residents of the surrounding ECC Community, a development program has been created which will successfully reestablish the social fabric of this area that has been lost with the closure of the original Escondido Country Club and golf course and breathe new life into the community.

The vision for the 109-acre Villages project site began with the recognition that the closure of the ECC has resulted in severe visual degradation and stigmatization of the ECC Community. In addition, the severely blighted condition of the abandoned former clubhouse facility has created ongoing public health and safety hazards for existing residents. Acknowledgement of this reality and the need to redevelop the site resulted in an extensive program of outreach and communication to identify the hopes and desires of the ECC Community.

Meetings, questionnaires, surveys, open houses, advisory committees and feedback from presentations provided input about the expectations of the ECC Community. Guided by this input, a vision intended to return the lost recreational, social and visual amenities, supported by a financially successful and desirable single-family residential development, was planned and designed as follows. *See Figure 1.1 – Villages Project Site and Surrounding Area.*







**FIGURE 1.1 – VILLAGES PROJECT SITE & SURROUNDING AREA**

The Villages Specific Plan integrates three land use concepts within the Villages project site. The first land use is an extensive Open Space System for trails, a series of four neighborhood parks and environmental drainage features. This 48.9-acre open space land use serves to provide privacy buffers for existing homes adjacent to the former golf course from the 380 new homes that will financially support the Open Space System and Village Center. The recreational amenities in the Open Space System will be significantly enhanced by repurposing the former golf course into publicly accessible passive and active open space areas.

The second land use, **Village Center and Farm**, will significantly enhance the social and recreational amenities in the community by demolishing the former ECC Clubhouse and replacing it with a new

resort-style Village Center and Farm. This core Village Center will provide a variety of recreational, social and farm-related amenities that will provide community-building activities for the new residents of the Villages and encourage the re-establishment of the social and recreational fabric of the existing ECC Community.

The third land use consisting of three residential **Villages** will create a variety of single-family homes, with a limited number of duplex units and clusters of senior-targeted residences designed to be compatible with the building type and density of the existing residential land uses.



## 1. Open Space System

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The overall Open Space System, consisting of the Greenbelt and a series of environmental drainages, will encompass a total of 48.9-acres. The comprehensive Open Space System provides a landscaped privacy buffer of approximately 50 feet to 200 feet between existing homes and new residences.

### *Greenbelt*

The Greenbelt portion of the Open Space System, which includes four neighborhood parks along the approximately 4 miles of trails that interconnect the three distinctive residential Villages, will total approximately 29.8-acres. The trails, parks and landscape will serve as a major community benefit for both the new and existing residents of the surrounding ECC Community. As requested by the existing residents adjacent to the former golf course during the course of public engagement to help craft the plan's vision, the trails and parks will be located on the side of the Greenbelt and environmental drainage features farthest away from their homes. Some areas of landscaping in the Greenbelt may also be used and maintained by the professional farm managers to augment the production of fresh produce. Recycled water will be used for landscape irrigation.

### *Environmental Drainage Channels*

The environmental drainage channels are designed to safely convey the existing water drainage of San Marcos Creek through the Villages project site in open aesthetic channels. Portions of these environmental channels will be used to cleanse and treat the stormwater runoff originating from the new development. These channels will contain natural vegetation that will and support habitat



for wildlife. There are 19 acres of environmental drainage channels and basins.

## 2. Village Center & Farm

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A new, completely rebuilt, resort-style Village Center will anchor the recreational and social activities of the three residential Villages, replacing the function of the former ECC Clubhouse. These new facilities available to the public include:

- Administrative offices
- Contemporary restaurant and bar featuring local farm-to-table produce
- Event courtyard with banquet facilities to host weddings and community celebrations
- Village Green that will accommodate performances and outdoor gatherings
- Convenience grocery store featuring locally grown produce from the onsite professionally managed community Farm

Private facilities available for Village residents and nearby residents that purchase memberships include:

- Fitness Center
- Swimming pool and a large deck and changing facilities

A minimum of 10 electric-vehicle charging stations available to the public will be provided.

## 3. Villages

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The residential land use will consist of three distinctive residential Villages. Each Village will consist of a mixture of single-family homes on individual lots, with a number of single-family attached or detached units on single commonly owned lots referred to as a condominium lot. Condominium lots have single-family, detached units, or both single-family and attached and detached units. Dwelling units on condominium lots will be age targeted. Access to most residences will be via new internal public street system that connects with existing perimeter public streets in widely dispersed locations. A few of the residences will have access by way of private streets or driveways from the new internal public streets.



## B. PLANNING PRINCIPLES

The integration and design of the three land uses within the Villages project site was influenced by community input, the Community Goals in the Escondido General Plan, Regional Water Quality Control requirements and the desire to achieve long-term financial stability for the new open space, recreational and social amenities.

### 1. Community Integration

The primary planning principle for the Villages Specific Plan is the integration of the new land uses into the land use patterns of the existing ECC Community. The new residential land uses (Villages) are replacing the former golf course use. The former golf course provided visual open space and buffering from other land uses in the original design of the master planned ECC Community. Many of the existing homes adjacent to the former golf course are oriented to take advantage of the visual open space and buffering from other homes provided by the golf course use. To successfully integrate the additional residential development into the existing community, the Open Space System functions to provide this visual open space and buffering.

In addition the Greenbelt portion of the Open Space System will provide a recreational amenity in the form of walking trails and parks. This amenity will be open to the public as opposed to the semi-public/private limitations of the former golf course. The landscape treatment within the Greenbelt will enhance the screening and buffering of existing homes from the new residential uses where needed, and retain existing distant views for residents where they currently exist.



### 2. Re-establishment of Recreational & Social Fabric of the Community

Replacement of the recreational and social functions supported by the former Country Club was an important planning principle intended to re-establish these important community functions. While the project eliminates the land-intensive golf course use to make the land available for residential uses and new residents, many of the previous recreational and social functions will be replaced or expanded. An additional amenity consisting of a professionally managed community Farm and Farm Stand will be introduced. These recreational amenities are accessible to both the existing residents as well as the residents in the new residential Villages.

### 3. Economic & Environmental Sustainability

The creation of a more economically and environmentally sustainable community is a major feature of the Villages Specific Plan Area. The emphasis on walkability is a key component. The pedestrian connectivity within the Greenbelt encourages walking for residents of new development as well as for the existing residents. In addition, traffic calming measures along West Country Club Lane will enhance pedestrian experiences and widen the network of walkable routes throughout the extended community. The convenient availability of walking trails and parks that are accessible for use by both nearby existing residents and new residents will satisfy and reduce the demand on the local parks and recreational facilities.

The Open Space System and recreational, social and farm uses at the Village Center and Greenbelt will be privately built and maintained by a homeowners association or an appropriate special district such as a landscape maintenance district. However, the trails, neighborhood parks, and farm uses in the Open Space System and many of the amenities in the Village Center will be accessible to both Village residents and existing nearby residents and will be maintained through a Homeowner Association (HOA) fee structure. The new fitness center and swimming pool with a large deck and changing facilities will only be available to Village residents and existing residents that choose to become

members of the Village Center in a similar manner as a social membership in the former facilities. The availability of these recreational, social and farm uses within convenient walking distance from new or surrounding residences will encourage people to use their cars less often and encourage active transportation. The professionally managed community Farm creates a source for the production of locally grown produce and the convenience grocery store provides an outlet for the sale of the locally grown produce and other convenience groceries to nearby residents. Produce may also be grown in the Greenbelt portion of the Open Space system to provide fresh fruit for the Farm, as well as screening landscape. This portion of the Greenbelt will be maintained by the professional farm managers.

The Villages project site is surrounded by existing residential development that is currently served by public infrastructure consisting of roads, sewage collection systems, water distribution pipelines, electrical grid and telecommunications. Public services for the new residential uses will require only connections to existing infrastructure systems, rather than the extension of these services to currently unserved parts of Escondido.

Water efficient interior fixtures and employing drought tolerant landscape palettes and reclaimed water irrigation systems for common outdoor landscaping will minimize water usage. New residential homes and Village Center facilities will exceed the 2016 Title 24 building energy efficiency standards by 15% through the implementation of energy-saving features such as LED light fixtures, timers, materials, windows, etc. and make use of solar energy producing opportunities where economically and environmentally feasible.

#### **4. Clean Stormwater & Improve Drainage**

The project site was originally developed as an 18-hole golf course and is completely surrounded by residential development. The main topographic feature of the Villages project site is San Marcos Creek, which flows from northeast to southwest through the former golf course via a combination of natural and man-made concrete channels that do not meet current Regional Water Quality Control Board requirements or City of Escondido flood



control standards. These inadequate drainage channels will be replaced by open vegetated environmental channels and stormwater treatment basins that both safely convey stormwater currently flowing through the site and clean the stormwater runoff with Best Management Practices (BMP's) from the project site.

Most of the Villages project site is relatively level and typically at a lower elevation than the surrounding residential development. The pad elevations for the new residential development have been designed to be lower than the existing development in most areas so that existing near views of the golf course are replaced by views of the landscaped Greenbelt/ Open Spaces and existing distant views are retained.

#### **5. Improve Circulation Connectivity**

The residential areas surrounding the Villages Specific Plan are served by local residential streets. New residential streets will provide access to the new residential development and are designed to connect with the existing circulation system at multiple locations. This will disperse additional trips throughout the existing residential streets so as to not concentrate additional trips within the existing local circulation pattern.

The most important Circulation Element road serving the ECC Community is West Country Club Lane. This collector road provides regional access to nearby San Marcos and Escondido via other Circulation Element roads. The Villages Specific Plan addresses public safety concerns by ECC Community residents regarding high vehicle speeds on West Country Club Lane with the design and construction of traffic calming measures. The details of these traffic calming measures are addressed in the Specific Alignment Plan, which is separate from



this Specific Plan document. The pedestrian and bicycle circulation enhancements that are part of the traffic calming measures, combined with the trail system within the Greenbelt, will significantly improve non-motorized circulation.

Other circulation improvements include adding a turn lane at the El Norte Parkway/West Country Club Lane intersection, installation of Adaptive Signalization along El Norte Parkway to improve traffic flow, restriping El Norte Parkway between Nutmeg Street/Nordahl Road and the southbound I-15 onramp by adding a single-occupancy vehicle (SOV) lane to this onramp.

## 6. Economic Stability

The construction, maintenance and operation of the extensive 48.9-acre Open Space System, Village Center and Farm requires a stable and secure source of funds to ensure long-term financial health and viability. The Villages Plan was developed with a variety and number of residential units to support the reestablishment and maintenance of these critical community recreational, social and open space amenities lost as a result of the closure of the former country club and golf course.

Further, the Villages Plan was designed to ensure that existing residents and members of the public have access to the high quality recreational opportunities in the Greenbelt, including miles of trails, neighborhood parks, and the social amenities provided at the Village Center without the obligation of contributing towards the maintenance costs. Proper financing for ongoing maintenance and operations of these important amenities will be supported by residential land uses and/or through the future formation of a landscape management district (LMD), homeowner's association (HOA) and/or community facilities district (CFD).



## C. COMMUNITY BENEFITS

An extensive range of community benefits are created with implementation of the Planning Principles described above. These benefits include:

### 1. Community Integration

- a. Design of a 48.9-acre Open Space System separating and buffering new residential development from existing homes
- b. Creation of a 29.8-acre Greenbelt with a series of neighborhood parks and landscaping located along approximately 4 miles of walking trails available to both new Village and existing residents
- c. Resolution of ongoing encroachment/boundary issues for residents adjacent to the former golf course
- d. Increase in the supply of attached and detached market-rate, single-family dwelling units that provide a range of housing types, dwelling unit sizes, and residential lot sizes
- e. Age-targeted homes for seniors

### 2. Re-establishment of Recreational & Social Fabric of the Community

- a. Recreational facilities consisting of swimming pool and fitness center for use by Village residents as well as residents of the ECC Community that purchase memberships
- b. Social amenities available to Village residents, as well as residents of the ECC Community, consisting of a contemporary restaurant and bar featuring local farm-to-table produce, an event courtyard with banquet facilities to host weddings and community celebrations, Village Green that will accommodate performances and outdoor gatherings, and a convenience grocery store featuring locally grown produce from the onsite professionally managed community Farm
- c. Professionally managed community Farm and limited areas of the Greenbelt that provides the opportunity for Village and nearby residents to purchase locally grown fresh produce

### 3. Sustainability

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- a. Provide for increased pedestrian mobility through the improvement and maintenance of a walking trail system within the Greenbelt and traffic calming measures, including improvements that enhance pedestrian and bicycle circulation. The public trail system and traffic calming improvements increases pedestrian connectivity between the existing residential areas and the residential development with the recreational, social and farm amenities located at the Village Center. It also provides pedestrian access for existing and Village residents to the neighborhood parks along the trail system.
- b. Traffic calming measures along West Country Club Lane, including the establishment of protected Class II bike lanes to create multi-modal circulation opportunities.
- c. Establishment of a small convenience grocery store within walking distance or easily accessible to the residents of each new Village as well as nearby surrounding residents.
- d. Building design that provides for the use of solar energy producing equipment, exceeds 2016 Title 24 building energy efficiency standards by 15%, and uses reclaimed water for landscape irrigation in common areas.
- e. Encourage and support active transportation by implementing traffic calming measures and Class II bicycle lanes along West Country Club Lane and providing pedestrian connections and crossings throughout the community via both trails and sidewalks.
- f. Provide a minimum of 10 electric-vehicle charging stations in the Village Center that are accessible to the public.
- g. Establishment of a source of locally grown produce by using the gardens at the Farm and landscape in the Greenbelt to grow fresh produce for sale to local residents and for use by the farm-to-table restaurant located at the Village Center.
- h. Efficient use of existing infrastructure systems surrounding the new residential land uses.

### 4. Clean Stormwater & Improve Drainage

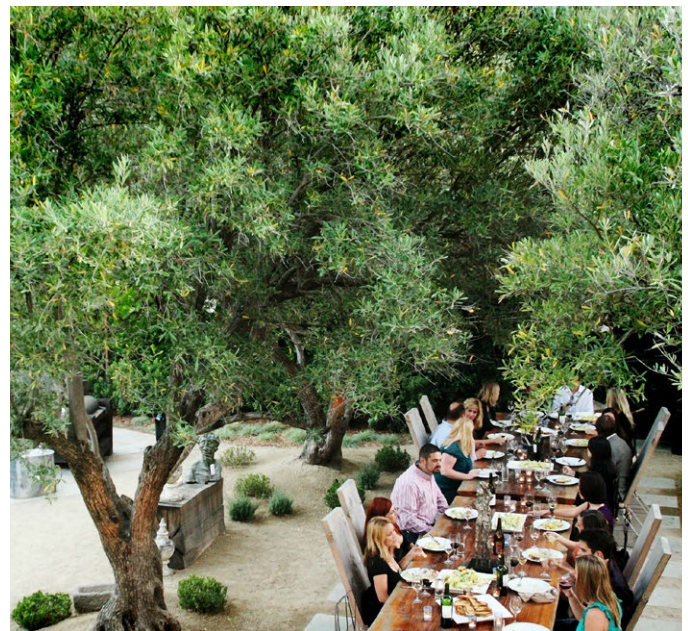
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- a. Management of urban stormwater runoff by replacing the existing, inadequate man-made drainage improvements with open vegetated environmental drainage channels that safely clean and convey stormwater from San Marcos Creek and direct onsite stormwater to retention basins that will provide filtering of pollutants from entering waterways, and
- b. Construction of open vegetated environmental drainage channels and basins will manage the flow of urban stormwater runoff to avoid localized flooding and damage to sensitive downstream habitats.

### 5. Improve Circulation Connectivity

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- a. Traffic calming street improvements along West Country Club Lane that serve to enhance safety for motorists, pedestrians and cyclists
- b. Installation of Adaptive Signalization along El Norte Parkway to improve traffic flow
- c. Creation of an additional eastbound left turn lane at West Country Club Lane and El Norte Parkway
- d. Restriping along El Norte Parkway to enhance access to commercial businesses and reduce driver confusion
- e. Adding an additional lane to the southbound I-15 onramp at El Norte Parkway





## D. PURPOSE OF THE VILLAGES SPECIFIC PLAN

The purpose of a specific plan is to describe the proposed land uses, essential facilities to support the proposed land uses, land use development standards and criteria, and measures necessary to implement the proposed land uses.

### 1. Specific Plan

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

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

A Specific Planning Area (SPA) is a land use category defined in Chapter II, Section I of the Escondido General Plan. SPAs are to be used in unique situations where comprehensive planning for an area is important to achieve a desired vision, as authorized by State Government Code Section 65450. The Escondido Country Club Specific Plan Area, when adopted by the City of Escondido, will be assigned SPA #14 in the Land Use Element of the General Plan for easy reference.

## E. SCOPE OF DISCRETIONARY PERMITS

The Project consists of the following discretionary elements and actions, which are submitted and processed concurrently:

- a. **General Plan Amendment (GPA) – from Residential Urban I to Specific Plan**  
The amendment will change the Land Use Element to facilitate a comprehensive project design and decrease residential density.
- b. **Rezone – from R-1-7 to Specific Plan (SP)**  
The SP Zone designates new development standards in the Specific Plan and replaces the previous development standards in the zone.
- c. **Specific Plan – Text and Land Use Map**  
A specific plan provides for creative planning and development standards unique in situations where comprehensive planning for an area is important to achieve a desired vision that create better opportunities for integration of the development with existing residential uses.
- d. **Tentative Subdivision Map(s)**  
The Tentative Map shows the detailed street design, residential lot layouts, open spaces, detention basins, park areas, and other urban elements.  
  
A Landscape Concept Map required with the Tentative Map shows the conceptual landscape design treatment of the Greenbelt, trails and parks, environmental channels and stormwater basins, graded slopes and common areas, streetscapes, etc.
- e. **Environmental Impact Report (EIR)**  
Ensures that potential impacts from the project are considered, analyzed and that any mitigation needed to reduce impacts to less than significant are implemented. The processing of the EIR requires public notification, stakeholder input and community participation throughout the EIR preparation and process.

## 2. Location, History & Existing Conditions

### A. SPECIFIC PLANNING AREA LOCATION & BOUNDARIES

The Villages project site is located in the northwest portion of the City of Escondido, along both sides of West Country Club Lane west of Nutmeg Street. The project site itself currently has an address of 1800 W. Country Club Lane and consists of approximately 109 acres. *Figure 2.1* shows the project location within the County of San Diego and the City of Escondido. Regionally, the City of Escondido is situated in northern San Diego County, about 30 miles north of Downtown San Diego via Interstate 15 (I-15). The project is approximately one half mile to the east of I-15, and about 2 miles north of Highway 78.

As shown in *Figure 2.2*, the project site was formerly an 18-hole golf course that is surrounded by residential development. The surrounding residential development consists of single-family detached residences on a variety of lot sizes, attached single-family residences (duplexes) of several different densities, and several common-interest developments. A large mobile-home park is located to the south on El Norte Parkway within the City of San Marcos. The City of San Marcos boundary is approximately 0.2 miles to the southwest.

### B. HISTORICAL CONTEXT

The rich history of the ECC Community started in 1963 when the City of Escondido approved a developer's proposal for a master planned retirement community. Construction of the detached single-family homes and the variety of duplex and condominium complexes around the golf course occurred throughout the 1970s, 1980s, and 1990s. The Community and nearby neighborhoods have slowly transitioned from a retirement community to a community with young families over the past 50 years.

Throughout its existence, the Escondido Country Club and golf course has experienced financial distress. More than 12 owners have attempted to

operate the former golf course since its completion in 1964. These financial difficulties resulted in the property being foreclosed upon in 2012. The former golf course ceased operations in April 2013.

The closure of the former golf course and a development proposal prompted the ECC Community to present an initiative to the Escondido City Council. The initiative proposed to amend the General Plan by changing the property's land use designation from "Residential Urban I" to "Open Space-Park." The initiative was unanimously adopted by the City Council on August 14, 2013. In turn, the property owner filed a lawsuit against the City challenging the adopted initiative on a variety of grounds, including that the change in land use designation constituted discriminatory spot zoning and amounted to an uncompensated "taking" of private property.

While the litigation surrounding the adoption of the Open Space Initiative was pending, the property owner circulated a ballot initiative, known as Proposition H, which would allow for the development called the Lakes Specific Plan. The Lakes Specific Plan proposed to develop the property into 430 dwelling units, a community center with an Olympic-sized pool, and 27 acres of open space. The Lakes Specific Plan proposal would have required the land use designation of the General Plan to change from the "Open Space-Park" designation to "Specific Plan Area #14." Voters rejected Proposition H in November 2014.

In March 2015, the court sided with the property owner and overturned the City Council's approval of the initiative that designated the property as open-space and restored the previous Urban I (up to 5.5 dwelling units per acre) residential land use designation.

A settlement was later arranged between the property owner and the City, which required the owner to seek an alternative developer and the City to accept and process a development application.



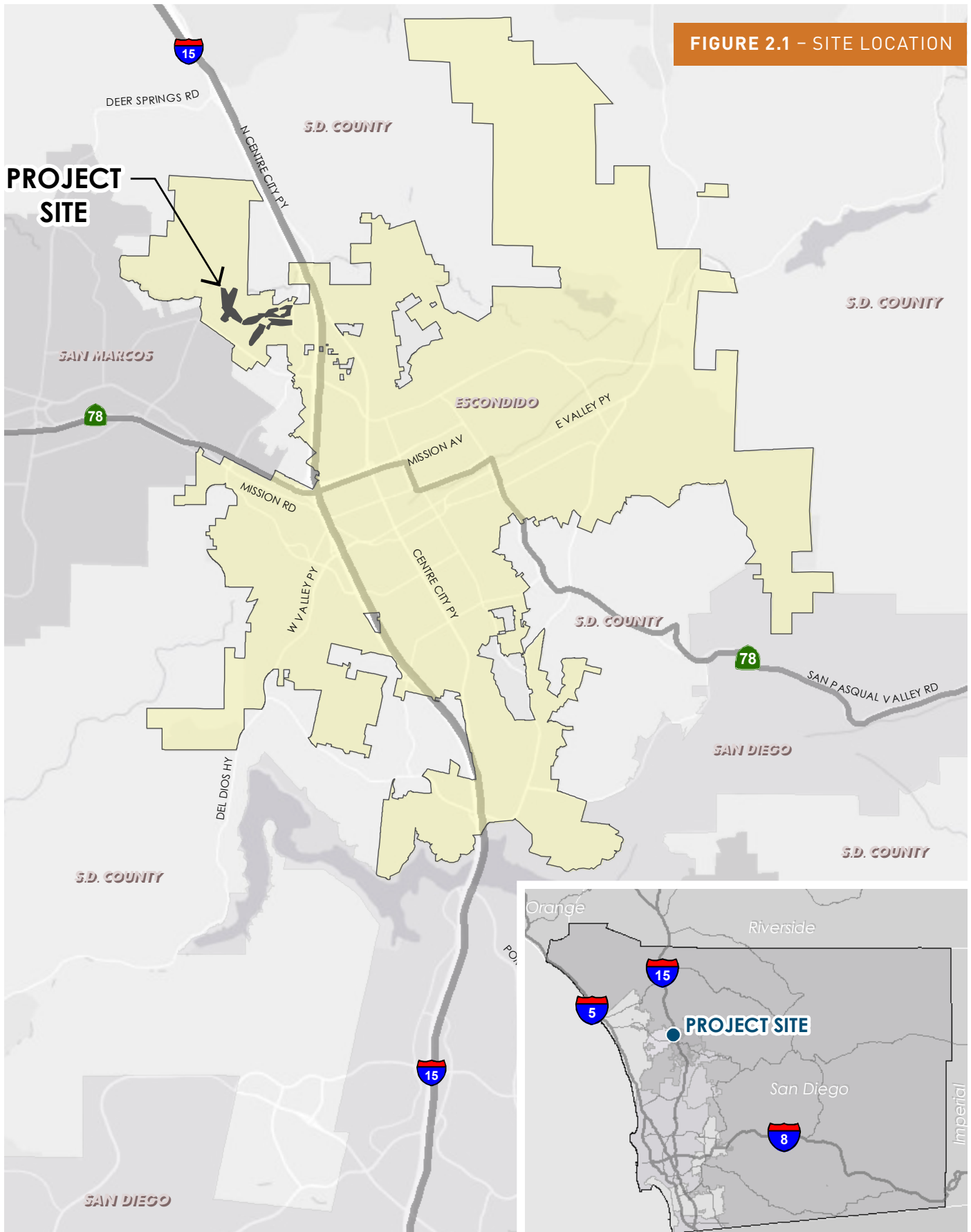
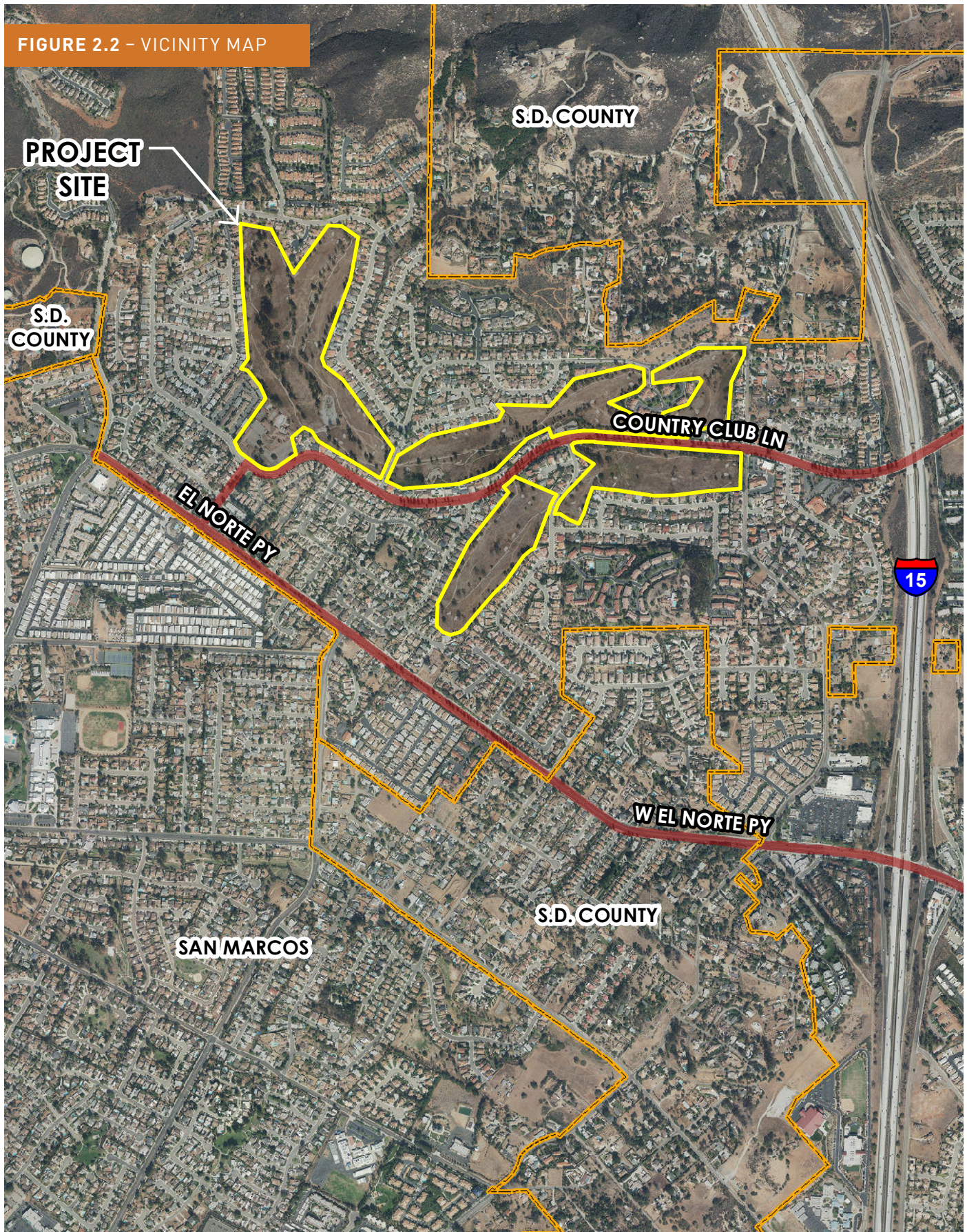




FIGURE 2.2 – VICINITY MAP





## C. EXISTING PROJECT SITE AND SURROUNDING RESIDENTIAL DEVELOPMENT

### 1. Land Use

According to the City of Escondido General Plan, the project area is designated as Residential Urban I in the Land Use Element. This designation allows up to 5.5 dwelling units per acre (du/acre). Additionally, the City of Escondido Zoning Map designates the project area as R-1-7, which allows single-family residential units with a minimum lot area of 7,000 square feet. The General Plan and Zoning Ordinance also allow for Planned Developments, which authorizes clustering on substantially smaller lots. *Figure 2.3* and *Figure 2.4* show the land use and zoning designations of the project site and the surrounding residential development.

### 2. Surrounding Residential Development

The Land Use Element also designates the area abutting the project site that was included in the original master planned retirement community as Residential Urban I. Other adjacent land use designations include Suburban, Estate I, Estate II and Rural I. While these adjacent land use designations currently have land use designations that indicate residential development that is less dense than the Residential Urban I designation, the use of Planned Developments that cluster development into the portions of properties that are not constrained due to steep topographic constraints or other environmental resources have resulted in smaller lot sizes.

In addition, several residential condominium developments allowing duplex dwelling units were approved and constructed when regulations controlling land use were different. This has resulted in residential development adjacent to and in the immediate vicinity of the project site that has both single-family detached and duplex dwelling units on lot sizes ranging from 2,000 to 7,000 square feet.

*Figure 2.5* shows the building type and the lot size of the original master planned community that abuts most of the former golf course that is now the project site. Several Planned Development projects to the northwest of the project site with topographic and biological resource constraints create a residential development of detached single-family homes on 5,000 square foot lots that typically average from 40 to 45 feet in width. A smaller residential development that abuts the project site to the north consists of duplex residential units on 2,000 square foot lots.

As the topography rises to the north of the project site, another residential project adjacent to the original master planned community is made up of duplex residential units on lots that are approximately 4,000 square feet. Another smaller residential development that protrudes into the project site has duplex dwelling units on 2,000 square foot lots.

There are residential developments to the south of the project site and the original master planned community. These residential developments contain both duplex units with 2,000 square foot lots and detached single-family homes on 2,300 square foot lots that average about 40 feet in width.

The residential development that has occurred since the original residential subdivision with detached single-family lots was designed in the 1960's and the master planned retirement community that was developed around the former golf course has become denser and includes fewer detached single-family homes. This has significantly changed the residential characteristics of the area from its original form and marketing appeal as a retirement community into an area with a variety of residential building types and lot sizes suitable for the diverse population that lives in the neighborhood today.

Photos of residential development in the vicinity are shown at the end of this chapter.



**FIGURE 2.3 – EXISTING GENERAL PLAN**

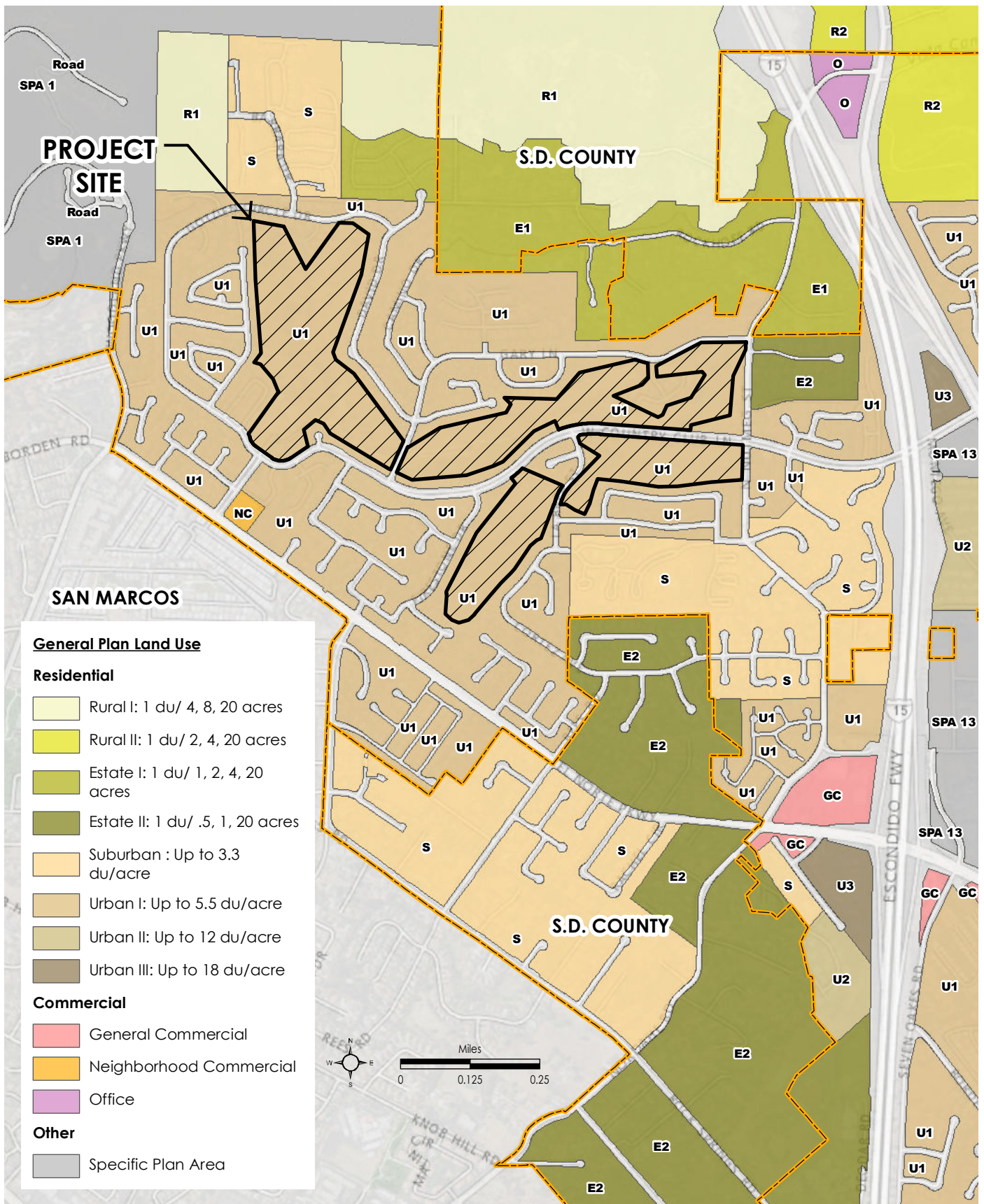
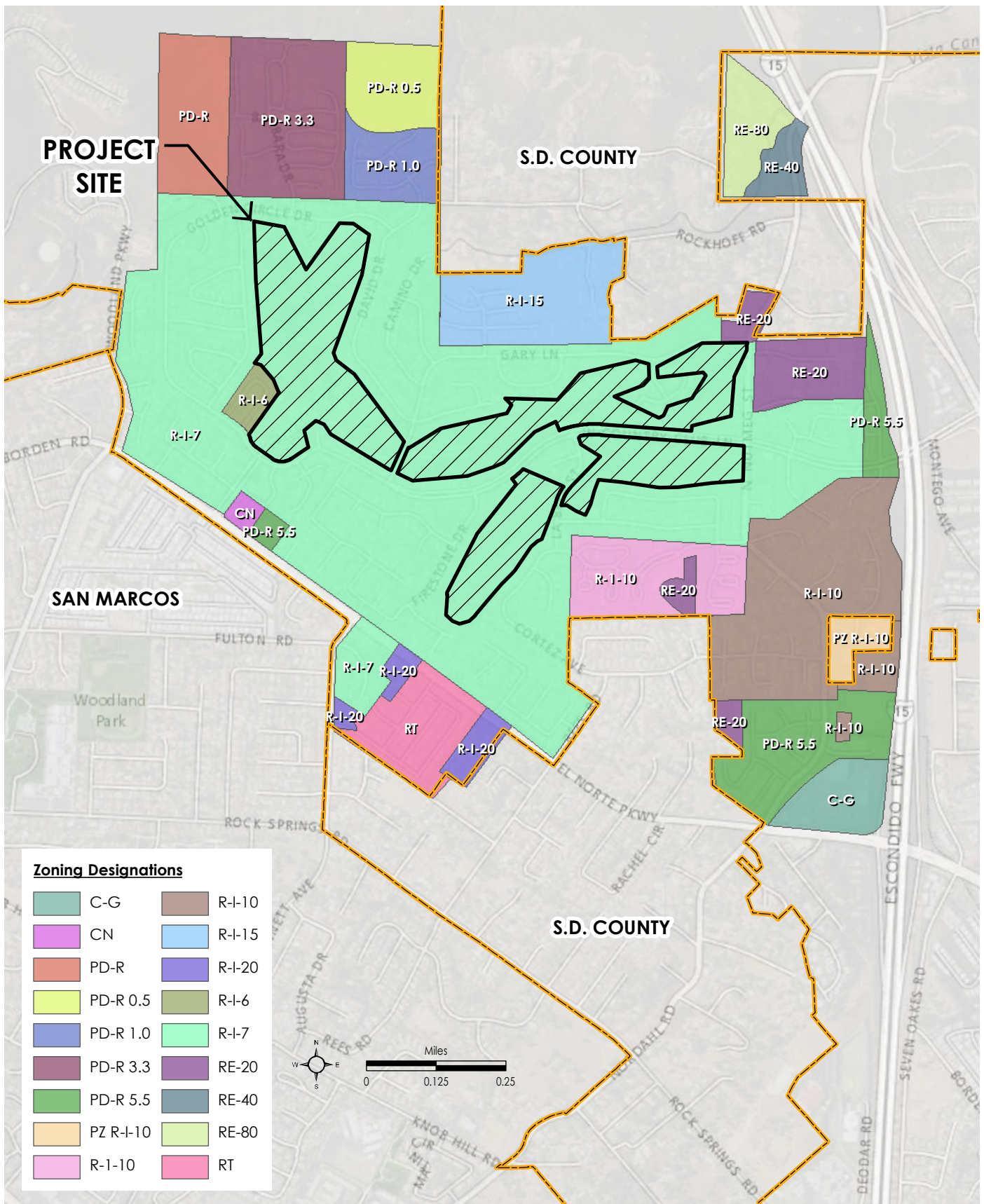
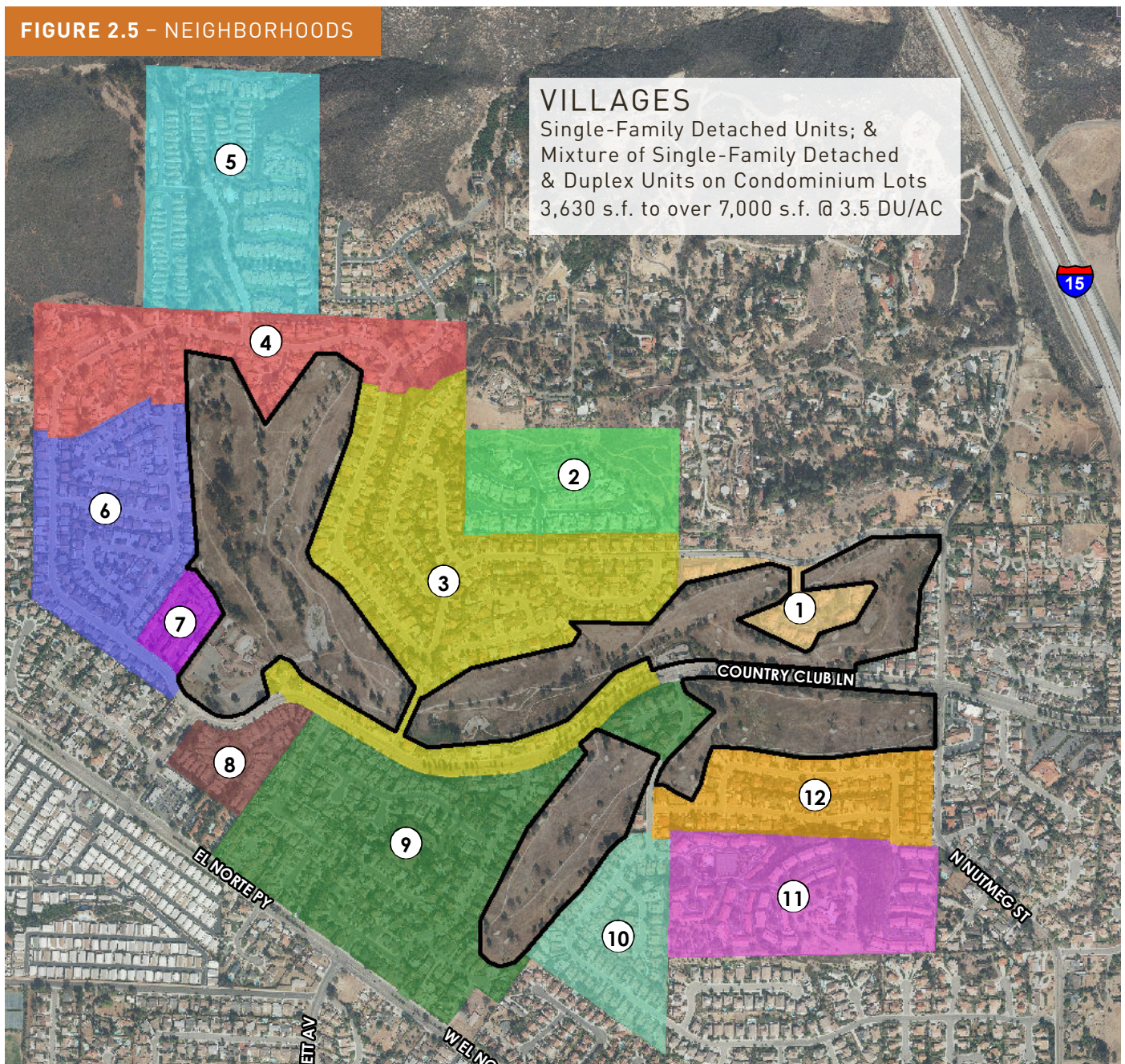


FIGURE 2.4 – EXISTING ZONING





**FIGURE 2.5 – NEIGHBORHOODS**



### Neighboring Communities

- |  |  |
|--|--|
| ① Duplex Condominium Units<br>2,000± s.f. Lots @ 5.9 DU/AC     | ⑦ Duplex Condominium Units<br>2,000± s.f. Lots @ 8.3 DU/AC     |
| ② Duplex Units<br>4,000± s.f. Lots @ 2.7 DU/AC                 | ⑧ Single-Family Detached Units<br>2,300± s.f. Lots @ 5.4 DU/AC |
| ③ Single-Family Detached Units<br>7,000± s.f. Lots @ 4.0 DU/AC | ⑨ Single-Family Detached Units<br>7,000± s.f. Lots @ 4.0 DU/AC |
| ④ Duplex Condominium Units<br>2,000± s.f. Lots @ 4.3 DU/AC     | ⑩ Single-Family Detached Units<br>7,000± s.f. Lots @ 3.9 DU/AC |
| ⑤ Single-Family Detached Units<br>5,000± s.f. Lots @ 3.7 DU/AC | ⑪ Duplex Units<br>2,000± s.f. Lots @ 3.2 DU/AC                 |
| ⑥ Single-Family Detached Units<br>4,000± s.f. Lots @ 5.8 DU/AC | ⑫ Single-Family Detached Units<br>7,000± s.f. Lots @ 4.2 DU/AC |



RESIDENTIAL DEVELOPMENT IN THE VICINITY OF VILLAGES SPECIFIC PLAN





# 3. Planning Framework

## A. PLANNING CONCEPT & PRINCIPLES

### 1. Concept

As introduced in Chapter I, the Villages Specific Plan establishes the framework for the design and integration of new land uses intended to replace the former, economically unsustainable Escondido Country Club. The primary focus is the reestablishment of critical social, recreational and aesthetic functions of the former Country Club via an economically viable and sustainable mixture of new uses.

These new land uses include a 48.9-acre Open Space System, consisting of landscaped buffer area with 4 miles of trails, a series of neighborhood parks, and open vegetated environmental drainage channels and stormwater cleaning basins. This 48.9-acre landscaped area provides a privacy buffer of approximately 50 feet to 200 feet between existing homes and new residences.

The Village Center land use offers a variety of recreational, social and farm-related amenities that will provide community-building activities for the new residents of the Villages and nearby existing residents.

The three residential Villages add to the supply of affordable, market-rate single-family housing and provides for a stable and secure source of funding to ensure the long-term financial health and viability of the trails and parks in the Open Space System as well as the recreational, social and farm amenities at the Village Center.

### 2. Goals

The following set of goals summarizes the criteria used to plan and design the Villages Specific Plan;

#### A. Conform to Escondido General Plan

Development projects approved in the City of Escondido must conform to the Escondido General Plan. The Villages Specific Plan proposes an amendment to the Land Use Element of the General Plan that increases the flexibility of the project to be designed in a manner that is better suited to successfully implement the planning principles introduced in Chapter I. The current Residential Urban I land use designation and R-1-7 zoning are not appropriate because they do not accommodate the desired mix of land uses necessary to meet the community vision to maximize open space area to buffer existing residences while also providing access to recreational and social amenities. The Specific Plan Area designation and SP Zone are more appropriate because they are intended to be applied in circumstances where comprehensive and thoughtful planning is required to maximize community benefits. The Specific Plan Area designation results in the protection of open space and access to recreational facilities while significantly reducing the intensity of the residential land use as compared to the existing General Plan designation of Residential Urban I. Furthermore, the Specific Plan designation provides for a thoughtful design response that reflects the diverse nature and character of the surrounding community.



### **B. Successful Integration of New & Existing Land Uses**

The General Plan Amendment (GPA) results in a 34% decrease in the number of residential units allowed on the project site as compared to the Existing General Plan. Implementation of the General Plan Amendment would serve as the catalyst to create an extensive Open Space System, landscaped Greenbelt with several neighborhood parks, trails and environmental drainage channels and stormwater treatment basins. In addition, the Village Center and Farm will replace the recreational and social amenities provided by the former country club. The GPA allows both new and existing residents to live an active and healthy lifestyle by taking advantage of the myriad recreational and social amenities facilitated by the land use changes contained in the amendment.

### **C. Re-establish the Recreational & Social Fabric of the Community**

The changing regional and national economic factors in the golf industry have resulted in the closure of the former Escondido Country Club Golf Course. This former land use provided a variety of physical and social functions for the surrounding community and the City of Escondido. Residents abutting the former golf course and other nearby residents benefitted from the social fabric provided by the former land use and residents

that were members of the former country club enjoyed the recreational and social amenities. The once operational Country Club property now lies fallow and a large chain link fence surrounds the abandoned and boarded-up former Clubhouse. The General Plan Amendment will allow land uses to support the restoration of the former Country Club property with passive and active open space areas, allowing development to occur as authorized by the General Plan, while also reducing the allowable number of residential units as compared to the existing General Plan. This context-sensitive and comprehensive land use planning and design approach is necessary to achieve the goals of the surrounding community and re-establish the community connections and social fabric that has been lost.

### **D. Establish an Economically Successful & Environmentally Sustainable Mix of Land Uses**

An economically successful and environmentally sustainable project must have an appropriate mixture of land uses to support their construction, operation and maintenance. This must include a mixture of residential unit types and sizes to construct and support the facilities and amenities within the Greenbelt and Village Center. Through creative design elements and site utilization the Villages Plan provides access to trails and neighborhood parks





in the Greenbelt. In addition, the Village Center will provide administrative offices, a contemporary restaurant and bar featuring farm to table produce, an event courtyard with banquet facilities to host weddings and community celebrations, a Village Green to accommodate performances and outdoor gatherings and a convenience grocery store featuring locally grown produce from the onsite professionally managed community farm to the public; as well as a fitness center and swimming pool with a large deck and changing facilities for Village residents and nearby residents that purchase memberships.

Environmental sustainability will be enhanced by incorporating architectural design standards and construction methods that will result in buildings that exceed the 2016 Title 24 building energy efficiency standards by 15%. In addition, a minimum of 10 electric-vehicle charging stations will be available to the public at the Village Center.

#### **E. Conform to Regional Clean Water & Flood Control Standards**

Regulations regarding treatment of stormwater runoff from development projects have changed significantly since the original development of the Escondido Country Club. Current requirements necessitate the design and construction of open vegetated environmental channels to safely convey existing water flows in San Marcos Creek through the Villages project site as well as retention basins to clean stormwater runoff from new development. The efficient and safe design of these stormwater basins and flood control facilities is constrained by existing improvements located upstream and downstream of the project site. The 19-acres needed for these purposes have been planned and designed within the 29.8-acres of Greenbelt system.

#### **F. Utilize & Improve Existing Infrastructure Systems**

The Villages Specific Plan utilizes the existing infrastructure system within the immediate area to supply the required public services needed by the new residential uses and Village Center activities. In addition, the implementation of current design standards will upgrade and improve public safety and water cleaning effectiveness provided by the rebuilt drainage system. The new water distribution system interconnects with the existing system and retains the existing water pressure and flow characteristics of the existing system while maintaining the existing transmission lines. In addition, the new sewage collection system will utilize the existing capacity in the sewage collection system within the surrounding residential development. The project proponent will address and pay appropriate fees required to support the sewage collection and treatment system and water system connections.

Concerns raised by existing residents about unsafe speeds along West Country Club Lane will be addressed by designing and constructing traffic calming improvements as a part of the Villages project. In addition to enhancing safety via traffic calming measures along West Country Club Lane, the Villages Project will support multi-modal transportation options by constructing dedicated bicycle lanes and providing pedestrian connections and street crossings throughout the community via both trails and sidewalks. Access to the new residential lots is provided via new public residential streets and private driveways. This new public roadway network connects with the existing residential circulation system in a manner that expands and enhances the existing circulation system.

## B. LAND USES

The land uses for the Villages Specific Plan Area include the Open Space System with its trail system and neighborhood parks, the Village Center with associated recreational, social and farm amenities, and three separate single-family residential Villages. The land uses are shown on *Figure 3.1* at the end of this chapter. The acreage within each land use is summarized in *Table 3.1*.

**Table 3.1 Land Use Acres**

LAND USE	ACRES
<b>Open Space System</b>	
Greenbelt	29.8
Environmental Drainage Channels & Basins	19.1
<b>Subtotal</b>	<b>48.9</b>
<b>Village Center</b>	
Clubhouse Amenities	4.5
Farm	1.1
<b>Subtotal</b>	<b>5.6</b>
<b>Villages</b>	
Village 1	24.2
Village 2	14.2
Village 3	16.4
<b>Subtotal</b>	<b>54.8</b>
<b>Total</b>	<b>109.3</b>

### 1. Open Space System

The 48.9-acre Open Space System consists of 29.8 acres of landscaped Greenbelt and 19.1 acres of environmental channels and retention basins to convey and clean stormwater. The environmental channels and basins have the dual purpose of stormwater drainage and buffering the existing residences from the residential development. The Greenbelt will have approximately 4 miles of trails that interconnect the Villages, nearby residential development and the Village Center. When trails are located adjacent to environmental channels or basins, the trail will be located on the side of the Greenbelt farthest away from the

existing residences. A series of neighborhood parks consisting of resting/seating areas, dog parks, play areas, tot lots and exercise/balancing equipment (par course) will be located along the trails as shown in *Figure 3.2* at the end of this chapter. Some areas of landscaping in the Greenbelt area may also be used and maintained by the professional farm managers to augment the production of fresh produce. Where available, reclaimed water will be used for landscape irrigation.

### 2. Village Center

The resort-style Village Center will replace the former clubhouse and serve as the new heart of the Villages project and the surrounding ECC Community. Access to the Village Center is at the West. Country Club Lane intersection with Golden Circle Drive. This public street will separate the Professionally Managed Community Farm from the Village Center structures and facilities; and provide primary access to Village 1. The Village Center will provide amenities as described below:

#### A. Recreation Facilities

Membership that will entitle Village residents to use the recreation facilities located at the Village Center will be included in the purchase of a dwelling unit. The residents of nearby existing residential areas will be able to purchase Village Center memberships with privileges to its amenities in a manner that is similar to the way it worked prior to the closure of the golf course. The major recreational facilities include:

1. **Swimming Pool** – The pool will have dressing room, shower facilities, and expansive deck areas for residents and members to meet and relax.
2. **Fitness Center** – The fitness center will be furnished with a variety of workout equipment and surfaces for residents and members to use.

#### B. Social Amenities

The various amenities included in the Village Center site will serve to re-establish the social fabric of the ECC Community. The social amenities are available to be patronized by nearby residents. This is at the heart of the revitalization of the broader community by providing the backdrop for the return of deep and strong social fabric that gave the Escondido Country Club area its identity. The



individual social amenities include:

1. **Administrative Offices** – The administrative operations for the HOA and management of the various amenities included as a part of the Village Center will be housed within this site.
2. **Contemporary Restaurant & Bar** – This new establishment will be open to Village residents and the general public. Fresh produce from the professionally managed community Farm will be a feature in the farm-to-table style cuisine offered by the professionally operated restaurant.
3. **Banquet Facilities & Event Courtyard** – The banquet facilities and courtyard gathering area will be available for Village residents and other Village Center members to reserve and rent for a fee. These facilities can be used for weddings, community events and other types of celebrations.
4. **Village Green** – A large Village Green, with a small concert/performance facility will be located within the Village Center site. This area will function as an informal gathering area for all residents and visitors.
5. **Convenience grocery store** – Convenience grocery store will feature locally grown produce from the onsite professionally managed community Farm.

### C. Farm

A professionally managed community Farm will supply fresh seasonal produce to the restaurant and to the small retail outlet for sale to residents. Some areas of landscaping in the Greenbelt area may also be used and maintained by the professional farm managers to augment the production of fresh produce.

### D. Parking Strategies

The site design and land use arrangement promotes use of the interconnecting trail and sidewalk systems to access the variety of recreational, social and farm amenities located at the Village Center. This promotion of pedestrian and bicycle mobility will also be enhanced by the proposed traffic calming improvements along West Country Club Lane. However, an appropriate number of parking spaces will be provided for users of the Village Center that drive to these amenities. A minimum of 10 electric-

vehicle charging stations available to the public will be included.

## 3. Villages

The residential land use is comprised of three Villages, each with an individual identity. The separate identities for each Village will be created primarily by the architecture style of the dwellings, augmented by landscaping, fencing and entry monumentation. Village boundaries are defined by existing streets and the Open Space System that is used to separate and buffer existing residences from the new development. Each Village will have a mixture of lot sizes and various housing types.

The number of dwelling units and minimum lot sizes within each Village is summarized in *Table 3.2*. The location of the various housing types are shown on *Figure 3.3* at the end of this chapter.

**Table 3.2 Minimum Lot Size/Housing Types/  
Dwelling Units by Village**

LOT SIZE/ HOUSING TYPES	DWELLING UNITS
<b>Village 1</b>	
45' x 95' SFD Lots	69
46'-50' x 75'-79' SFD Lots (min. lot area: 3,630 s.f.)	36
4-8 Unit Cluster	43
<b>Subtotal</b>	<b>148</b>
<b>Village 2</b>	
45' x 95' SFD Lots	34
46'-50' x 75'-79' SFD Lots (min. lot area: 3,630 s.f.)	20
4-8 Unit Cluster	32
<b>Subtotal</b>	<b>86</b>
<b>Village 3</b>	
46'-50' x 75'-79' SFD Lots (min. lot area: 3,630 s.f.)	32
4-8 SFD Lots	36
4 or 6 Unit Cluster*	78
<b>Subtotal</b>	<b>146</b>
<b>Total Dwelling Units</b>	<b>380</b>









\* 4 Unit Clusters comprised of two-story attached units and 6 Unit Clusters comprised of two-story attached and single-story detached units.

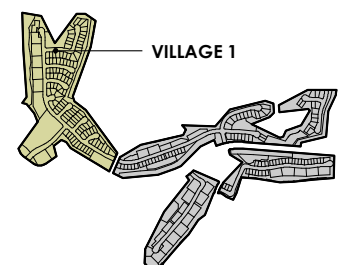
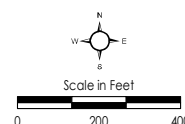
### A. Village 1

This Village is located north of West Country Club Lane and is the largest of the three Villages, with a total of 148 homes on 111 residential lots on 24.2 acres. A mixture of three housing types is located within Village 1. One of these housing types consists of four to eight single-family detached homes located on a condominium lot. Fourteen of the dwellings on the 95' x 45' SFD lots and eleven of the dwellings on SFD lots ranging in width from 46'-50' x 75'-79' in depth with a minimum lot area of 3,630 s.f. are restricted to single-story dwellings. Primary access is from West Country Club Lane between the Village Center and the Farm, with secondary access to Gary Lane. The required secondary internal emergency fire access roadway has been incorporated into the Open Space System.

The entire perimeter of Village 1 consists of the Open Space System that separates and buffers the existing residential development from the new homes. A park that is accessible to both existing and new residents via the trail system is located in the northerly portion of the Village. Two tributary drainages to San Marcos Creek flow from north to south in above-grade environmental channels through the Open Space System to the Village Center site, where the drainage flows below grade through the Village Center site and connects with existing drainage improvements under West Country Club Lane.

#### HOUSING TYPE DISTRIBUTION

-  Villages Boundary
-  45' x 95' SFD Lots
-  46'-50' x 75'-79' SFD Lots
-  4-8 Unit Cluster
-  Open Space
-  Village Center
-  Public Roads
-  Indicates the number of single-story detached dwelling units on a lot



KEY MAP











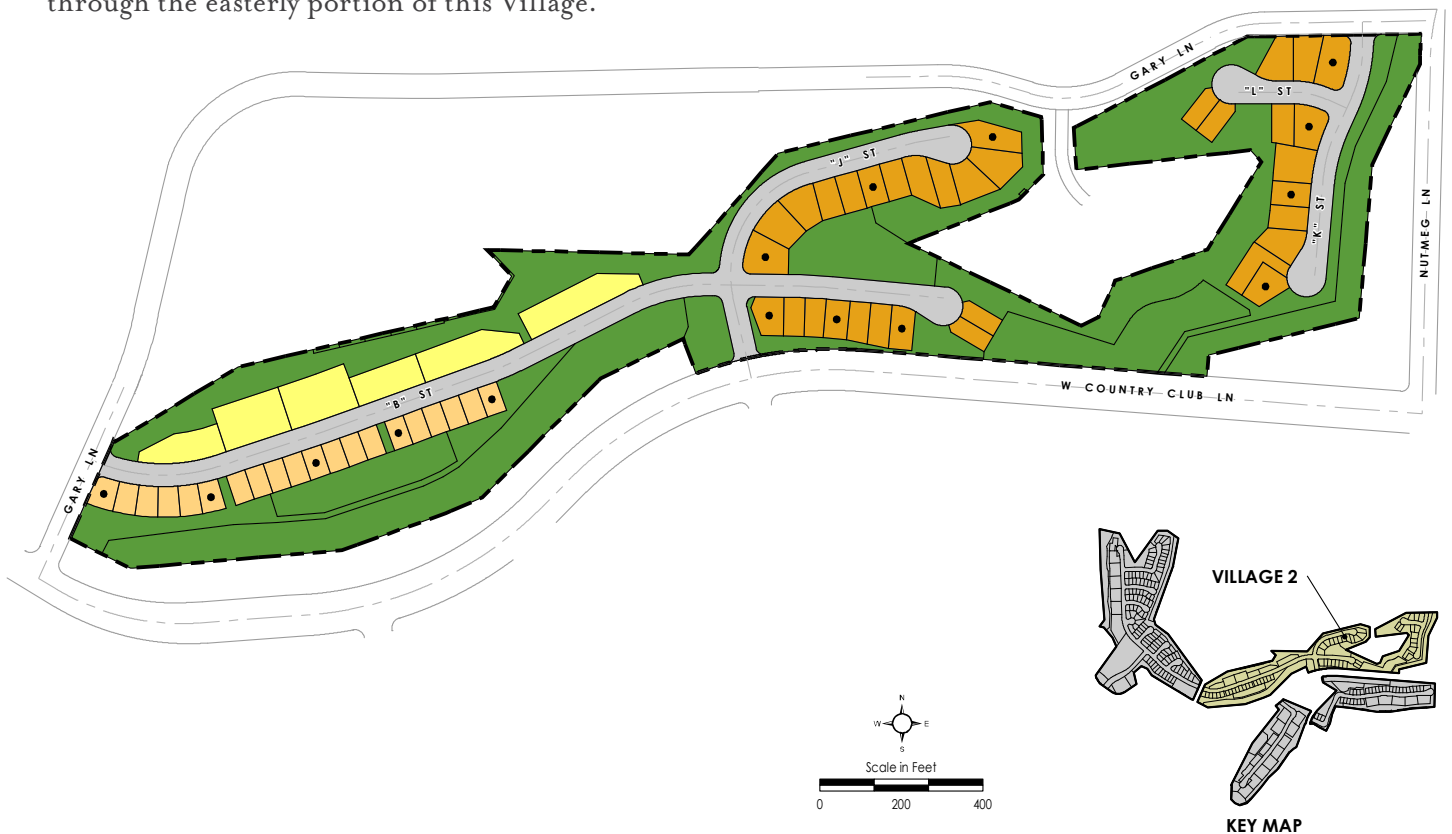
## B. Village 2

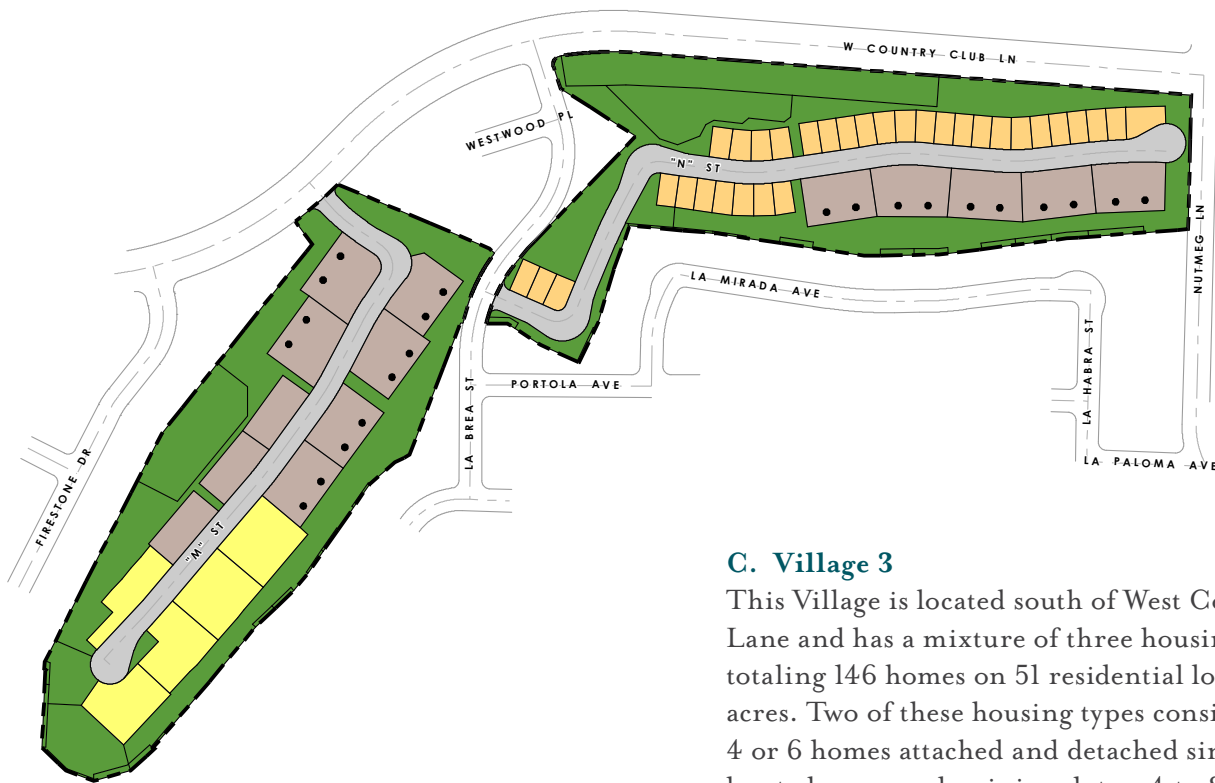
This Village is located east of Village 1 and is also north of West Country Club Lane. It has a mixture of three housing types totaling 86 homes on 60 residential lots on 14.2 acres. One of these housing types consists of four to eight single-family detached homes located on a condominium lot. Ten of the 45' x 95' SFD lots and five of the SFD lots ranging in width from 46'-50' x 75'-79' in depth with a minimum lot area of 3,630 s.f. are restricted to single story dwellings. Primary access to the western portion of Village 2 is from Gary Lane near West Country Club Lane and from an extension of La Brea Street northerly of West Country Club Lane. Access to the smaller easterly portion of Village 2 is from Gary Lane near Nutmeg Street.

As is typical of all of the Villages, existing streets and the Open Space System separates and buffers the existing residences from the new homes along the entire perimeter. A park that is accessible to both existing and new residents via the trail system is located northerly of and adjacent to West Country Club Lane between the two portions of the Village. San Marcos Creek flows on above-grade environmental channels from north to south through the easterly portion and from east to west through the easterly portion of this Village.

### HOUSING TYPE DISTRIBUTION

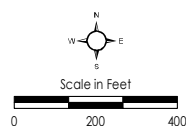
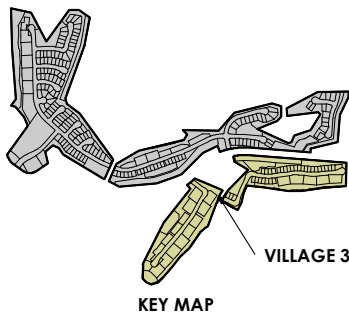
-  Villages Boundary
-  45' x 95' SFD Lots
-  46'-50' x 75'-79' SFD Lots
-  4-8 Unit Cluster
-  Open Space
-  Village Center
-  Public Roads
-  Indicates the number of single-story detached dwelling units on a lot





### HOUSING TYPE DISTRIBUTION

- Villages Boundary
- 46'-50' x 75'-79' SFD Lots
- 4-8 Unit Cluster
- 4 or 6 Unit Cluster
- Open Space
- Village Center
- Public Roads
- Indicates the number of single-story detached dwelling units on a lot



### C. Village 3

This Village is located south of West Country Club Lane and has a mixture of three housing types totaling 146 homes on 51 residential lots on 16.4 acres. Two of these housing types consists of either 4 or 6 homes attached and detached single-family located on a condominium lot or 4 to 8 homes detached single-family located on a condominium lot. The condominium lot with the 6 homes is designed to have the two single-story detached single-family homes in the portion of the common parcel that is adjacent to the Greenbelt that buffers the existing residences. These clustered units will be age-targeted for seniors. Thirty-two of the dwellings are on lots ranging in width from 46'-50' x 75'-79' in depth with a minimum lot area of 3,630 s.f. Primary access to the southwesterly portion is from West Country Club Lane. The required secondary access internal emergency fire access roadway have been incorporated into the Open Space System. Primary access to the other portion of Village 3 that extends easterly to Nutmeg Street is from La Brea Street. A secondary emergency fire access-only connection is made to Nutmeg Street. No traffic access, other than for emergencies, is allowed to Nutmeg Street.

The trail system provides access through the Greenbelt Open Space that separates and buffers the existing residences from the new homes and provides access for both existing and new residents to a park located at the southwest end of the Village. San Marcos Creek flows from east to west along the south side of W. Country Club Lane through the easterly portion of Village 3 within both the existing open channel and an open environmental channel.



## C. INFRASTRUCTURE

### 1. Circulation System

The circulation system is designed to interconnect with the existing adjacent public street system. The public streets will create three new connections with West Country Club Lane, with two connections converting T-intersections into 4-way intersections with roundabouts at North Golden Circle Drive by adding "A" Street and La Brea Street by adding "J" Street. One connection creates a T-intersection with West Country Club Lane by adding "M" Street. The new median along West Country Club Lane will result in limiting turning movements to right-in and right-out only for both the new "M" Street intersection and the existing Firestone Drive intersection with West Country Club Lane.

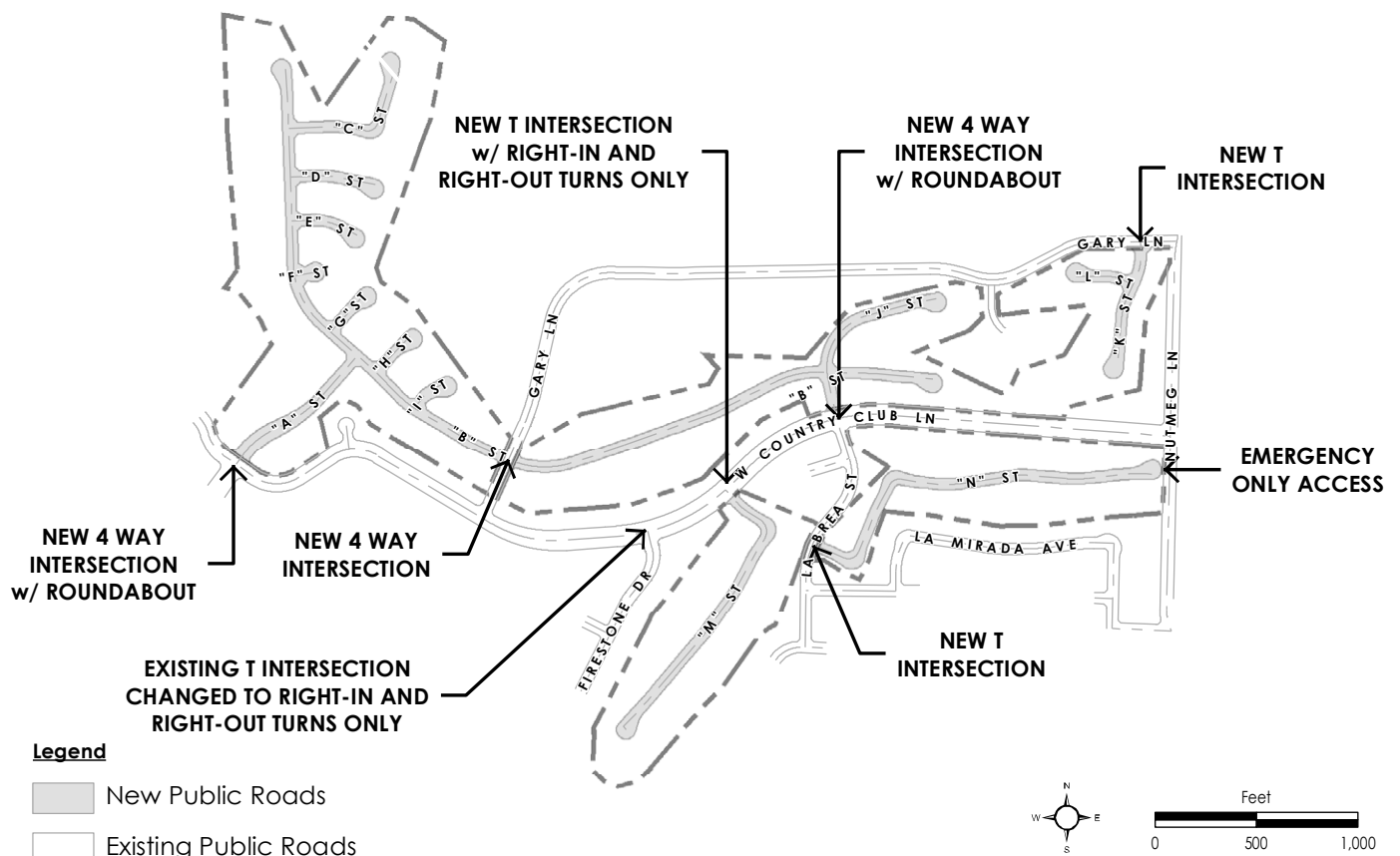
A new 4-way intersection will be created on Gary Lane that provides secondary access to both Villages 1 and 2. A new T-intersection providing access to the small easterly portion of Village 2 will be created on Gary Lane near Nutmeg Street.

A public street for access to Village 3 will create one new T-intersection with La Brea Street south of West Country Club Lane.

The traffic circulation system is predominately composed of public streets within a 56-foot wide right-of-way that provides access and on-street parking for the single-family residential units. The public street system provides access to the Village Center and the Farm, as well as all three Villages. The public road ("A" Street) that leads north from the North Golden Drive/West Country Club Lane intersection will transition from Major Road improvements standards to the typical 56-foot right-of-way residential street standards beyond the access point for the Village Center and Farm.

With the exception of several minor improvement standards, all public streets will be constructed to City of Escondido street standards. Several modifications have been allowed, including the use of rolled curbs and slightly reduced curve radii on short cul-de-sac street segments.

In several locations within Villages I and 2, short 24-foot wide double-loaded private driveways, from the new public streets, will provide access to single-family detached dwelling units in the clusters of four to eight units on condominium lots. In some parts of Village 3, 24-foot wide driveways will provide access to a private motor court on condominium

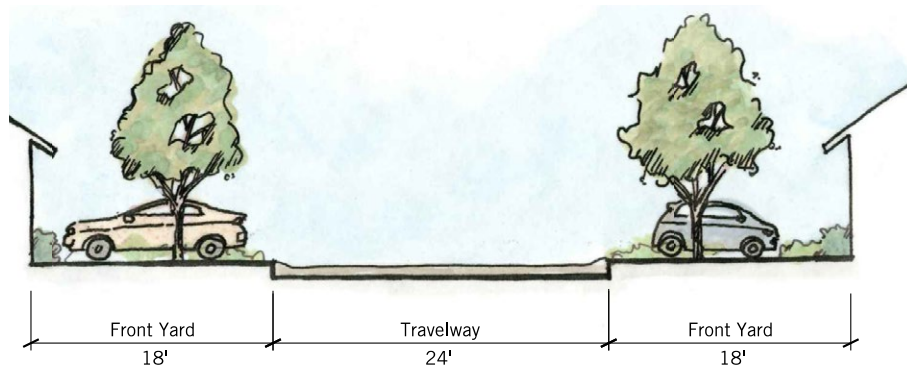


lots that accommodate access to garages for clusters of 4 or 6 dwelling units composed of two, one-story detached (only in the 6 dwelling unit clusters) and two attached dwelling units.

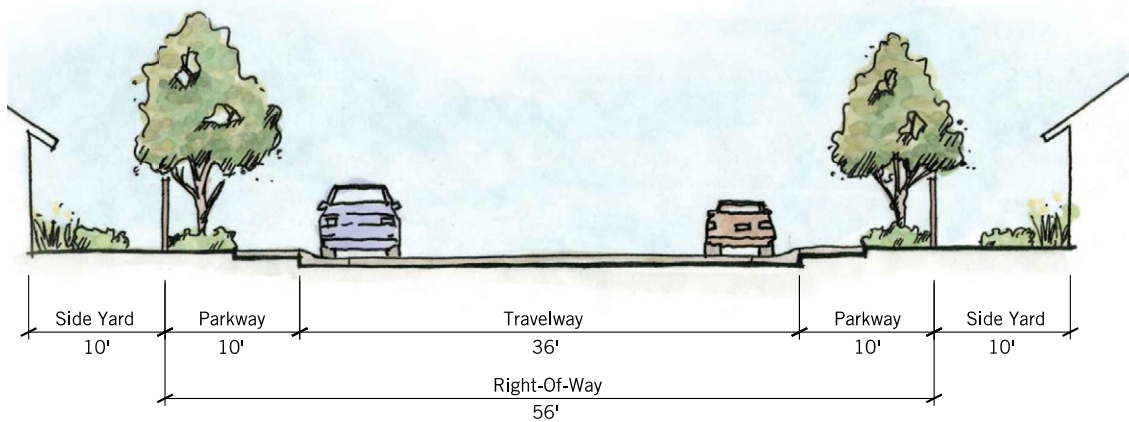
Internal emergency fire access roads have been incorporated into the Open Space System in Villages 2 and 3. Alternative emergency-only access to Nutmeg Street is provided via “N” Street for one of the neighborhoods in Village 3. Cross sections of the various streets that make up the street system are shown below.

## 2. Water System

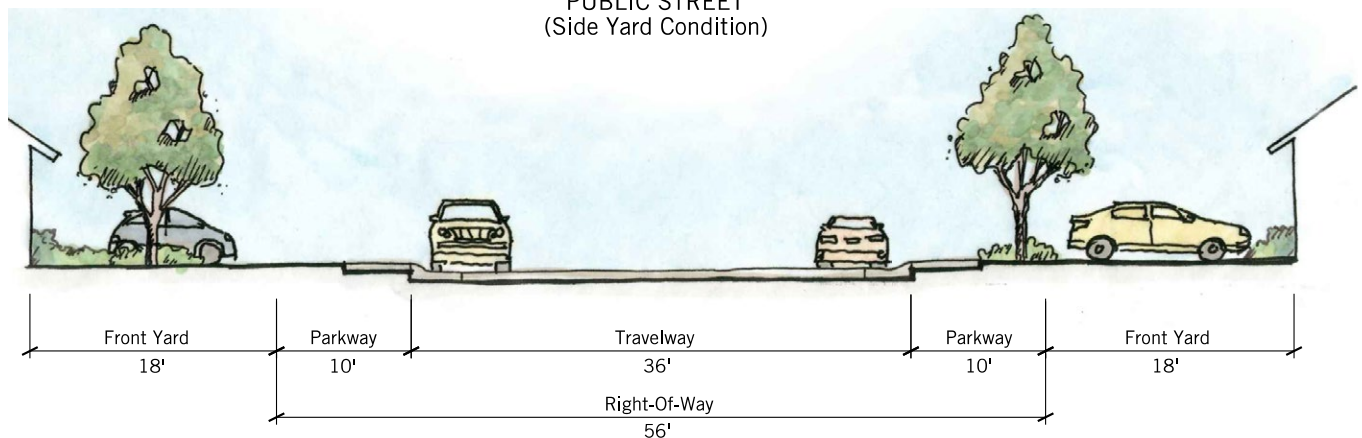
Portions of the project area are located in the City of Escondido Water Service Area, the Rincon Del Diablo Water District (RDDMWD). A very small remnant of the Vallecitos Water District (VWD) is also in the project area. The new water services required by the Villages project will be provided by the RDDMWD, Escondido Water District and VWD through an existing arrangement between the districts that use the most efficient existing water delivery infrastructure to deliver water regardless of



PRIVATE DRIVE



PUBLIC STREET  
(Side Yard Condition)



PUBLIC STREET  
(Front Yard Condition)



which district each water service is located. Payment for water usage is exchanged between the two districts.

Potable water will be provided by the appropriate water district(s) via connections to the adjacent water infrastructure that currently provides water to the surrounding existing residential development. The connections to the water system will be to the 10"/12" water main in West Country Club Lane, the 10" water in Gary Lane, the 8" water in La Brea Street and the 10" water in Nutmeg Street.

In addition, an existing Vista Irrigation District 18" waterline, which traverses the project from Country Club Lane at La Brea Street northerly across the existing golf course and ties into Gary Lane, will need to be relocated into the new circulation street system.

### 3. Wastewater System

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The project will connect to the City of Escondido wastewater system. The City has existing sewer facilities in Country Club Lane, Gary Lane, La Brea Street and Fire Fox Place. This 8" gravity sewer system conveys wastewater, which ultimately flows to the Hale Avenue Resource Recovery Facility (HARRF) for processing.

Several existing sewer mains from adjacent developments traverse through the existing golf course property in public sewer easements. These facilities will be relocated and connected to the sewer system within the project. These systems include:

- a. The existing 8" sewer from Jason Glen Street.
- b. The existing 8" sewer located in an easement from Gary Lane to Wren Ellen will be relocated into the new development.
- c. The existing 8" sewer main located in an easement from Mirada Avenue to Country Club Lane will be relocated into the development. To accommodate the new sewer alignment, the existing sewer in La Brea Street from Country Club Lane to Westwood Place will need to be reconstructed to adjust the vertical alignment.
- d. A portion of the existing 8" sewer in Gary Lane between David Drive and Country Club Lane will need to be reconstructed to adjust the vertical alignment.

- e. The existing 8" sewer located in an easement from Wren Glenn to Country Club Lane will be realigned to accommodate the project design.
- f. The existing 8" sewer located in an easement from Corter Avenue to Fire Fox Place will need to be realigned to accommodate the project.

There is existing recycled water infrastructure in Country Club Lane serviced by the City of Escondido. This will provide the project with reclaimed water, where available, for irrigation of common landscape and park areas.

### 4. Drainage System

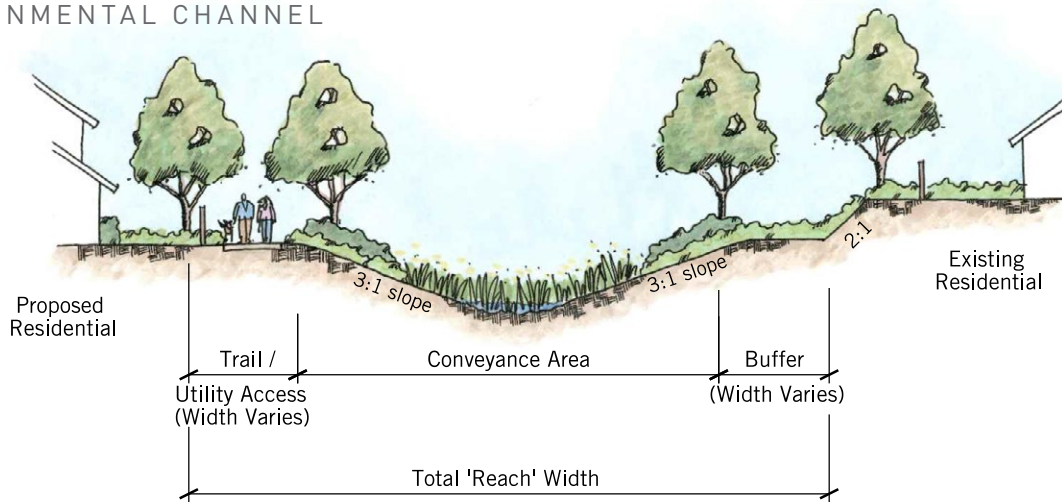
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A major benefit of the project is the removal of existing concrete drainage channels that currently convey drainage through the project site and the construction of open vegetated drainage channels that provide a safe drainage course for the stormwater runoff from the project site, the existing surrounding development, and the existing tributary drainage flowing through the project site into San Marcos Creek.

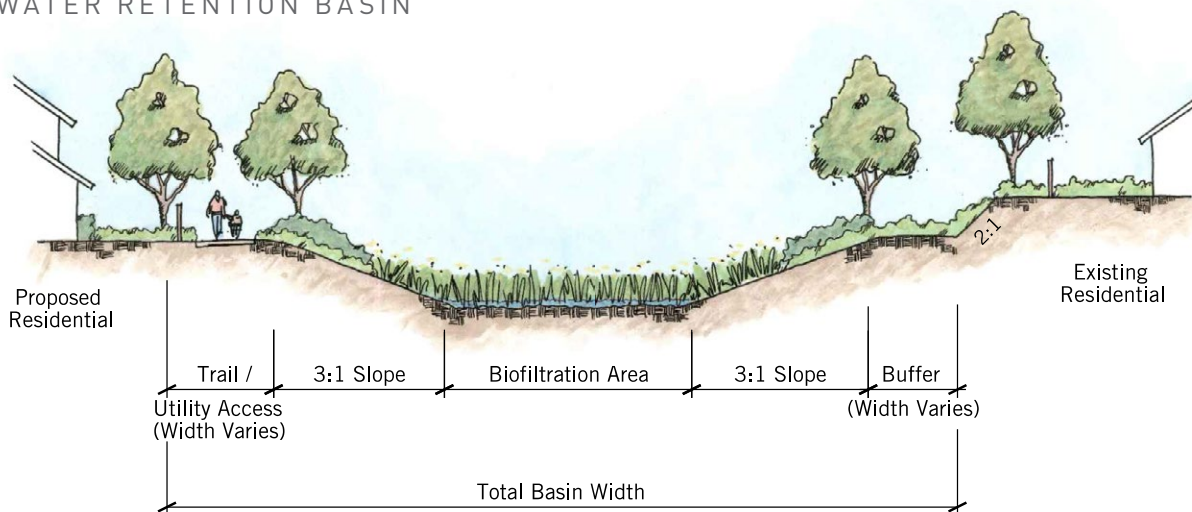
The project will also include a number of biofiltration stormwater management basins distributed throughout the site to promote water quality treatment and hydromodification management (HMP) of stormwater runoff from the project area. Hydromodification reduces the rate and duration of runoff from the project site to pre-development conditions to be consistent with the requirements of the 2013 Regional Water Quality Permit R9-2013-001 and the 2016 City of Escondido Storm Water Design Manual. The environmental channels generally have 3:1 side slopes with 2:1 side slope in a few areas. The retention basins will have a typical section of 5 feet of depth, with 3:1 side slopes, a subsurface layer of amended soil 2 feet in depth, above a 1 foot deep section of permeable gravel, and a perforated subdrain. Both are shown on the next page.

Project design to control stormwater runoff will be implemented throughout the project to control and reduce the pollutant loading in stormwater runoff. Ongoing maintenance of the stormwater system is described below under Section F, Maintenance Responsibilities.

## ENVIRONMENTAL CHANNEL



## STORMWATER RETENTION BASIN



## D. OFFSITE IMPROVEMENTS

Minor offsite improvements are needed to connect new residential streets to the existing circulation system. Minor offsite utility improvements may consist of making connections to and minor relocation of the adjacent existing water, wastewater, drainage, natural gas, electric and telecommunication systems. The offsite improvements to Mobility and Infrastructure Element roads include:

## 1. Traffic Circulation

Traffic circulation improvements are anticipated for the intersections of West Country Club Lane and both Golden Circle Drive and El Norte Parkway. In addition, the lane striping along El Norte Parkway

between Nutmeg Street/Nordahl Road and the southbound I-15 onramp will be enhanced to better serve the adjacent commercial uses and installation of Adaptive Signalization along El Norte Parkway will be implemented to improve traffic flow. An additional single-occupancy-lane from El Norte Parkway to southbound I-15 will be added to the existing onramp.

## 2. Traffic Calming

West Country Club Lane traverses the ECC Community from east to west and provides the primary access to the existing circulation system for the new residential uses. Additional traffic trips and several additional street connections needed to



provide for access to the new residential dwellings will be added to West Country Club Lane. Traffic calming measures on West Country Club Lane will increase public safety and encourage pedestrian and bicycle use within the ECC Community.

## E. GRADING & CONSTRUCTION

The grading required to prepare the building sites, streets, environmental drainage channels and retention basins will require the import of fill material to the project site. Villages 1 and 2 will have a net export of material and Village 3 will receive the exported material from the other two Villages as well as import from approved offsite sources. Graded slopes will be a maximum of 1.5:1 for cuts and 2:1 for fill slopes. Manufactured slopes will be landscaped for erosion control and aesthetics. During construction, an onsite speed limit of 15 miles per hour will be imposed on all vehicles within construction areas to reduce fugitive dust emissions.

It is anticipated that the project will be constructed over multiple phases that may be driven by market conditions. As initially planned, the Villages will be constructed in the order that they have been numbered. However, depending on residential market demand and conditions, portions of each Village to which adequate access, recreational facilities and public services can be provided may be developed separately.

## F. AVAILABILITY OF PUBLIC SERVICES

1. The Villages project site is located within three water districts; City of Escondido Water Service Area, the Rincon Del Diablo Water District (RDDMWD) and the Vallecitos Water District (VWD). Depending on several yet to be determined variables, water service will be available for the project from the appropriate water district.
2. Wastewater treatment and disposal services are available for the Villages project from the City of Escondido.

3. Police protection and law enforcement services are available for the Villages project from the City of Escondido.
4. Fire protection service is available for the Villages project from the City of Escondido.
5. The Villages project site is located within three school districts; Escondido Union High School District, Escondido Unified School District and San Marcos Unified School District. The district boundary divides the project site in a manner that includes a very small number of future residences within the San Marcos Unified School District.
6. Library services are available for the project from the City of Escondido.
7. Recreation facilities within the Villages project available to the public will include the trails and parks in the Greenbelt Open Space and the Village Green in the Village Center. Additional recreational and social amenities are available in the Village Center for nearby residents that purchase membership to these facilities.
8. Solid Waste disposal is available from private companies under contract with the City of Escondido to provide integrated waste management services, including recycling services.
9. Energy in the form of natural gas and electricity is available from San Diego Gas & Electric (SDG&E). Electricity generated from solar equipment will be eligible to use the appropriate electrical generation credits from SDG&E authorized by State of California regulators.
10. Telephone, cable TV and Internet service is available from a variety of providers.

FIGURE 3.1 – LAND USES

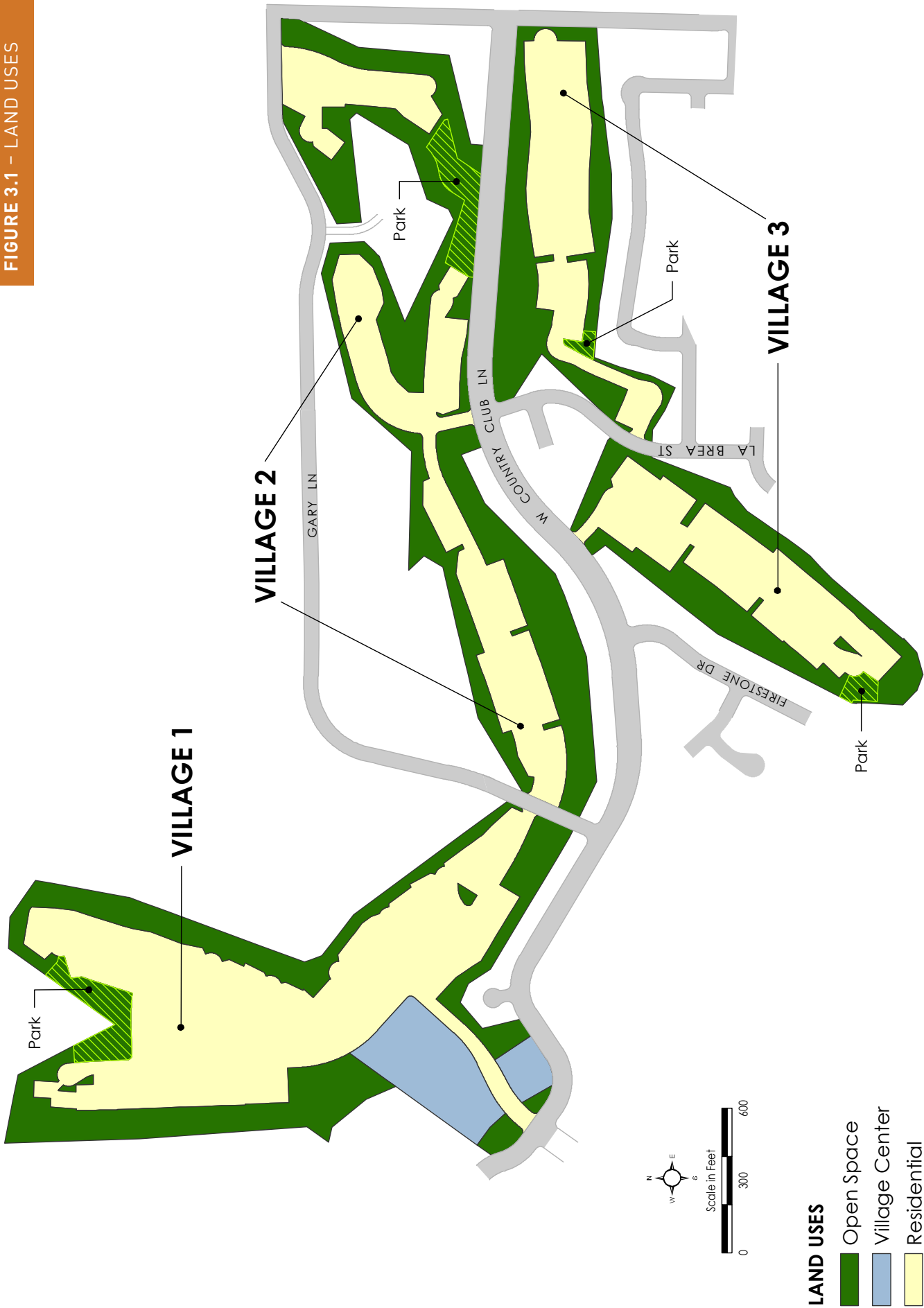




FIGURE 3.2 – TRAILS & PARKS



FIGURE 3.3 – HOUSING TYPES





# 4. Design Guidelines & Development Standards

## A. PURPOSE

These Design Guidelines and Standards are intended to address landscape architecture, building architecture, and lot development requirements that will define the character of the Villages Specific Planning Area. Through the implementation of these Standards and Guidelines, the ideas and intent of the City of Escondido's SP Zone will be achieved.

Adherence to these Guidelines and Standards will result in a high quality residential community with a design theme that is consistently applied throughout the Villages project. These Guidelines and Standards are intended to serve as implementation criteria for use by the builders, land planners, architects, landscape architects, civil engineers, and future owners who will be responsible for designing and building the Villages project. When followed, these Guidelines and Standards shall ensure that development within the project site will complement the character of the region and of the site, while increasing the desirability of the surrounding area.

## B. LANDSCAPE ARCHITECTURAL DESIGN

### 1. General Concept

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The Villages project site is surrounded by a variety of architectural and landscape styles developed over decades. The landscape and exterior elements for the Villages are intended to complement their surroundings, while creating a sense of place for the residents and visitors to the new community. A simple palette of hardscape materials and plant species will complement the architecture of the new homes and community buildings. The landscape and site planning will buffer the existing residents from the new homes while encouraging existing and Village residents to enjoy outdoor activities provided within the Villages. Community wide amenities including parks, a perimeter trail system and the Village Center will be connected via street sidewalks and the interconnecting system of trails and will be accessible for both Village and existing residents. Plant species will be native and/or drought-tolerant.

### 2. Greenbelt Area Landscape & Plant Palettes

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The Open Space System, set between the existing homes of surrounding neighborhoods and new homes, will provide a buffer and backdrop green space amenity. The landscaped physical and visual buffer will be between 50 feet and 200 feet in width between existing and new residential lots. Strategic placement of large canopy, evergreen and deciduous trees will provide privacy while framing and maintaining existing distant views of hillsides. Some areas in the Greenbelt may be used and maintained by the professional farm managers to augment the production of fresh produce. Groupings of trees will provide shade along the trail which moves throughout the Greenbelt. A mix of drought-tolerant shrubs and groundcovers will be used to beautify the space and provide erosion control. A native plant palette for the Open Space System will help transition between the surrounding landscape and more refined planting within the new residential uses.

### 3. Trail System

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Within the Open Space System, the trail and park system links the neighborhood amenities and encourages outdoor activity, which will create opportunities for interaction. The trail system will be open to the public, which will help facilitate a sense of community between the existing residents and Village residents that will use the trail and parks. The approximately 4 miles of trail will link with street sidewalks to provide a contiguous pathway system throughout the community and connect to regional biking and hiking routes. The hard-surface, all-weather trail can accommodate a variety of activities and include exercise and rest areas along its length. The trail will be a mix of paved surfaces and compacted decomposed granite or "grasscrete" pavers where needed for shared use with emergency fire access. Alternative attractive paving materials, such as "grasscrete" will be used to create an attractive trail while still providing vehicular access where necessary.

Landscape shrubs and trees planted along the trail will help define the character of the trail system as well as provide shade and wayfinding. Additionally,

site furnishings and use areas will be installed along the trail as rest and recreation opportunities. These outdoor furnishings will include benches, trash receptacles, bike racks, drinking fountains, and fitness equipment. The fitness equipment, along with mileage markers placed along the loop trail, will provide recreation for adults. Integrated into the Tot Lots and Activity Parks along the trail, kid's play equipment will provide play opportunities for a wide age range of children. Finally, dog support kiosks with dog bags and trash cans will be placed along the trail to maintain adequate services for pet owners.

#### 4. Neighborhood Parks

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A series of four neighborhood parks totaling 3.5-acres are situated along the trail system to provide recreation and rest opportunities for the public. They are located to take advantage of public access points along the trail and act as trailheads. There are three distinct park uses including, Activity Park, Dog Park, and Tot Lot. Some neighborhood parks will have all types of uses and some will have a single use.

Activity Parks will be geared toward older children and adults and include active play areas and exercise equipment. Tot Lots will allow younger children play opportunities with play equipment geared toward age groups 5-12 years and 5 years and younger. Each of these parks are envisioned to include seating with shade structures, BBQ areas, and other amenities as appropriate for the location.

Dog Parks are planned in addition to the play parks to allow gathering spots for neighbors with animals. These parks will be contained with a perimeter barrier and gated access points. If applicable, the dog parks may also be divided to separate larger and smaller breeds. Seating and shade will be provided as well as drinking fountains for dogs and their owners.

Landscape within the neighborhood parks will be characteristic of the surrounding Village plant palette. The parks have been located with direct access from the adjacent Villages and the landscape character of the park shall be a continuation of the surrounding Village architectural theme. Large canopy trees are envisioned to provide shade and character to the parks. Screening landscape, walls,

and fences will also be used to provide privacy between the parks and existing and new residences. Park maintenance will be the responsibility of the VHOA.

#### 5. Streetscape Landscaping

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Street trees, shrub and groundcover planting, as well as hardscape materials will be used to define the character of the community. Consistent spacing of street trees will help to identify the individual neighborhoods, as well as providing shade for the sidewalk circulation. Refined shrub and groundcover planting used along the streetscape holds the edge of the street scene and provides separation between public and private spaces. The planting palette used at the Village streetscape will be complementary to existing, surrounding landscape while providing an identity to the community.

#### 6. Entry Monumentation & Signage

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Monumentation and signage throughout the community will serve as markers to identify that you are within the Villages project. Their character will be understated and refined while clearly providing community identity. The use of natural materials will complement the surrounding environment as well as providing a level of refinement that will be found throughout the community. Monument signs shall not exceed 4 feet in height. Monument signs shall be illuminated with low-level fixtures that observe dark skies.

#### 7. Conceptual Lighting Guidelines

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Site lighting throughout the community provides a level of safety as well as helps to define the character of the Villages. Street and parking area lighting will be designed to meet all city requirements and be sensitive to the existing "night skies" conditions. Lighting along pedestrian corridors must use lower-scale pedestrian fixtures spaced more closely together. The fixtures chosen should be of materials and design that complement the architectural style of each Village in form and materials. Trail and park lighting will be accomplished with low-level fixtures which provide safety at key areas, but does not spill into adjacent residences. LED fixtures are encouraged for energy and maintenance savings and shall comply with City of Escondido lighting standards.



## 8. Conceptual Fence & Wall Guidelines

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Walls and fences will consist of natural materials that are consistent throughout the community. Split rail fencing, or similar, will be used as a community themed fence running throughout all three villages. Materials used for site walls and fences will complement the architecture of the Village they are within. Village 1 walls may be finished with light colored stucco and terra cotta caps in keeping with the Spanish Monterey architecture, while fences would be darker stained wood. Stone walls and lighter colored painted wood fences would be more prevalent in Village 2 to be compatible with the Craftsman architectural style. Village 3 may utilize painted metal fences and simple, stacked boulder walls to follow the Western Cottage theme. Privacy walls on corner lots that are visible from public streets or use areas shall conform to the architectural theme of each Village.

The site will be graded to minimize the use of retaining walls, but where necessary, retaining walls will be built with either keystone or block walls. The material and color of the walls shall be understated and blend in to surrounding landscape. Perimeter lot fences shall be either wood or metal and finished in colors that complement the adjacent architecture. All fencing material within or adjacent to parks will be durable and of high quality. Trailside fences or required guardrails shall consist of peeler log material and be constructed in a manner that complements the natural setting of the open space.

Parks within the Villages will be fenced or enclosed with durable and high quality fencing in a manner appropriate to their use. Dog Parks will be enclosed with perimeter fencing and be controlled at access points with gate entry systems. Where appropriate, Tot Lots and Activity Parks will have either screening walls or perimeter fencing to reduce physical and visual impacts to adjacent neighborhoods or visually transparent fencing to retain attractive views and provide for public safety.

## 9. Water Conservation & Landscape Sustainability

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The large open space areas and extensive landscape within the community will provide a desirable setting for the Villages of ECC. The plant palette used to provide this setting will need to be

environmentally responsible to be successful. Native drought-tolerant plant material will be used throughout the community where feasible. Both trees and understory-planting will be selected and located to maximize irrigation efficiency. Along with this water efficient planting palate, the irrigation system will take advantage of available water-saving technologies including weather monitoring, timers and flow sensing. Reclaimed Water will be utilized for irrigation of common areas.

## C. VILLAGE CENTER ARCHITECTURAL DESIGN

### 1. General Concept

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This area will be pedestrian oriented in its design emphasis and will establish both the activity and social core of the Villages project. The Village Center, located within Village 1, will employ Spanish Monterey styling consistent with the architectural theme selected for the adjacent Village 1. The design intent is to complement the Village Center surroundings while creating a true sense of place to gather, socialize and enjoy the activities being provided within the Village Center.

### 2. Design Standards & Guidelines

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- Separate and buffer the Village Center from adjacent residential development using the Greenbelt and streets,
- Primary vehicular access should be from the new street extending northerly from the West County Club Lane/Golden Circle intersection. No vehicular access from West Country Club Lane.
- Provide multiple entries to the Village Center for pedestrian and bicycle riders to reduce the need for motorized vehicle.
- Design amenity spaces functions around courtyards to connect indoor with outdoor functions, at the same time developing a buffer between different types of social amenities.
- Organize the Village Center activities in such a way that the sequence of spaces would lead from the public realm to semipublic areas to private facilities.
- All services to be placed at the rear side of each building and shall be screened from users view and should not be located in setback areas.

- Service Entry, loading/located unloading areas should be gated and screened from view.
- HVAC and pool equipment should not be located within buffer setback areas. Auxiliary equipment shall be screened and hidden from view.

### A. Building Mass, Form, & Scale

The buildings should provide a variety of articulation and roof lines. Mass and scale of the buildings overall should be broken down where possible through variation in height of the articulated elements. Buildings should provide separated planes.

- **Building Height:** Building height limit of two stories and 35 feet.
- **Building Materials:** Acceptable building materials will include, but are not limited to; smooth finish Stucco, board and batten or clapboard siding, wood eaves and rakes, wood knee braces, beams and trellises, stone or brick veneer.
- **Roofs:** Variety of roof planes and heights should be implemented. Roofs shall be carefully designed in forms, colors, and materials to complement the Spanish Monterey style. Acceptable roof materials shall include, but not limited, to concrete tile, high profile asphalt shingle, and metal roof provided they meet fire department requirements.
- **Doors and Windows:** It is encouraged that all window and door openings shall be recessed at least 2 inches from the surrounding wall surface or have window trim. Window style shall be consistent throughout each building envelope.
- Outdoor space for eating, entertainment, or other social events will be oriented inwards to minimize sight lines and sound propagation to the surrounding neighborhood.
- Courtyard, Patios, and Entry ways: The use of courtyards, patios, covered walkways and enclosed gardens will be included for outdoor interaction and pedestrian uses. Building arcades should be considered to create inviting indoor and outdoor spaces.

- **Building Elevations:** Building elevations should have variation and off-sets in vertical and horizontal planes to promote high quality architectural expression on all four sides of the building(s).

### 3. Architectural Design

As previously discussed, Spanish Monterey architectural style will be used within the Village Center. Consideration should be given to the following architectural design elements that typify Spanish Monterey:

- Rectangular plan where one end of a second story balcony cantilevered, supported by wood brackets and posts often along the front of the house supporting an overhanging roof which provide shade to the entire front wall.
- Roofs are topped with a low pitched, gable roof of clay tiles.
- Barges tend to be flush or very short.
- Eave overhangs can be medium to long in length with exposed rafter tails.
- Exterior materials are usually light color smooth stucco over adobe brick exterior walls with plaster on interior walls.
- With high contrast trim or other architectural details.
- Windows are vertical rectangular with simple panel designs.

### 4. Village Center Development Program

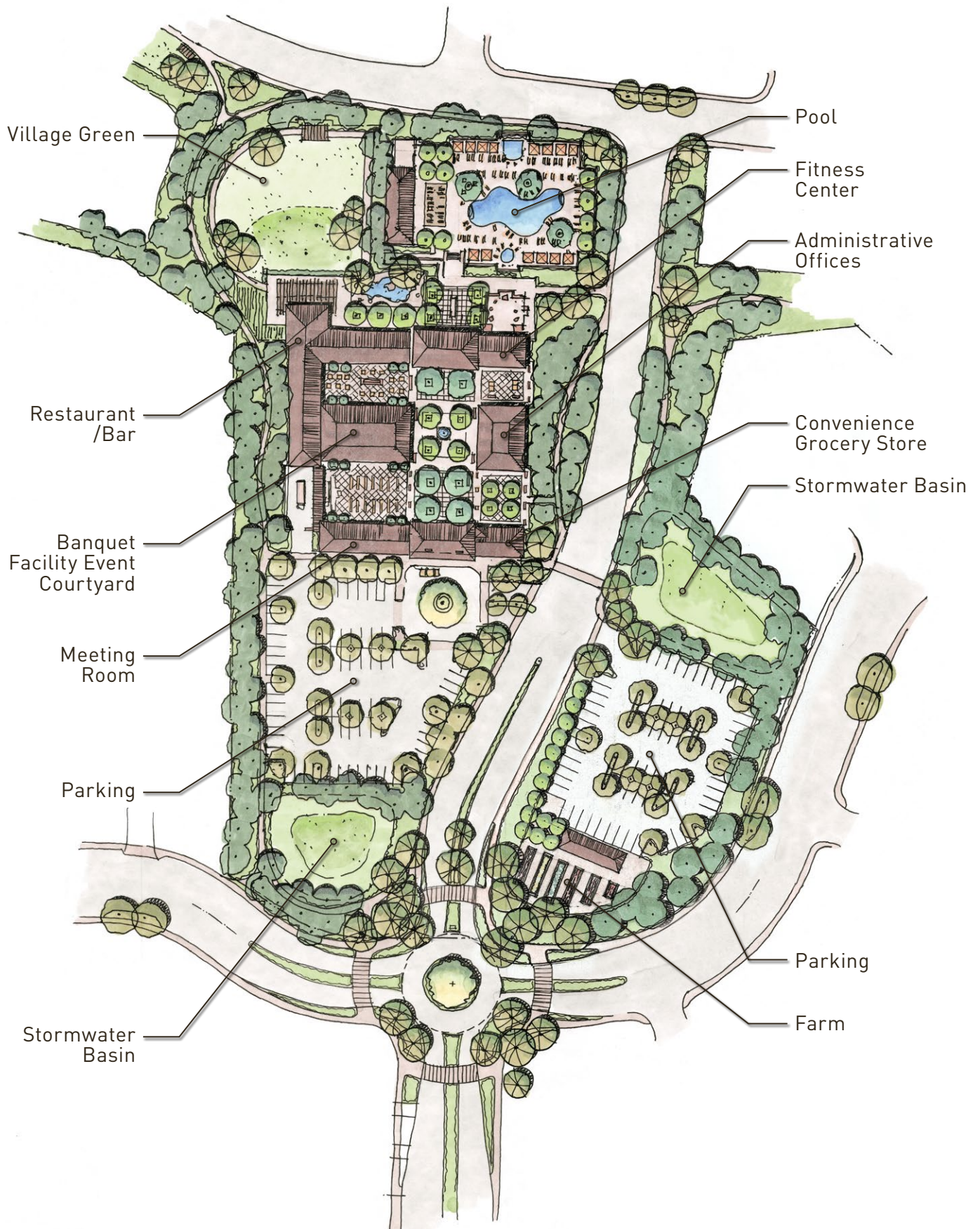
The Village Center Club House and associated recreational facilities, social amenities and farm uses will replace the former golf course Club House and will function as the heart of the Villages project and surrounding community. See *Figure 4.1*. The following uses are appropriate for the Village Center:

#### Club House Social Amenities

- Administrative office for VHOA
- Restaurant & Bar
- Banquet Facilities & Event Courtyard
- Village Green
- Convenience Grocery Store
- Community Meeting Room



**FIGURE 4.1 – VILLAGE CENTER ILLUSTRATIVE**



**Club House Recreational Facilities**

- Swimming Pool
- Gym Facilities

**Farm Uses**

- Professionally Managed Community Farm

**Parking**

- Vehicle Parking (Maximum of 150 spaces)
- Bicycle Parking (Minimum of 20 spaces)
- Electric Vehicle Charging Stations (10 spaces)

**5. Village Center Uses and Standards**

Neighborhood commercial operations and activities require special site design and limitations to operating characteristics to avoid potential adverse effects to the surrounding residential area. The following procedures and standards shall apply to the review and approval of neighborhood commercial and recreational facilities related operations and activities in the Village Center. The uses identified throughout this Specific Plan and on *Figure 4.1* reflect an intended use based on the Specific Plan's vision. Alternate uses may be authorized by the Director, provided that:

- A. The intent of the Specific Plan has been met or exceeded in some way.
- B. The Director may consider the proposed use is similar provided that the following is considered:
  1. Relative amounts of sales and customers types
  2. Relative number of employees
  3. Hours of operation
  4. Types of vehicles used and their parking requirements
  5. The number of trips generated
  6. The likely impact on surrounding properties
  7. HOA recommendation

**Plot Plan Review Approval Required.** Construction and operation of the neighborhood commercial and recreational facilities in the Village Center are permitted only upon approval of a Plot Plan Review. No construction or operation of neighborhood commercial and recreational facilities in the Village Center shall commence until Plot Plan approval is obtained.

**Application.** The owner or the owner's authorized agent of the real property on which the neighborhood commercial and recreational facilities are proposed shall make application for a Plot Plan Review to the Director of the Community Development Department on a form approved by the Director. To be received, the application must be accompanied by a Plot Plan Review filing fee in an amount set, from time to time, by resolution of the City Council, together with whatever additional plans and information the Director deems necessary. The application shall include plans, maps and displays in sufficient detail to explain the proposed project's compliance with the Village Specific Plan. Upon request by an Applicant prior to the submission of an application, the Director shall provide a complete list of all materials, conditions, plans, fees and forms required.

**Authority to Grant Permit.** The Director is authorized to render a final determination on an application for a Plot Plan Review. The Director shall determine if the neighborhood commercial and recreational facilities at the Village Center are in conformance with the Villages Specific Plan and are in accordance with the principles, conditions, safeguards, and procedures specified therein. The Director may impose additional reasonable and appropriate conditions and safeguards upon the Plot Plan Review approval.

**Regulations and Requirements.** To protect the public health and environment, the City of Escondido has the authority to regulate the operations and activities of the neighborhood commercial and recreational uses at the Village Center in addition to the standards set forth in this Villages Specific Plan. The Escondido Municipal Code has additional or separate regulations and requirements:

- A. **Performance Standards.** The performance standards defined in Section 33-337 of the Escondido Municipal Code, including performance standards for the CN zone, shall apply to uses allowed in the Village Center.
- B. **Signs.** A Sign Permit, as required in Section 33-1392 of the Escondido Municipal Code, shall be required prior to placing or erecting any sign in the Village Center. All signs shall conform to a comprehensive sign program approved by the Director of Community Development.



- C. Fences. Fences, walls and hedges as applied to Commercial/Industrial zones in Section 33-1080 of the Escondido Municipal Code, and fencing design criteria in Section 33-1081 of the Escondido Municipal Code shall apply in the Village Center.
- D. Swimming Pools. Pools in the Village Center shall conform to Section 33-1109 of the Escondido Municipal Code.
- E. Outdoor Dining. Outdoor dining in the Village Center shall conform to Section 33-1111 of the Escondido Municipal Code.
- F. Additional performance standards for uses allowed in the Village Center shall include:
  - 1. No amplified entertainment or announcements shall be allowed after 9:00pm on weeknights or after 10:00pm on weekend or holiday nights.
  - 2. Maximum occupancy for special events at the meeting facilities, event courtyard, and banquet shall be 300 people.

Determination. The Director is authorized to approve, disapprove, or conditionally approve an application for a Plot Plan Review in accordance with the provisions of the Villages Specific Plan and other appropriate provisions of the Escondido Municipal Code. Upon receipt of a complete application, the Director shall render a written determination on the Plot Plan Review within 45 days. If the application for a Permit is denied, the Director shall provide written notice of such denial. In the event an application for a Permit is denied, the director shall provide, in writing, an explanation for the basis of the denial.

An application for Plot Plan Review shall be approved upon satisfying the following findings:

- 1. Appropriate controls are in place that will ensure the neighborhood commercial and recreational uses do not have a negative impact on adjacent properties, their owners and occupants, or the surrounding neighborhood.
- 2. All applicable standards are met or exceeded in some way. The proposed location, size, height, operations, activities and other significant features of the neighborhood commercial and

recreational uses will be compatible with and is appropriate to the area in which it is located.

- 3. The proposed neighborhood commercial and recreational uses do not negatively affect the environment and has adequate safeguards in place to ensure ongoing protection of the environment.

A final determination approving the Plot Plan Review will be effective 10 calendar days thereafter, unless an appeal is filed. A final determination by the Director shall be appealable to the Planning Commission.

Substantial Conformance with Agricultural Permit. Prior to the issuance of a building permit or any other permit required for the construction of a project for which a Plot Plan Review has been approved, the Director shall determine whether the plans submitted for such construction permit are in substantial conformance with the approved Plot Plan.

Modification of Plot Plan Review. A proponent may apply for a modification of an approved Plot Plan. The application procedures, standards and fee shall be the same as for a new application.

Suspension. The Director shall suspend any neighborhood commercial or recreational facility use if it is not constructed or operated in a manner found to be in substantial conformance with the approved Plot Plan. The notice of suspension shall be mailed to the owner or the owner's authorized agent by certified mail. The suspension of the approved Plot Plan and the suspension of all related uses shall be lifted by the Director when the owner or the owner's authorized agent has completed all necessary changes to bring the neighborhood commercial or recreational facility use into compliance with the original approved Plot Plan, or with the approved Plot Plan Review as modified.

## 6. Agricultural Uses and Standards

Agricultural operations and activities require special site design and limitations to operating characteristics to avoid potential adverse effects to the surrounding residential area. The following procedures and standards shall apply to the review and approval of agricultural related operations and activities in the Village Center and Greenbelt.

**Agricultural Permit Required to Operate.**

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

**Application.** The owner or the owner's authorized agent of the real property on which the agricultural operation or activity is proposed, including the Greenbelt, shall make application for an Agricultural Permit to the Director of the Community Development Department on a form approved by the Director. To be received, the application must be accompanied by a Plot Plan Permit filing fee in an amount set, from time to time, by resolution of the City Council, together with whatever additional plans and information the Director deems necessary. The application shall include plans, maps and displays in sufficient detail to explain the proposed project's compliance with the Village Specific Plan. Upon request by an Applicant prior to the submission of an application, the Director shall provide a complete list of all materials, conditions, plans, fees and forms required to obtain an Agricultural Permit.

**Authority to Grant Permit.** The Director is authorized to render a final determination on an application for an Agricultural Permit. The Director shall determine if agricultural operations or activities at the Village Center, including the Farm, and Greenbelt are in conformance with the Villages Specific Plan and are in accordance with the principles, conditions, safeguards, and procedures specified therein. The Director may impose

additional reasonable and appropriate conditions and safeguards upon the Agricultural Permit.

**Regulations and Requirements.** To protect the public health and environment, the City of Escondido has the authority to regulate the operations and activities of agricultural uses at the Village Center and Greenbelt in addition to the standards set forth in this Villages Specific Plan. The Escondido Municipal Code has additional or separate regulations and requirements:

- A. **Agricultural Operations and Activities.** All activities shall comply with all applicable federal, state, and local laws, ordinances, and regulations.
- B. **Hours of Operation.** The times during which noise created by agricultural operations and activities shall be limited. No noise audible to adjacent residential uses shall be created before 7:00am on weekdays or 8:00am on weekend days or holidays; or after dusk.
- C. **Parking.** No parking is required if on-street parking is available within 500 feet of the agricultural site.
- D. **Water Use.** Potable water efficient irrigation techniques such as drip irrigation or micro-spray systems with timers to control watering times are encouraged. All hoses shall be equipped with a positive shut-off trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.
- E. Additional performance standards for agricultural operations at the Farm shall include:
  1. All fertilizers, pesticides and herbicides shall be organic or non-toxic to humans.
  2. All mechanical equipment shall be either electrical (including storage battery) operated or muffled to the most practical extent possible if operated by internal combustion.
  3. Composting facilities for organic material produced onsite shall be located a minimum of 100 feet from and not produce odors detectable from adjacent residential uses. Only organic material produced onsite shall be composted. At no time shall substances



that pose a present or future hazard to human health or the environment be used to produce compost.

- a. Composted materials shall be only those materials generated on-site or contributed by active members of the Farm or community garden.
  - b. Composting containers shall be as far away from adjacent residential uses as practicable.
4. The keeping of chickens (hens only, not roosters) at the Farm shall be permitted subject to the limitations of the Animal Overlay Zone of the Escondido Zoning Code. No keeping of livestock shall be permitted.

**Determination.** The Director is authorized to approve, disapprove, or conditionally approve an application for an Agricultural Permit in accordance with the provisions of the Villages Specific Plan and other appropriate provisions of the Escondido Municipal Code. Upon receipt of a complete application for a Permit, the Director shall render a written determination on the issuance of a Permit within 30 days. If the application for a Permit is denied, the Director shall provide written notice of such denial within 30 days. In the event an application for a Permit is denied, the director shall provide, in writing, an explanation for the basis of the denial.

An application for an Agricultural Permit shall be approved upon satisfying the following findings:

1. Appropriate controls are in place that will ensure the agricultural operations and activities do not have a negative impact on adjacent properties, their owners and occupants, or the surrounding neighborhood.
2. All applicable standards are met or exceeded in some way. The proposed location, size, height, operations, activities and other significant features of the agricultural use will be compatible with and is appropriate to the area in which it is located.
3. The proposed agricultural use does not negatively affect the environment and has adequate safeguards in place to ensure ongoing protection of the environment.

A final determination approving an Agricultural Permit will be effective 10 calendar days thereafter, unless an appeal is filed. A final determination by the Director shall be appealable to the Planning Commission.

#### **Substantial Conformance with Agricultural Permit.**

Prior to the issuance of a building permit or any other permit required for the construction of a project for which an Agricultural Permit has been issued, the Director shall determine whether the plans submitted for such construction permit are in substantial conformance with the Agricultural Permit.

**Modification of Agricultural Permit.** A proponent may apply for a modification of a valid Agricultural Permit. The application procedures, standards and fee shall be the same as for a new application.

**Suspension.** The Director shall suspend any Agricultural Permit if the agricultural use is not constructed or operated in a manner found to be in substantial conformance with the Agricultural Permit. The notice of suspension shall be mailed to the owner or the owner's authorized agent by certified mail. The suspension of the Agricultural Permit and the suspension of all related permits shall be lifted by the Director when the owner or the owner's authorized agent has completed all necessary changes to bring the agricultural use into compliance with the original Agricultural Permit, or with the Agricultural Permit as modified.

- If any other criterion, measure or standard is not addressed in this Chapter, refer to the Escondido Municipal and Zoning Codes, which are made applicable by this reference.

## **D. RESIDENTIAL ARCHITECTURAL DESIGN**

### **1. Design Intent**

The intent of these Residential Architectural Guidelines and Standards is to provide guidance for residential development. A diversity of architectural styles is encouraged within the Villages of Escondido Country Club, rather than one specific style in an effort to promote a richness of architectural character one associates with successful mature neighborhoods. Additionally, the architectural

diversity will promote individual identities for each of the residential villages. Thus architectural themes are defined for each Village to provide a framework of compatibility throughout the community. These Guidelines set the parameters for the character and personality within each Village image, but allow flexibility and creativity in the building design.

## 2. Design Theme

While certain community-wide elements might have a common thread in design vocabulary (i.e. landscaping, fencing, walls and signage) three architectural styles have been selected for use within the Villages of Escondido Country Club. Each residential Village will have its own identity created by the architectural forms and styles associated with early California design. Each Village will have a balanced combination of residential housing types on a range of lot sizes that reflect those already in the surrounding community. This mix of housing types and lot sizes will mimic the diverse character of the existing surrounding neighborhoods. A uniform landscape theme will be used to assist in creating a cohesive community character.

## 3. Standards and Guidelines

### A. Character

The architectural character of the Villages Specific Plan is tied directly to the history and key elements of the site and its surroundings influenced by early California style architecture that is predominant in the region. In an effort to preserve the integrity of the early California styles in the adjacent neighborhoods, a range of architectural styles will be provided, allowing diverse but compatible architectural forms and scales.

### B. Building Materials and Colors

Acceptable building materials that will be employed in combination with one another to create approximately 81 different permutations in floor plan, elevation and color scheme and look will include, but are not limited to:

- Stucco
- Hardboard siding  
(utilized as accent at key architectural features)
- Metal siding  
(utilized as accent at key architectural features)

- Wood siding  
(utilized as accent at key architectural features)
- Wood eaves and rakes
- Wood knee braces, beams, and trellises
- Shutters
- Metal (awning, decorative railings, pot shelves, or other accents)
- Decorative tile  
(utilized as accent at key architectural features)
- Stone veneer  
(utilized as accent at key architectural features)
- Brick veneer  
(utilized as accent at key architectural features)

### C. Building Mass, Form and Scale

The building should provide a variety of articulation and roof lines from neighborhood to neighborhood. Mass and scale of a building overall should be broken down where possible through variation in height of the articulated elements. Buildings should provide separated planes

### D. Roofs

Roofs are a major architectural design element that affects the perceived form of a building. Those roof styles will naturally have variation from village to village given distinct architectural styles. Variety of roof planes and heights should be implemented throughout the project. Roofs shall be carefully designed in forms, colors, and materials to complement the architectural styles. Acceptable roof materials shall include but not limited to concrete tile, high profile asphalt shingle, and metal roof provided they meet fire department requirements.

### E. Chimneys

All roof projections, including chimneys, flues and vents shall be compatible whenever incorporated into design in terms of height, scale, color, and material with the buildings from which they project. Chimney hardware must be fully screened within a shroud that complements the architectural style. Chimneys on exterior walls shall be integrated into the building design. To reduce potential air quality impacts, all fireplaces will be gas-burning.



## **F. Doors and Windows**

It is encouraged that all window and door openings shall be recessed at least two inches from the surrounding wall surface or have window trim. The shape and details of all openings shall reinforce and enhance the architectural style. Window style shall be consistent throughout the building envelope.

## **G. Porches, Balconies, and Entryways**

The use of porches, patios, terraces, and balconies are encouraged to create a strong relationship between outdoor and indoor spaces on lots where the depth of the lot can accommodate them. Houses on corner lots including side elevations facing common areas are encouraged to incorporate front and side design elements that enhance the architectural style.

## **H. Age Targeted Homes**

Homes shall be of universal design or feature universal design elements to support senior-aged lifestyles.

## **I. Residential Architectural Styles**

Three architectural styles have been selected for Villages Specific Plan that will provide a framework for a design thread throughout the project area. The three architectural styles are as follows:

### **4. Village 1 – Spanish Monterey**

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The Spanish Monterey architectural style of homes will create the individual character for Village I. Village I has a total of 148 homes. This architectural style for the homes will complement the Spanish Monterey architectural style used for the Village Center, which is located at the primary entry for Village 1.

The most familiar variety of the Monterey style were built from 1930s through 1950s, but the roots of the style go back to Spanish Colonial California when Monterey was the capital of the region during Spanish and Mexican rule. An architectural design element which typifies Spanish Monterey is a rectangular plan where a second story balcony projects beyond the first story below. Roofs can have lower pitches with gables. Barges tend to be flush or very short, while eave overhangs can be medium to long in length with exposed rafter tails. Wall materials are usually light color stucco with high contrast trim or other architectural details. Windows are vertical rectangular with simple panel designs.

## SPANISH MONTEREY: SINGLE FAMILY

### ARCHITECTURAL VOCABULARY



- Concrete 'S' Tile Roofing
- Lower Pitched Gables, Hips or Combination of Both
- Mixed Siding: Stucco, Board & Batten or Clapboard Siding
- Vertical, Rectangular Windows with Simple Panel designs
- Second-Story Balcony
- Arched or Elliptical Openings
- Light Body Colors with Accent Colors in Middle or Dark Tones



## 5. Village 2 – Craftsman

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The architectural theme of Village 2 is Craftsman. This Village has a total of 86 homes within two separate neighborhoods having different access points to West Country Club Lane. The larger of the two neighborhoods has secondary access from Gary Lane. San Marcos Creek traverses the Greenbelt Open Space along the southerly perimeter of this neighborhood. The smaller neighborhood has alternative emergency-only access from Gary Lane.

The Craftsman style dates from the early 1900s and is a response to the Arts and Crafts movement. Craftsman architecture stressed the importance of simplicity, and of adapting form to function. The building design combined both the incorporation of craftsmanship and siting through its ground-hugging massing and relationship to dominant roof lines and distinct connection to the base of the building and to the ground plane surrounding landscape.

In Southern California, the traditional Craftsman style incorporates strong horizontal lines, wood or shingle siding, spacious and often L-shaped porches. Windows are traditionally grouped in threes and fours. Use of extensive use of natural heavy timber wood for accent is used for the front doors and exposed structural elements such as beams, rafter, braces, and joints. The craftsman style often incorporates Asian and Swiss design motifs. Roofs often have lower pitches with gables and hips. Barges have generous overhangs with decorative beams and trusses. Eaves are deep with exposed rafter tails in the historical look of the style.



## CRAFTSMAN: SINGLE FAMILY

### ARCHITECTURAL VOCABULARY



- Low Pitched Gabled Roof & Broad Roof Overhangs
- Rectangular Forms and Vertical & Horizontal Lines
- Stucco with Wood or Shingle Siding
- Brick or Stone Elements
- Windows Grouped in Threes and Fours
- Exposed Beams, Rafters, Braces, and Joints
- Use of Multiple Contrasting Colors
- Covered Porch



## 6. Village 3 – Western Cottage

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Village 3 has the architectural theme of Western Cottage. Both neighborhoods in this Village are located on the south side of West Country Club Lane. San Marcos Creek flows in an above-grade bio filtered channel through the Greenbelt Open Space that separates and buffers the neighborhood east of La Brea Street from West Country Club Lane. This neighborhood has 146 homes with access from both La Brea Street and Nutmeg Street. The neighborhood west of La Brea Street has primary access from West Country Club Lane.

Western Cottage evolved as a style of home in the late 19th and early 20th centuries. It includes structures such as homesteads, four squares cottages, and farmhouses. The style emphasizes function and relies minimally on stylistic effects to define its character. The Western Cottage style borrowed design characteristics from Stick, Arts and Crafts Bungalow, Colonial Revival and various European Farmhouse architectural styles. Its strength comes from using simple massing and forms, as well as ornamentation that are primarily utilitarian rather than decorative. “Cottage” exemplifies the key design characteristic. Roofs are simple and higher pitched with strong use of gables.



## WESTERN COTTAGE: SINGLE FAMILY

### ARCHITECTURAL VOCABULARY



- Gabled Roof
- Oversized Openings (Large Windows)
- Covered Porch
- External Woodwork (Wooden Columns & Accents)
- Exterior Mix of Stucco, Board & Batten, Horizontal Siding and Masonry
- Wooden Awnings & Shutters on Windows
- Brick or Stone Accents
- Bay Windows
- Varied Body Colors with Off-White or Accent Color Trims





## 4. LOT DESIGN STANDARDS & USES

The following tables and figures set forth development standards for the Village Center and the each of the 5 housing types within the Residential Villages. These standards are intended to be followed closely as they determine characteristics of the housing as setbacks, floor area ratio (FAR), modes of entrance/approach, height, etc.

### A. Village Center

Village Center Lot Development Standards	
Standard	SP Zone
Minimum Front Setback (ft.)	30
Minimum Side Setback (ft.)	20
Minimum Rear Setback (ft.)	30
Maximum Building Height (ft.)	35
Maximum Lot Coverage	25%
Parking Required (Retail - General retail except as otherwise specified herein)	150 total vehicle spaces (20% mixed use reduction)

The Village Center is intended to provide a variety of recreational, social and resident-serving services for both Village residents and nearby existing residents. These uses will facilitate many of the activities and needs previously provided by the former clubhouse as well as several additional uses that are compatible with the surrounding land uses. The following uses are typically included in small neighborhood recreation and commercial centers and shall be allowed in the Village Center. Refer to Section C.5 (Village Center Uses and Standards) of this chapter for use categorization discretion.

- Food Stores (small) offering locally-grown produce; beer and wine; convenience groceries such as baked goods, prepared and off-sale delicatessen items, etc. No gasoline dispensing is allowed.
- Neighborhood Retail offering over-the-counter drugs; flowers; newspapers and magazines;

garden supplies; sporting goods and other common items typically needed by local residents.

- Eating and Drinking Establishment such as a full service, sit-down restaurant serving alcoholic beverages, and a café, grill, or sandwich shop serving beer and wine. Outdoor dining shall be allowed.
- Banquet and Catering Services for onsite banquets, weddings and other community celebrations. No amplified music or announcements allowed after 9:00 p.m. week nights or 10:00 p.m. weekend nights.
- Neighborhood Services including child care; professional or other office services; barber beauty and nail services.
- Sports and Recreation Facilities (private) including a fitness center offering physical workout equipment and surfaces with potential instruction and classes; swimming pool with changing rooms and showers intended for use by Village Homeowner Association members and residents that have purchased membership in the recreation facilities.
- Meeting facilities for use by community organizations and groups.
- Farming/Gardening intended for production of fresh produce for local consumption.
- Outdoor displays and vending shall be limited to art; food stands offering food grown locally and supplemented as necessary; a farmers market which must first be approved by a minor CUP; “A” frame signs advertising businesses and/or services provided on site; community board, informational kiosks; and ATMs.



## B. Residential Villages

### 1. Residential Lot Development Standards – Primary Uses and Structures

Standard	SP Zone			
	Single-Family 4-8 Unit Clusters (condominium lot)	Single-Family (46'-50'x75'-79' Lots)	Single-Family (45'x95' lot)	Single-Family 4 or 6 Unit Clusters (condominium lot)
Maximum Building Height (ft.)*	35	35	35	35
Minimum Net Lot Area (sq.ft.)	13,197-26,638	3,630	4,275	13,104 or 19,824
Maximum Lot Coverage (percent)	n/a	n/a	n/a	n/a
Minimum Lot Depth (ft.)	73/145	75	95	78/118
Minimum Lot Width (ft.)	97	45	45	168
Minimum Lot Frontage (ft.)	97	35	35	168
Maximum Floor Area Ratio	0.75	0.75	0.75	0.9
Minimum Rear Yard Setback (ft.)	7	9	15	5
Minimum Side Yard Setback (ft.)	5	5	5	5
Minimum Street Side Yard (ft.)	10	10	10	10
Minimum Usable Open Space (sq.ft.)**	300	500	625	220
Required Parking (per dwelling unit)	2 car garage	2 car garage	2 car garage	2 car garage

\* Building Height Exception: Chimneys, Flues, Vent Stacks or Solar Panels.

\*\* Usable private exterior open space abutting the dwelling unit shall have a minimum dimension of 6 feet in any direction.



## **2. Residential Lot Development Standards – Accessory Uses & Structures**

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### **a. Single-Family Dwelling Units on 46'-50' x 75'-79' lots and 45' x 95' lots**

Accessory uses and structures such as spas and hot tubs, built-in outdoor kitchen facilities attached to the ground, attached or detached patio covers, gazebos, green houses, storage sheds or other structures not exceeding 12 feet in height and are less than 120 square feet not requiring a building permit are allowed in the rear yard setback, but shall be no closer than 5 feet from any property line. Structures, such as auxiliary units or air conditioners, under 42 inches in height are allowed within 3 feet of any property line.

Swimming pools constructed in accordance with the provisions of Section 33-1109 of Article 57 of the Escondido Zoning Code and parking for recreational vehicles pursuant to Article 25 of the Escondido Zoning Code are allowed.

Accessory uses and structures requiring a building permit, such as accessory living units, guest houses, detached garages, etc., are not permitted.

### **b. Single-Family 4-8 Dwelling Unit Clusters and 4 or 6 Dwelling Unit Clusters on Condominium Lots**

No accessory uses or structures are allowed.

## **3. Residential Lot Development Standards – Household Pets**

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### **a. All Dwelling Unit Types**

Household Pets such as cats and dogs, are permitted pursuant to the limitations for the R-1 Zone in Section 33-1116 of Article 57 Miscellaneous Use Regulations Section of the Escondido Zoning Code.

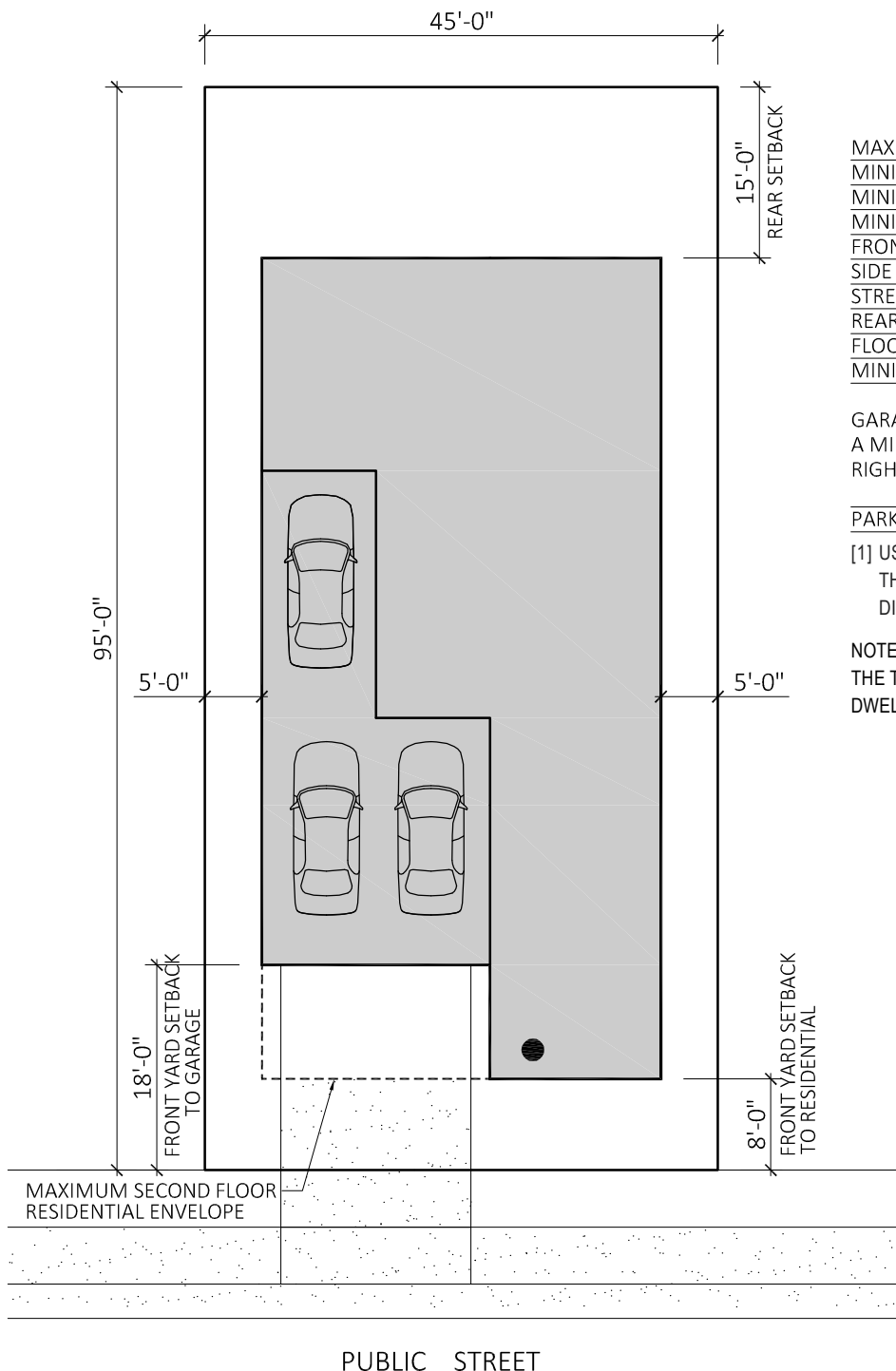
Note: Any residential development standards for accessory uses and structures or household pets not regulated or addressed in this section shall be regulated by the appropriate articles and sections of the Escondido Zoning Code.

The Residential Villages are intended to include single-family residential uses only. Age-targeted single-family homes will be designed to be easy to enter, floor plans that are easy to navigate and are capable of easy and cost effective adaptation for seniors or others with disabilities. The primary living space including master bedroom and bathroom, kitchen, living room and dining room shall be on ground level.

The livability of two-story home can be achieved through design by including key easy living features which include but are not limited to:

- Step-free path of travel from street or parking to dwelling entrance.
- An easy access bathroom with step free shower on ground level.
- A continuous handrail on one side of stairway.
- Reinforced wall around toilet, shower for future installation of grab bars.

# 45'X95' SFD LOTS



MAXIMUM HEIGHT:	35'
MINIMUM LOT AREA:	4,275 S.F.
MINIMUM LOT WIDTH:	45'
MINIMUM LOT DEPTH:	95'
FRONT YARD SETBACK:	8'
SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	15'
FLOOR AREA RATIO:	0.75
MINIMUM USABLE OPEN SPACE:	625 S.F.[1]

GARAGE (STREET FACING) SHALL BE SET BACK A MINIMUM OF 18' FROM STREET/PRIVATE DRIVE RIGHT-OF-WAY.

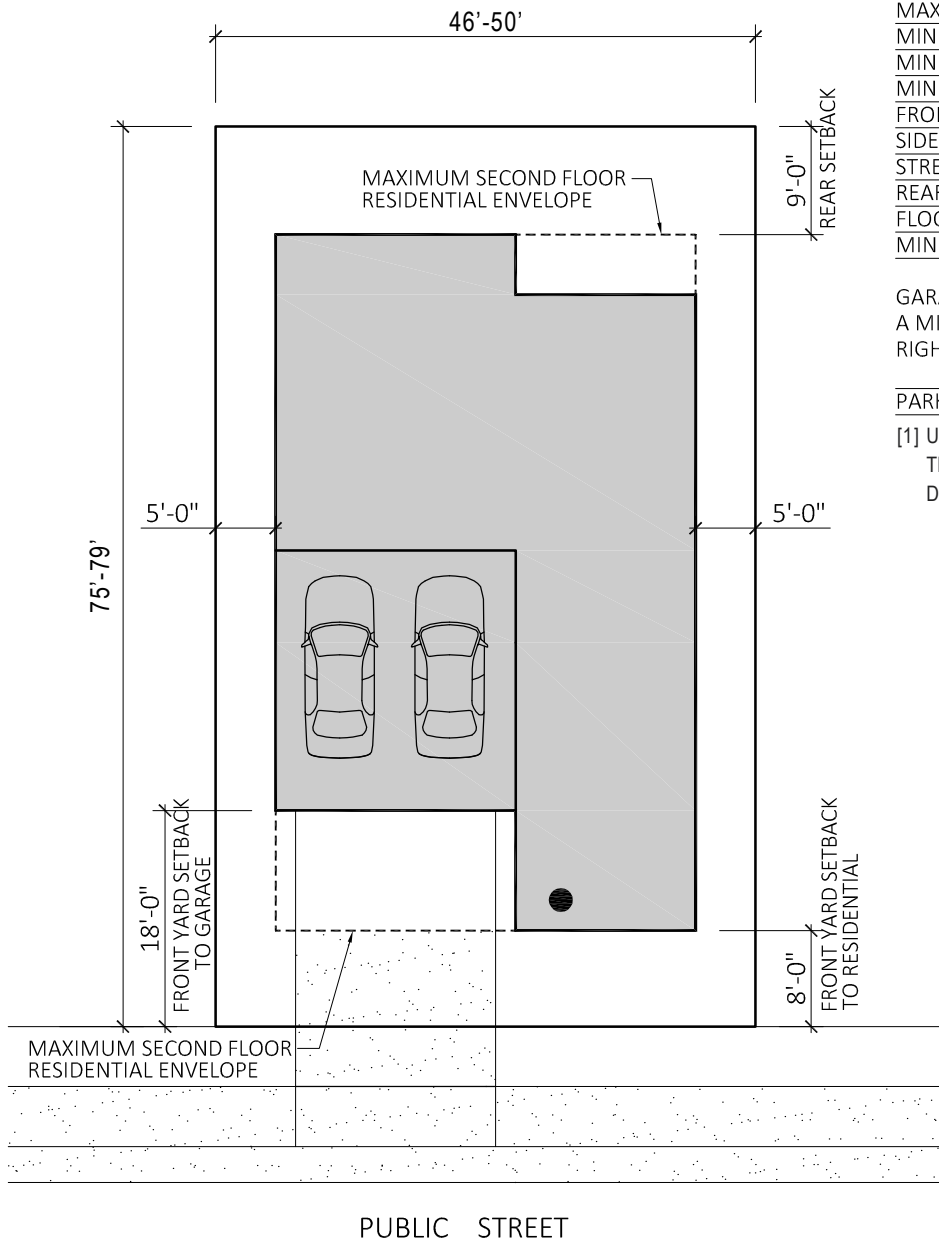
PARKING RATIO:	2 SPACES PER LOT
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[1] USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING THE DWELLING UNIT SHALL HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION.

NOTE:  
THE TANDEM PARKING SPACE MAY BE ELIMINATED FOR DWELLING UNITS RESTRICTED TO ONE-STORY.

## 46'-50' x 75'-79' SFD LOTS

(min. lot area: 3,630 s.f.)



MAXIMUM HEIGHT:	35'
MINIMUM LOT AREA:	3,630 S.F.
MINIMUM LOT WIDTH:	46'
MINIMUM LOT DEPTH:	75'
FRONT YARD SETBACK:	8'
SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	9'
FLOOR AREA RATIO:	0.75
MINIMUM USABLE OPEN SPACE:	500 S.F.[1]

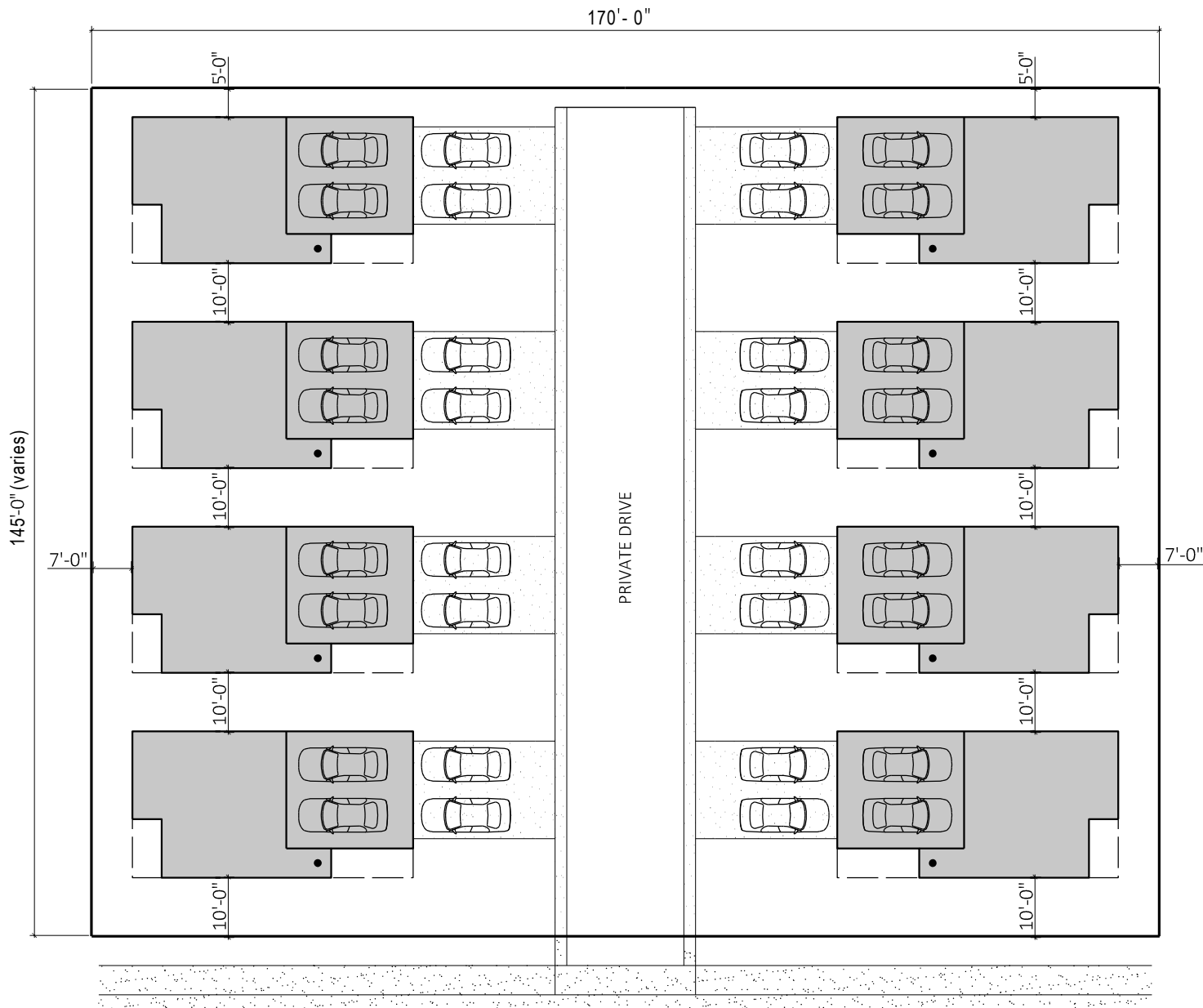
GARAGE (STREET FACING) SHALL BE SET BACK A MINIMUM OF 18' FROM STREET/PRIVATE DRIVE RIGHT-OF-WAY.

PARKING RATIO:	2 SPACES PER LOT
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[1] USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING THE DWELLING UNIT SHALL HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION.



# 8-UNIT CLUSTER \*



PRIVATE DRIVEWAY / PUBLIC STREET

MAXIMUM HEIGHT:	35'
FRONT YARD SETBACK:	18'
SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	7'
DISTANCE BETWEEN BUILDINGS:	10'
FLOOR AREA RATIO:	0.75
MINIMUM USABLE OPEN SPACE:	300 S.F.[1]

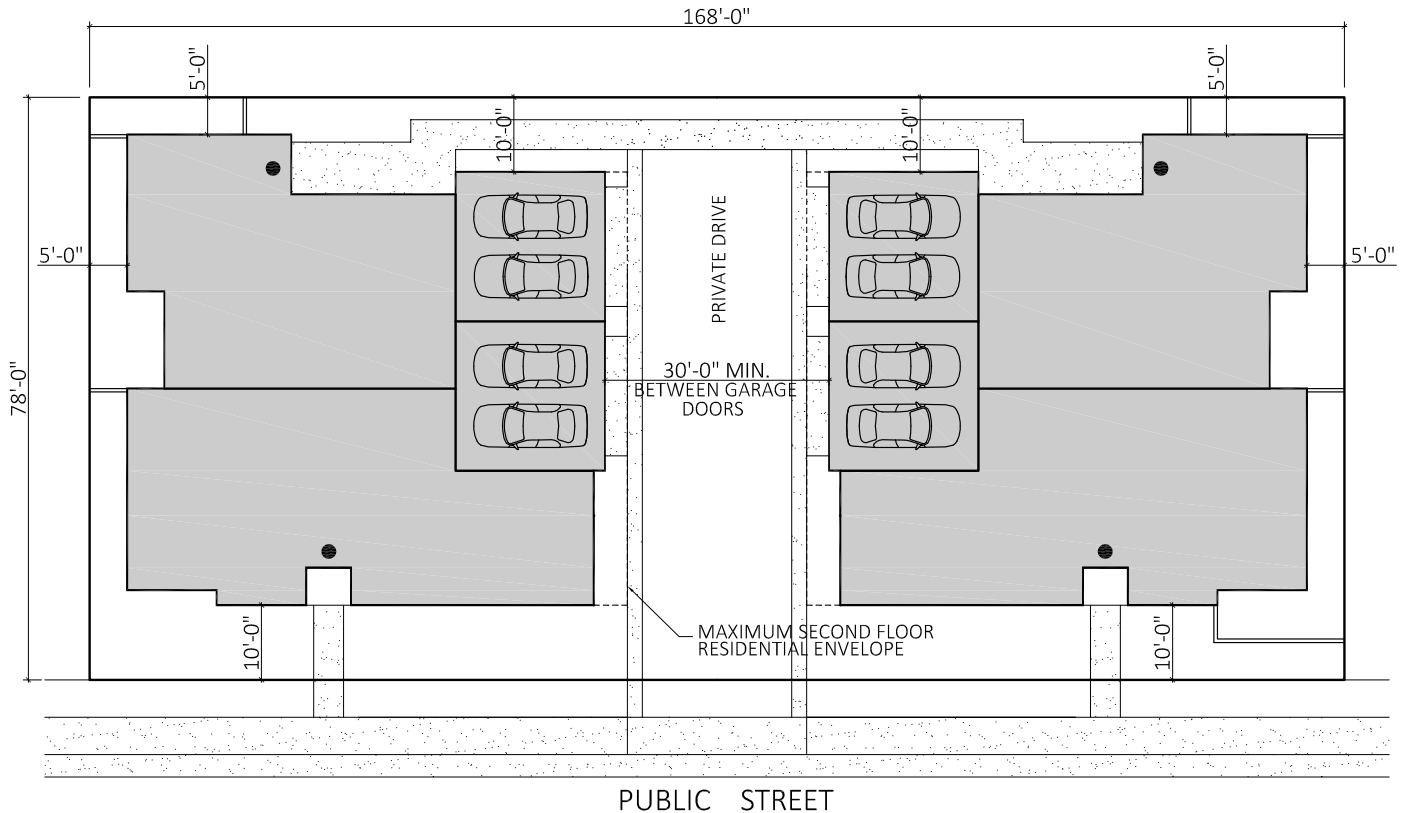
GARAGE (STREET FACING) SHALL BE SET BACK A MINIMUM OF 18' FROM STREET/PRIVATE DRIVE RIGHT-OF-WAY.

\*NUMBER OF UNITS IN EACH CLUSTER MAY VARY FROM 4 TO 8 UNITS.

PARKING RATIO:	2 SPACES PER LOT
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[1] USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING THE DWELLING UNIT SHALL HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION.

## 4-UNIT CLUSTER

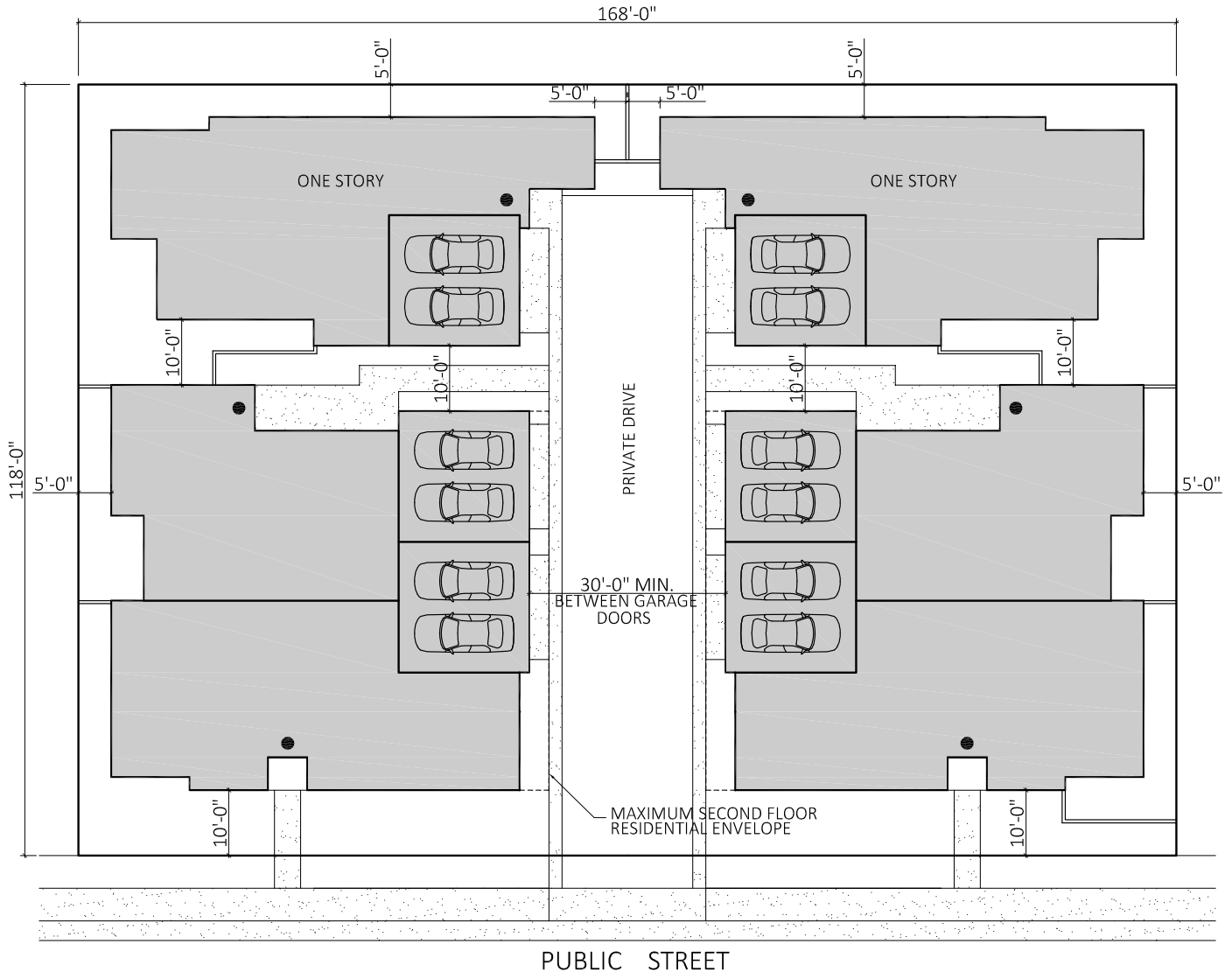


MAXIMUM HEIGHT:	35'
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'
DISTANCE BETWEEN BUILDINGS:	10' [1]
FLOOR AREA RATIO:	0.90
MINIMUM USABLE OPEN SPACE:	220 S.F. [2]
PARKING RATIO:	2 SPACES PER UNIT

[1] MINIMUM BUILDING SEPARATION WHEN DETACHED.

[2] USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING THE DWELLING UNIT SHALL HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION.

## 6-UNIT CLUSTER



MAXIMUM HEIGHT:	35'
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'
DISTANCE BETWEEN BUILDINGS:	10' [1]
FLOOR AREA RATIO:	0.90
MINIMUM USABLE OPEN SPACE:	220 S.F. [2]
PARKING RATIO:	2 SPACES PER UNIT

[1] MINIMUM BUILDING SEPARATION WHEN DETACHED.

[2] USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING THE DWELLING UNIT SHALL HAVE A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION.



## 5. Streetscape Design

The streetscape of houses with front garage doors in a row shall be designed to prevent the effect of dominated garage doors. This can be accomplished through architectural design, landscape design and planning. The color scheme, architectural details, building massing and roof form of houses should be varied along a street. Single-family houses should be plotted with diverse orientations and plan types to provide varied spacing between the living side of the house and the garages. Additionally, the various color, depth, and pattern of garage doors along with well-placed landscape will provide attractive streetscapes. Streetscapes shall use a variety of landscape plant palettes to create diversity in visual settings and ambiance. All street lighting shall observe dark skies policies while supporting public safety and operations.



## 5. Project Implementation

The Villages Specific Plan creates the regulatory framework for the implementation and development of the Villages project. A variety of concurrent and future permit approvals are required prior to construction and operation of the Village uses. Both the discretionary and ministerial approvals are described in this chapter. The manner in which necessary public services will be provided by special districts to the future residents and users of the Villages project is also addressed in this chapter.

Permitting and services that are not addressed in this Specific Plan shall be regulated under the authority of the appropriate regulatory document or decision-making body as determined by the Director of Community Development.

### A. CONCURRENT DISCRETIONARY PERMIT APPROVALS

Development and improvements constructed within the Villages Specific Plan must be consistent with the City of Escondido General Plan, the Specific Plan (SP) Zone, the Villages Specific Plan, the Tentative Map and the Specific Alignment Plan for West Country Club Lane.

#### 1. General Plan Amendment

The project site is currently designated in the Land Use Element of the General Plan as Residential Urban I which allows for up to 5.5 dwelling units per acre. The land use designation will be amended to the Specific Plan Area land use designation to provide the flexibility to create the variety of open space, residential densities and the social and recreational amenities in the Villages Specific Plan.

#### 2. Zone Change

The current R-1-7 Zone requires a residential lot to be a minimum of 7,000 square feet in size. The zoning of the entire 109-acre parcel will be changed to the SP Zone to encourage a comprehensive approach to the use of land through the appropriate mixing of several land uses, activities and dwelling types along with the infrastructure needed to

support them on parcels sufficiently large to permit comprehensive site planning and regulatory administration.

#### 3. Specific Plan

The Villages Specific Plan must be prepared in conformance with Title 7, Division 1, Chapter 3, Article 8, and Section 65450-65457 of the California Government Code. This requires that the Specific Plan describe the land uses, infrastructure needed to support the land uses, development standards for the land uses and the implementation measures necessary to carry out the Specific Plan. The Specific Plan will include the development standards for the various land uses, structures and roads within the Specific Plan area.

It is anticipated that modifications to the Villages Specific Plan may be needed during the period of time it will take for its implementation and potentially for future redevelopment. The enactment and any subsequent amendment of the Villages Specific Plan is a legislative act subject to Government Code Sections 65453 and 65353.

Specific Plan Amendments that, in the judgement of the Director of Community Development, materially change the character of the project or increase its impact to adjacent properties shall be approved in the same manner as the original Specific Plan.

Less substantial amendments to the Specific Plan may be administratively approved by the Director of Community Development and shall conform to the following specific plan amendment standards and procedures.

- A. Administrative Specific Plan Amendments in conformance with the criteria described below shall be approved by the Director of Community Development. In addition, the Director shall also interpret conformance with design guidelines and features.
  1. The number of single story homes shall be set by proportion for each Village as discussed elsewhere in this Specific Plan. This proportion may be transferred to different Villages with approval by the

Director, provided that the total number of single story homes is 15% or greater than the total number of homes.

2. Change in area of 10% or less included within the Open Space System, each of the three Villages or the Village Center land use areas, provided that the overall intent of the Specific Plan is not exceeded in some way, such as, but not limited to, conversion of some passive open space area to active recreation space or environmental resource. Changes in land use areas may require additional environmental study or supplement existing.
3. Change in the total number of individual housing types within the Villages project not exceeding 20% of the individual housing types.
4. Realignment of public or private streets that does not require a change to any road classification or road design standard or does not change the intent of the overall circulation pattern.
5. Modifications to individual residential lot lines and building pad grading, provided that the change does not create conflict with other any other General Plan policy.
6. The farming and gardening feature(s) in the Village Center and Greenbelt, which is approved through an agriculture operations permit, may cease operations only when justified by financial hardship. The area designated shall be reverted to a low-impact, active or passive open space area with Director approval.

#### **4. Tentative Map**

A Tentative Subdivision Map, in compliance with the California Subdivision Map Act, showing the grading and drainage; individual residential lots; common ownership lots; public streets and private driveways; and infrastructure improvements will be submitted concurrently with the Villages Specific Plan. The Tentative Map shall conform to the governing policies, standards, and design guidelines of the Specific Plan. One or more Final Subdivision Map(s) may be recorded to create subdivision lots.

#### **5. Phasing**

The Villages Project will be constructed in multiple phases. The project has five separate areas that rely on the infrastructure within that area to supply public services or on a previously constructed phase for public services. Where a phase is dependent on infrastructure anticipated to be constructed in a previous phase that has not been constructed, the unconstructed infrastructure needed for that phase shall be constructed. The recreational amenities associated with or adjacent to each phase shall be developed prior to or concurrently with that phase. Offsite improvements shall be constructed in conformance with the Environmental Impact Report and Mitigation Monitoring and Reporting Program.

### **B. ENVIRONMENTAL REVIEW**

The Villages Specific Plan and accompanying discretionary approvals are subject to the requirements of the California Environmental Quality Act (CEQA).

#### **1. Environmental Initial Study**

An Initial Study was prepared by a qualified environmental consultant and reviewed by the City of Escondido to analyze the project for potentially significant environmental effects and to determine if the project could have a potentially significant effect on environmental resources.

#### **2. Notice of Preparation**

A Notice of Preparation was prepared by a qualified environmental consultant and reviewed by the City of Escondido for distribution to interested agencies and parties notifying them of the preparation of an EIR for the project in the City of Escondido and requesting comments.

#### **3. Environmental Impact Report (EIR) and Mitigation Monitoring & Reporting Program (MMRP)**

An EIR to satisfy the requirements of CEQA was prepared and certified by the City of Escondido. The EIR describes and analyzes the environmental effects of the Villages Specific Plan. Potentially significant effects identified in the EIR and mitigation measures to reduce the effects to be less than significant were identified and will be implemented in accordance with the accompanying MMRP.



## C. STATE AND REGIONAL RESOURCE AGENCY PERMITTING

The following state and regional permits/ approvals are required prior to issuance of clearing and/or grading permits for the project site.

### 1. California Department of Fish & Wildlife

A jurisdictional wetland delineation has determined that the project site supports riparian and wetland habitats and therefore a Lake and Streambed Alteration Agreement (LSA) is required prior to conducting any activities that affect wetland or riparian resources in accordance with section 1600 et seq. of the Fish and Game Code.

### 2. Regional Water Quality Control Board

Regional Water Quality Control Board approval of an application for waste discharge requirements (WDR) for waters of the state is required under the State Water Code, Section 13260.

## D. FUTURE MINISTERIAL OR ADMINISTRATIVE APPROVALS

After approval of the several discretionary permits, subsequent detailed and technical approvals of the various systems needed to supply services and build structures for sale to future residents are administratively reviewed and approved by the City of Escondido. All ministerial or administratively approved permits must comply with the Villages Specific Plan.

### 1. Grading Permits

Grading plans are subject to review and approval by the City of Escondido and must be found to be in conformance with the approved Tentative Map. Measures necessary to maintain the quality of stormwater run-off from the project are included in the Grading Plan. These measures will be enforced through adherence to the requirements of the City's permit coverage under the Separate Sewer Stormwater System (MS4) Permit.

### 2. Improvement Plans

Improvement plans include the design of the infrastructure needed to provide the public and private facilities and services needed to support

the land uses. These plans typically include the construction or relocation of potable water, reclaimed water, sewage collection, stormwater conveyance and treatment, electric distribution and other types of public services.

### 3. Final Subdivision Maps

Final Maps in conformance with the approved Tentative Map and the California Subdivision Map Act are needed to create subdivision lots that may be sold. Multiple Final Maps pursuant to one Tentative Map may be prepared, processed and approved.

### 4. Agriculture Permit

Agricultural operations and activities require special site design and limitations to operating characteristics to avoid potential adverse effects to the surrounding residential area. Agricultural operations or activities shall not commence in the Village Center, including the Farm, or Greenbelt until an Agricultural Permit is obtained. The Director of Community Development must determine that the proposed agricultural uses are in conformance the Escondido Municipal Code and with the principles, conditions, safeguards, and procedures specified the Villages Specific Plan, including the following limitations:

- A. Agricultural Operations and Activities. All activities shall comply with all applicable federal, state, and local laws, ordinances, and regulations.
- B. Hours of Operation. The times during which noise created by agricultural operations and activities shall be limited. No noise audible to adjacent residential uses shall be created before 7:00am on weekdays or 8:00am on weekend days or holidays; or after dusk.
- C. Parking. No parking is required if on-street parking is available within 500 feet of the agricultural site.
- D. Water Use. Potable water efficient irrigation techniques such as drip irrigation or micro-spray systems with timers to control watering times are encouraged. All hoses shall be equipped with a positive shut-off trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.

E. Additional performance standards for agricultural operations at the Farm shall include:

1. All fertilizers, pesticides and herbicides shall be organic or non-toxic to humans.
2. All mechanical equipment shall be either electrical (including storage battery) operated or muffled to the most practical extent possible if operated by internal combustion.
3. Composting facilities for organic material produced onsite shall be located a minimum of 100 feet from and not produce odors detectable from adjacent residential uses. Only organic material produced onsite shall be composted. At no time shall substances that pose a present or future hazard to human health or the environment be used to produce compost.
  - a. Composted materials shall be only those materials generated on-site or contributed by active members of the Farm or community garden.
  - b. Composting containers shall be as far away from adjacent residential uses as practicable.
4. The keeping of chickens (hens only, not roosters) at the Farm shall be permitted subject to the limitations of the Animal Overlay Zone of the Escondido Zoning Code. No keeping of livestock shall be permitted.

Prior to the issuance of a building permit or any other permit required for the construction of a project for which an Agricultural Permit has been issued, the Director shall determine whether the plans submitted for such construction permit are in substantial conformance with the Agricultural Permit.

## 5. Plot Plan Permit

Neighborhood commercial operations and activities require special site design and limitations to operating characteristics to avoid potential adverse effects to the surrounding residential area. Construction and operation of the neighborhood commercial and recreational facilities in the Village

Center shall not commence until a Plot Plan Permit is obtained. The Director of Community Development must determine that the proposed neighborhood and recreational uses are in conformance the Escondido Municipal Code and with the principles, conditions, safeguards, and procedures specified the Villages Specific Plan, including the following limitations;

- A. Performance Standards. The performance standards defined in Section 33-337 of the Escondido Municipal Code, including performance standards for the CN zone, shall apply to uses allowed in the Village Center.
- B. Signs. A Sign Permit, as required in Section 33-1392 of the Escondido Municipal Code, shall be required prior to placing or erecting any sign in the Village Center.
- C. Fences. Fences, walls and hedges as applied to Commercial/Industrial zones in Section 33-1080 of the Escondido Municipal Code, and fencing design criteria in Section 33-1081 of the Escondido Municipal Code shall apply in the Village Center.
- D. Swimming Pools. Pools in the Village Center shall conform to Section 33-1109 of the Escondido Municipal Code.
- E. Outdoor Dining. Outdoor dining in the Village Center shall conform to Section 33-1111 of the Escondido Municipal Code.
- F. Additional performance standards for uses allowed in the Village Center shall include:
  1. No amplified entertainment or announcements shall be allowed after 9:00pm on weeknights or after 10:00pm on weekend or holiday nights.
  2. Maximum occupancy for special events at the meeting facilities, event courtyard, and banquet shall be 300 people.
  3. The project proponent or HOA shall observe and, if needed, study the parking management of special events to ensure that all parking is provided on site of the Village Center or on-street parking is provided elsewhere within the project area. If requested by the Director of Community

Development, the project proponent or HOA shall document efforts to reduce parking onto surrounding, off-site public streets. This may include way-finding, special event announcements, parking attendants, or reduction in special event capacity.

Prior to the issuance of a building permit or any other permit required for the construction of a project for which a Plot Plan Review has been approved, the Director shall determine whether the plans submitted for such construction permit are in substantial conformance with the approved Plot Plan.

## 6. Building Permits

Structures requiring building permits shall comply with the Escondido Building Code and shall conform to the Villages Specific Plan. Prior to issuance of building permits for construction of the Village Center, Farm Stand or any residential dwelling unit, building plans shall undergo a Building Plan Review by the Director of the Community Development Department. This review shall ensure structures comply with the governing policies, standards, and design guidelines of the Villages Specific Plan. The Building Plan Review shall be limited to review of architectural design standards such as design theme and character, building materials, and building height and residential design standards and requirements. The following materials shall be included in the review:

- Site Plan indicating the location and dimensions of the proposed structure(s), and its conformance to lot development standards, including building height, minimum lot size, setbacks, floor area ratio, parking, and open space;
- Architectural Plans sufficient to show the proposed structure is consistent with the architectural theme and character for the Village Center and each individual Village. The review of the Plans by the Director of Community Development shall be limited to:
  - The building footprint and building envelope
  - Street elevation for each residential housing type

- Rear elevation where the rear of the residential structure is viewable from existing adjacent residential uses
- Exterior lighting fixtures viewable from existing adjacent residential uses.

The Director of Community Development may waive the Planning Division Review for building applications that have undergone a review as part of a prior building phase.

## 7. Landscape Plans

Landscape Plans shall sufficiently show the proposed landscaping is consistent with the landscape theme and character of the Villages Specific Plan, and provides for adequate screening. The review of the Plans by the Director of Community Development shall be limited to:

### The Open Space System:

- use of drought tolerant plant materials
- trail system materials, location and connectivity
- park design and improvements
- light fixtures to insure sensitivity to “night skies” conditions
- fencing design and materials

### Village Center, including the Farm:

- use of drought tolerant plant materials
- pedestrian and bicycle accessibility
- screening of parking area and adjacent residential uses
- parking area design

### The public street right-of-way, streetscape and common areas, including entry monumentation:

- Use of drought tolerant plant materials
- Location and species of plant materials within public right-of-way
- Irrigation design and materials within public right-of-way



## B. PUBLIC SERVICES AND FACILITIES

### 1. Transportation

#### *Traffic Circulation*

Primary vehicular access that serves the Villages Specific Plan and the surrounding Escondido Country Club Community includes El Norte Parkway, West Country Club Lane and N. Nutmeg Street. El Norte Parkway is on the boundary between the Cities of Escondido and San Marcos.

**El Norte Parkway** is classified as a Major Road on the Mobility and Infrastructure Element. It also provides direct access to I-15. More specifically, the General Plan defines a Major Road as:

Four to six travel lanes, controlled access, no parking, and raised / landscaped medians for added safety and efficiency in providing protected left turns at selected locations. Major roads provide for intra-city, and sub-regional service.

- 6 lanes: 90”–110” right-of-way
- 4 lanes: 82”–102” right-of-way

**West Country Club Lane** is classified as a Collector in the Escondido General Plan. More specifically, the General Plan defines a Collector Street as:

Four travel lanes, controlled access, and no parking or parking restricted to areas where turn pockets or continuous turn lanes are provided. Collector roads provide for intra-city travel.

- 4 lanes, no parking: 84’ right-of-way
- 2 lanes, parking: 64’ right-of-way

**N. Nutmeg Street** serves the project area as a Local Collector. The General Plan defines a Local Collector as:

Two travel lanes with parking, except where parking is removed to provide turn lanes. Local collector roads provides access between neighborhoods and to the Collector Street system.

- 2 lanes, no parking: 42’ right-of-way
- 2 lanes, parking: 66’ right-of-way

With the exception of an intersection improvement at El Norte Parkway and West Country Club Lane

and some restriping of El Norte Parkway between the southbound onramp to I-15 and the Nutmeg Street/ Nordahl Road intersection, no changes to Mobility and Infrastructure Element traffic circulation is planned.

The relationship of the project site to Traffic Circulation within the Mobility and Infrastructure Element of the General Plan is shown on *Figure 5.1*.

#### *Bicycle Mobility*

In regards to bicycle mobility, the Mobility and Infrastructure Element of the General Plan designates El Norte Parkway as an Existing Class II route and proposes West Country Club Lane for Class II bicycle lane improvements. Bicycle route classifications are shown on *Figure 5.2*. The SANDAG iCommute map shows West El Norte Parkway with a bike lane designation and shows W. Country Club Lane and N. Nutmeg Street as Other Suggested Routes.

Traffic calming measures for West Country Club Lane will be constructed between Nutmeg Street and Golden Circle Drive. In association with these traffic calming measures and improvements, a Class II bicycle lane will be constructed along West Country Club lanes. The specific design of these measures will be approved in the Specific Alignment Plan submitted for approval concurrently with the Villages Specific Plan. No changes to the bicycle route classifications in the Mobility and Infrastructure Element of the General Plan are anticipated.

#### *Transit*

West Country Club Lane is designated as a Local Bus Route that connects to the Bus Rapid Transit (BRT) at the Escondido Transit Center on West Valley Parkway. No changes to bus routes in the Mobility and Infrastructure Element of the General Plan are planned.

#### *Aviation*

In addition, the Mobility and Infrastructure Element of the General Plan also notes the project area falls within the McClellan-Palomar Airport influence area. No changes are proposed.

## 2. Water

The western portion of the project area is located in the City of Escondido Water Service Area and the eastern portion is within the Rincon Del Diablo Municipal Water District service area. A small portion of the City of Escondido water supply is derived from precipitation and stored in local reservoirs. The majority of water is purchased from the San Diego County Water Authority via the Colorado River and the State Water Project operated by the Metropolitan Water District of Southern California. City of Escondido Water is treated at the Escondido-Vista Water Treatment Plant prior to distribution to its customers. The Rincon Del Diablo Municipal Water District purchases treated water from the City of Escondido. Water will be supplied for Village Center and residential uses based on district boundaries. The boundaries of the Districts serving the project are shown on [Figure 5.3](#).

## 3. Wastewater

The City of Escondido Wastewater agency provides sewer services to the entire project area. Wastewater generated by the project would be treated at the Hale Avenue Resource Recovery Facility (HARRF). Wastewater that is not reclaimed flows in pipelines overland to an ocean outfall. Reclaimed water from HARRF is distributed throughout much of Escondido and is currently available to the project site for irrigation purposes from the past golf course irrigation requirements. No change to sewage collection and treatment services is anticipated.

## 4. Stormwater Management

San Marcos Creek traverses the project site and flows into the Escondido Creek hydrologic unit. All development is required to protect structures and infrastructure from flood hazards by ensuring the project design locates development outside the limits of the 100-year flood level. Several storm drains are located in the project area. The San Marcos Creek water shed and creek is shown on [Figure 5.4](#).

The project will also include a number of biofiltration stormwater management basins distributed throughout the site to promote water quality treatment and hydromodification management (HMP) of stormwater runoff

discharging from the project area (i.e. – to reduce the rate and duration of runoff to pre-development conditions), consistent with the requirements of the 2013 Regional Water Quality Permit R9-2013-001 and the 2016 City of Escondido Storm Water Design Manual. The biofiltration basins will have a typical section of 5 feet of depth, with 3:1 side slopes, a subsurface layer of amended soil 2 feet in depth, above a 1 foot deep section of permeable gravel, and a perforated subdrain.

Source control and site design will be implemented throughout the project to reduce pollutant loading in stormwater runoff. Ongoing maintenance of the stormwater system is described below under Section F, Maintenance Responsibilities.

## 5. Schools

Three school districts currently serve the project area. The large majority of the project site is served by the Escondido Unified School District and Escondido Union High School District. The easterly portion of the project site would send students to Reidy Creek Elementary School, Rincon Middle School, and Escondido High School. The San Marcos Unified School District serves a minority of the residents located in the western portion of the project area, with students attending Richland Elementary School, Woodland Park Middle School, and Mission Hills High School. School District boundaries are shown on [Figure 5.5](#).

The Escondido Unified and Union High School Districts may negotiate agreements with the San Marcos Unified School District to either adjust district boundaries or allow some students to attend schools outside of the districts in which they reside.

# C. MAINTENANCE RESPONSIBILITIES

All improvements and facilities needed to implement the Villages Specific Plan project are the responsibility of the Applicant; however, the maintenance of these improvements and facilities will be divided among the Applicant, Homeowner, Villages Homeowner's Association (HOA), the City of Escondido and existing or future special districts created for such purpose.

## **1. HOA**

An HOA will be formed in accordance with the Davis-Sterling Community Interest Development Act, Section 1350 et. seq. of the Civil Code. The HOA will assume ownership and maintenance responsibilities for the common ownership lots, private roadways, and the social, recreational and farm amenities associated with the Club House.

Maintenance and operational responsibilities for the walking trails, emergency fire access roads and pocket parks in the Greenbelt Open Space; private roads and emergency-only access roads; Village Center and all associated recreational facilities and social amenities; the Community Farm; and all other areas under ownership of the HOA as noted above, will be the responsibility of the HOA.

The access driveways and exterior structure and landscape for each clustered residential area on each of the condominium lots will be maintained in common by each of the residential unit owners on the condominium lot.

## **2. Stormwater Quality Treatment/ Landscape Maintenance District**

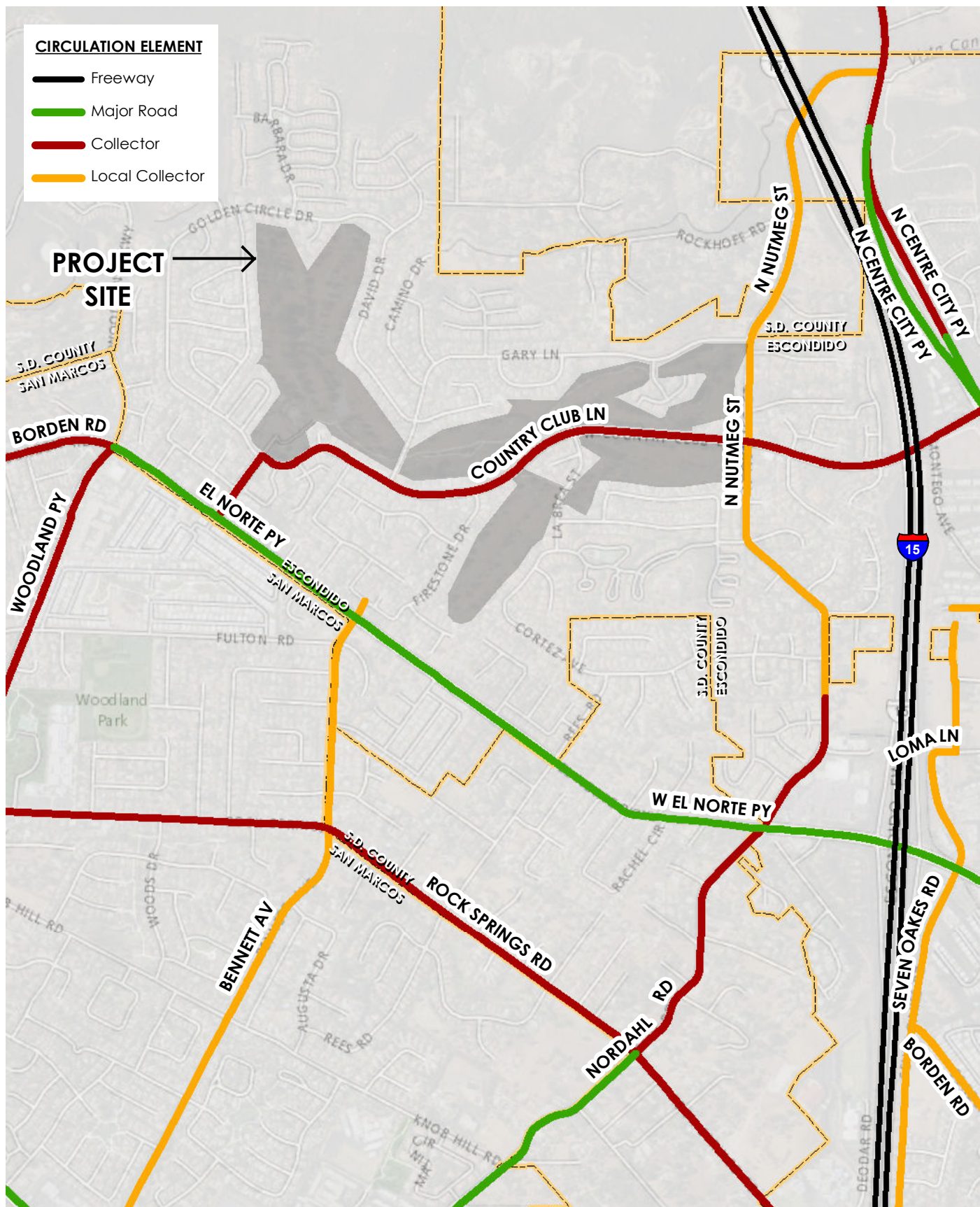
A special district such as a Landscape Maintenance District or acceptable alternative may be formed to maintain the stormwater conveyance and treatment facilities owned by the HOA that are located on the project site.

## **3. City of Escondido**

Maintenance of public roads and infrastructure that provides other public services, including bicycle route improvements, that are built to public standards and accepted by the City of Escondido or other public agency will be assumed by the City of Escondido or public agency.

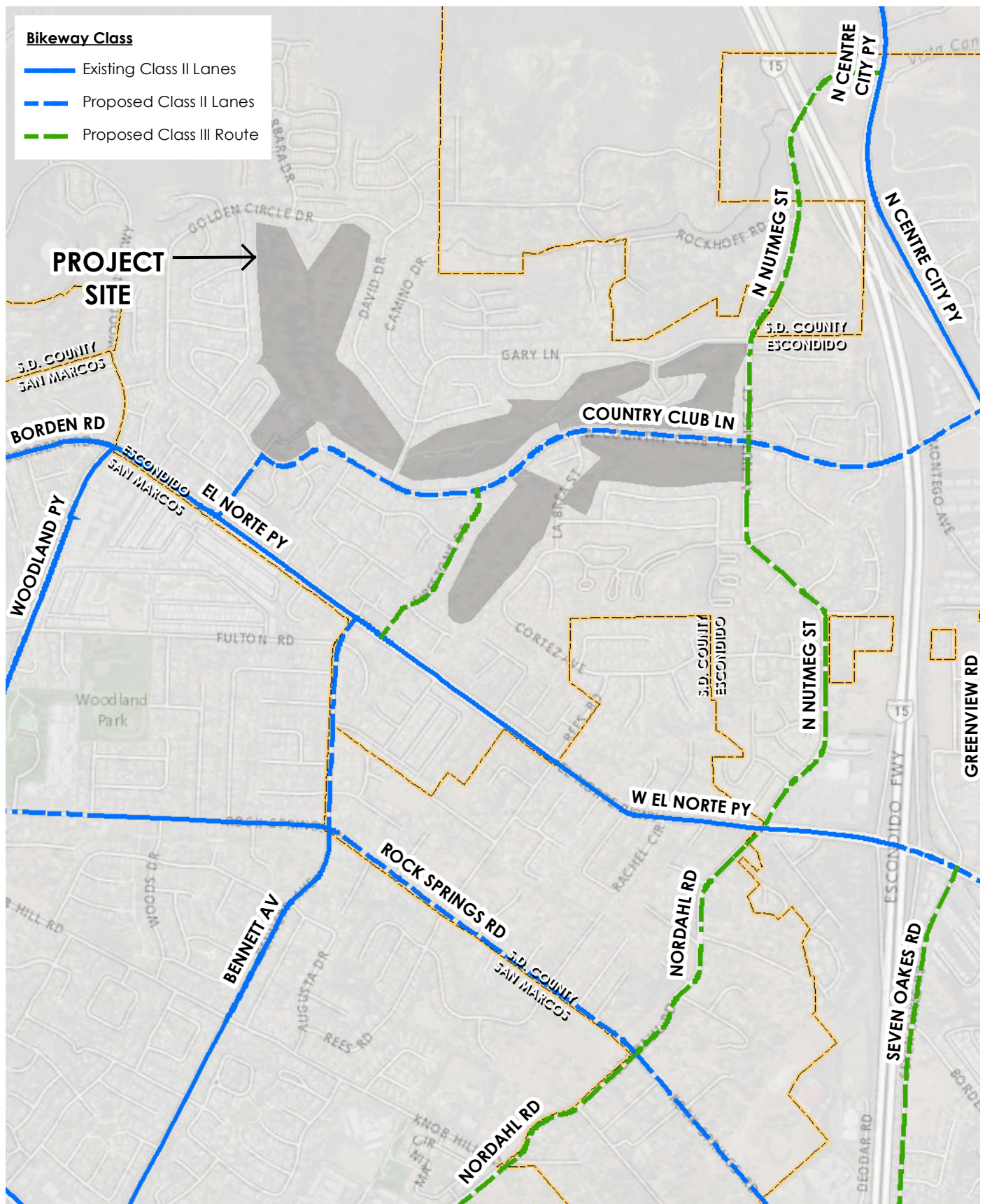


FIGURE 5.1 – TRAFFIC CIRCULATION

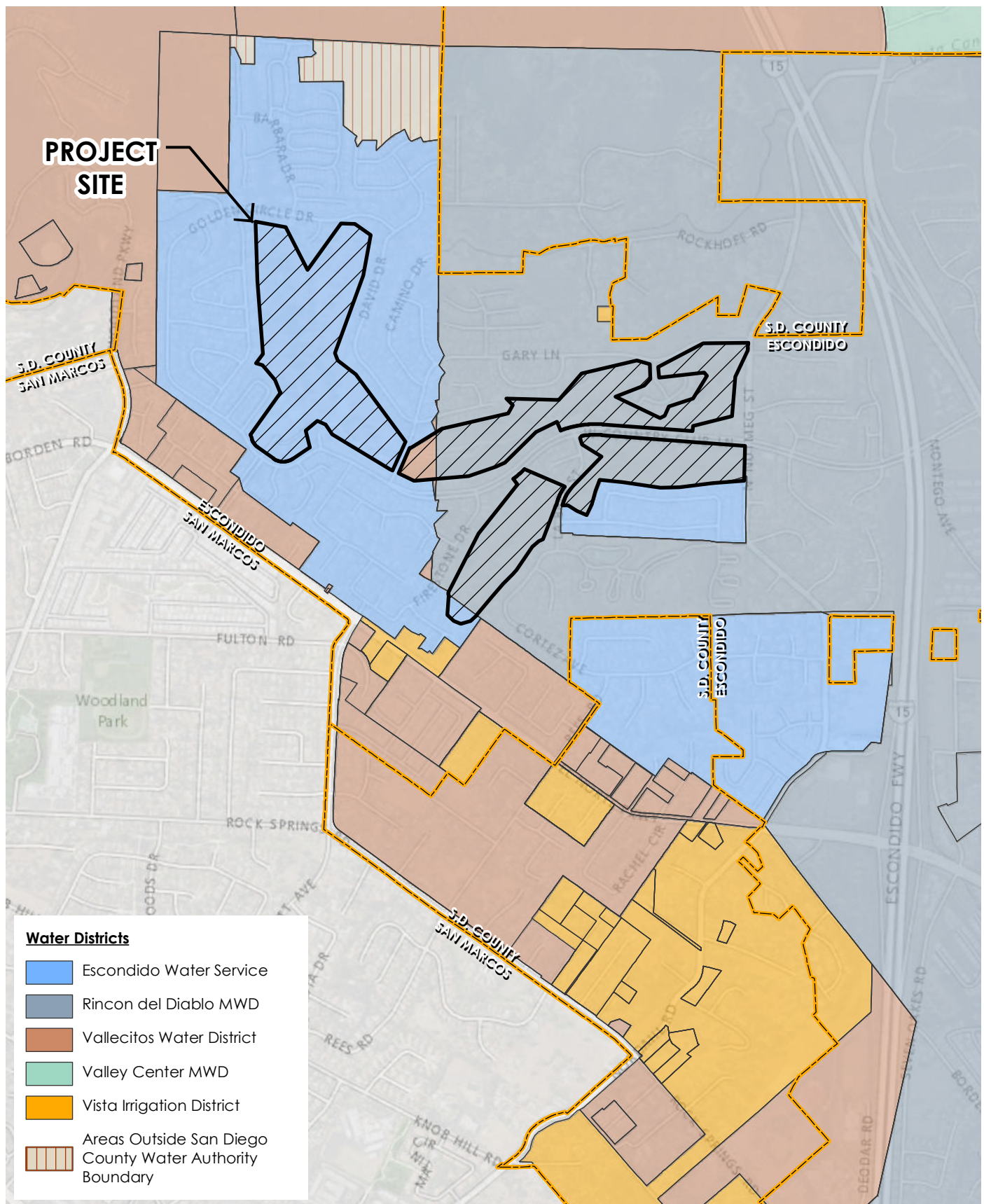




**FIGURE 5.2 – BICYCLE ROUTES**



### FIGURE 5.3 – WATER SERVICES DISTRICTS





**FIGURE 5.4 – SAN MARCOS CREEK DRAINAGE**

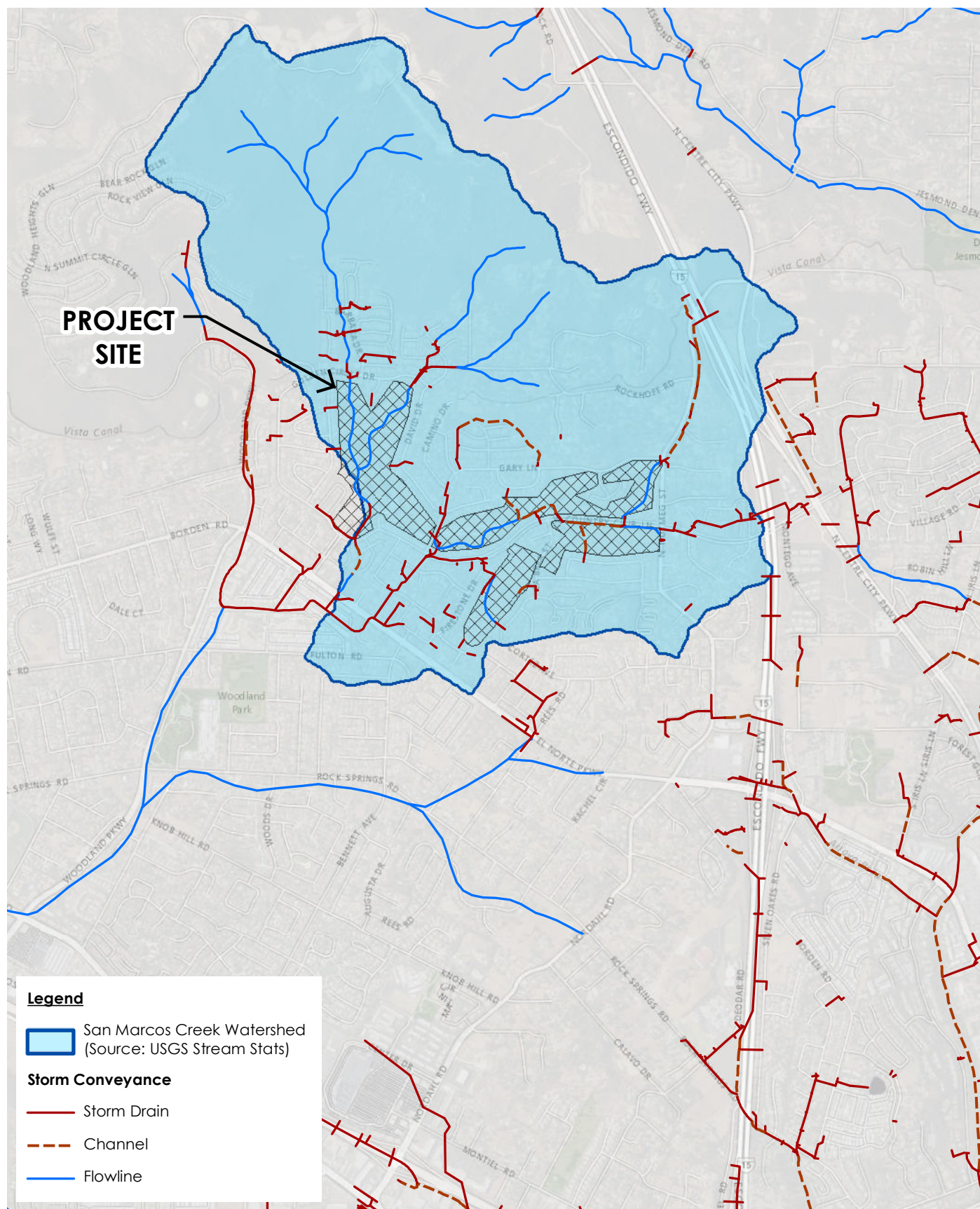
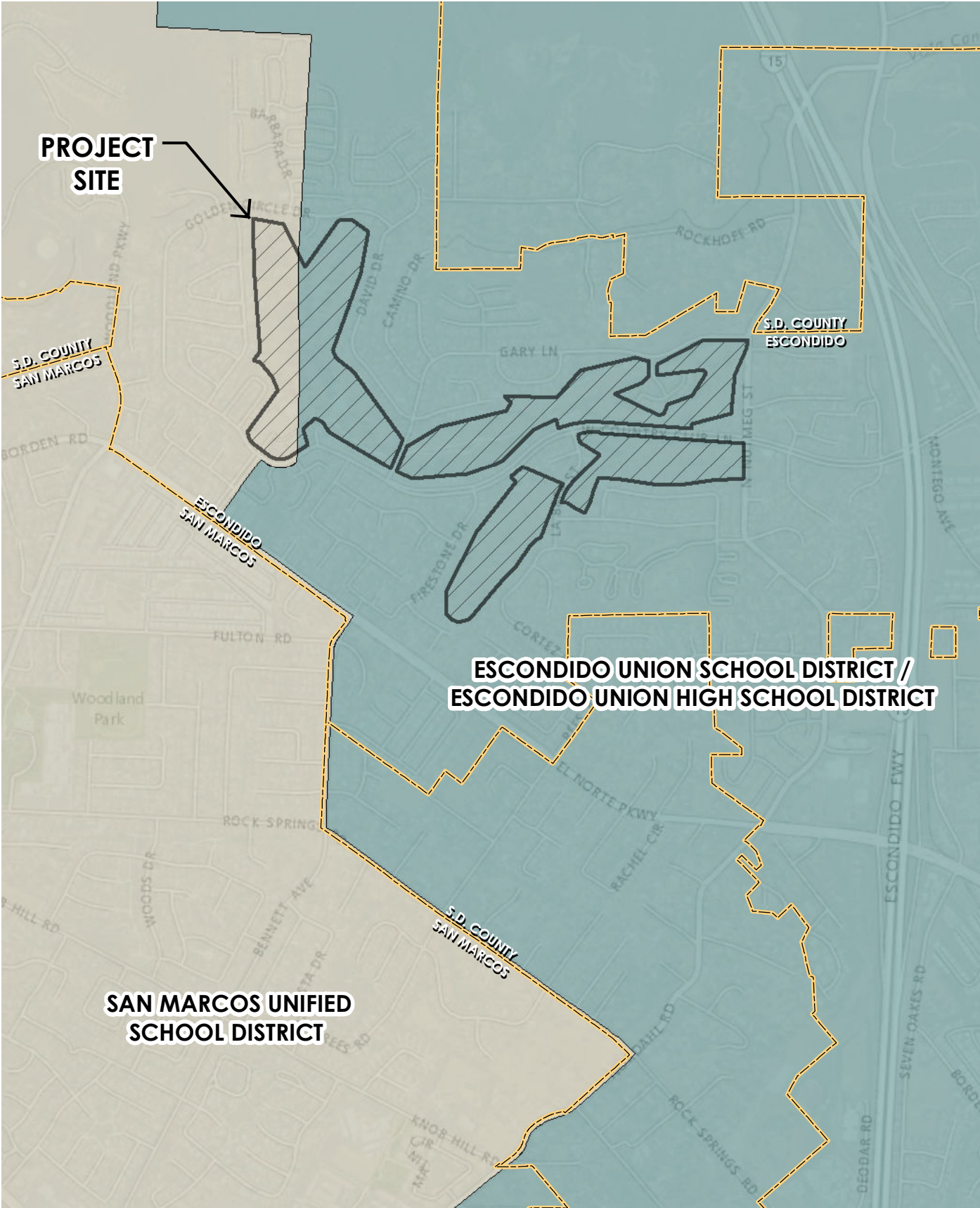


FIGURE 5.5 – SCHOOL DISTRICTS





## 6. Conformance with the City of Escondido General Plan and Regulations

This chapter compares the Villages Specific Plan with the City of Escondido General Plan and city regulations to show that this Specific Plan is in conformance with applicable rules and regulations.

### A. GENERAL PLAN CHAPTER 1: VISION AND PURPOSE

#### 1. Section E: Community Context & Vision

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##### A. Section 5: Parks, Trails, & Open Space

City parks are developed with an emphasis on neighborhood parks that are pedestrian oriented and promote a healthy lifestyle. Regional parks are recreational centers sensitive to existing water features and natural resources, while community and neighborhood parks and centers provide the more intensive recreational facilities.

##### *Project Conformance*

One of the key planning features of the project is the integration of the 48.9-acre Open Space System and Greenbelt to separate and buffer the new development from the existing residences. The recreational facilities featured in this land use/neighborhood park area include recreational walking trails with a series of pocket parks that are pedestrian-oriented. While these neighborhood parks are privately developed and maintained, they are available for public use. More intensive active recreational facilities that encourage and promote a healthy lifestyle, including a gym and swimming pool will be located in the Village Center. These facilities are private, and are available to the Village residents that purchase homes in the Villages project and to nearby residents that choose to purchase membership to the Village Center active recreation facilities.

#### 2. Section F: Quality of Life Standards

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##### A. Standard 1: Traffic & Transportation

Circulation Element streets and intersections shall be planned and developed to achieve a minimum level of service “C” defined by the Highway Capacity Manual as amended or updated, or such other

national standard as deemed appropriate by the city. Level of service “C” may not be feasible in all areas at all times and level of service “D” shall be considered the threshold for determining significant impacts and appropriate mitigation.

##### *Project Conformance*

A traffic study has been completed to determine the effect of any additional traffic that the proposed project will have on existing streets and intersections. Based on this study, the impacts to the level of service, or other national standard deemed appropriate by the City, that require the appropriate mitigation measures necessary to achieve this Quality of Life Standard have been included in the project design. Additionally, traffic calming elements, such as roundabouts, lane narrowing, bicycle lanes and landscaping will be added to W. Country Club Lane to improve the quality of life for the surrounding community.

##### B. Standard 6: Parks System

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

##### *Project Conformance*

The Villages’ project requirement for active and passive parkland Quality of Life Standard is 2.2-acres of active and 2.2-acres of passive parkland for the proposed 380 dwelling units, based on the 11.8 acres per 1,000 dwelling units standard. The project will provide approximately 29.8-acres of Greenbelt that will include approximately 4 miles of trails and 3.5-acres of neighborhood parks located along the trails that will be available for public use. The trails and neighborhood parks are privately developed and maintained, however they are available for public use. The 29.8-acres of Greenbelt and 4 miles of trails are significantly greater than the Quality of Life Standard for passive parkland. This significantly greater amount of passive parkland,



combined with the 3.5 acres of neighborhood parks will satisfy the Quality of Life Standard for development of active and passive parkland.

The benefits of providing private recreation facilities to Village residents and nearby residents who purchase memberships are addressed in Section 4: Goal 1 below.

### 3. Section G: Community Goals

#### A. Section I: Land Use Goals

**Goal 3:** Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support resident needs.

##### *Project Conformance*

Within each of the three Villages there will be a mixture of single-family detached and attached housing types that will range from 1,800 sq. ft. to 2,900 square feet, with a percentage of the residences being age-targeted for seniors. The three design styles that will be incorporated into the Villages to create separate identities are Spanish Monterey, Western Cottage, and Craftsman. This variety of housing choices will supplement the existing variety of housing types, lot sizes and design features that have been developed since the original master planned retirement community was approved in the 1960s.

In addition to the residential element, the project incorporates recreational, social and farm support service of which Village residents and existing residents that choose to purchase membership to the Village Center recreation facilities will have convenient access. These support services include trails, neighborhood parks, swimming pool, gym facilities, and a clubhouse that will feature an onsite bar, restaurant, community green and a professionally managed community farm and farm stand. A future discretionary Plot Plan review and approval will guarantee that the facilities will be constructed in a manner that enhances the area recreational, social and farm amenities without adversely affecting nearby existing residential development.

**Goal 5:** Clustering of single-family residential units to maintain site topography, protect natural resources, and avoid hazards.

##### *Project Conformance*

The new single-family residential units are clustered within the 48.9-acre Open Space System designed to provide a visual, noise, and land use buffer between the existing residences bordering the original golf course and the new residential land uses. The vision for the Villages project also places an emphasis on the restoration of existing man-made concrete drainage facilities to conditions that simulate the natural environment. Additionally, the 29.8-acres of Greenbelt provides recreational amenities to both neighboring and Village residents.

In terms of topography, most of the project site is relatively low-lying and level, with slight undulations used to define the previous golf holes. Focus was placed on locating the new residential uses at an elevation that is lower than and far enough away from the existing residences to maintain near views of the Open Space System, with its Greenbelt, and previous distant views from the existing residences in the area.

**Goal II:** Large-scale, multi-use projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.

##### *Project Conformance*

The vision for the Villages project is to develop the original site of the clubhouse and golf course in a manner that reestablishes the social fabric of the area that was lost with the elimination of the Escondido Country Club. As a comprehensively planned development, the project design uses the original golf course area to create separate residential Villages with distinctive identities. Both Village and existing residents will have full access to the 29.8-acre Greenbelt and approximately 4 miles of trails that separate their homes. The Village Center facilities will be built in the same location as the original clubhouse and will provide a variety of recreational, social and farm amenities for new home buyers and nearby residents that choose to purchase membership to the Club House. Future discretionary Plot Plan approval required for the detailed design of the amenities in the Village Center, including the Farm, will guarantee that the facilities will be constructed in a manner that enhances the area recreational, social and farm amenities without adversely affecting nearby existing

residential development. The general public will be welcome to patronize the new restaurant and bar as well as the farm stand. These characteristics ensure that this Specific Plan will be a large-scale, multi-use project that is cohesively and comprehensively developed.

**Goal 12:** Open space lands that provide an attractive environmental setting for Escondido and visual relief from development, protect the viability of natural resources and habitat, offer recreational opportunities for residents and visitors, and protect the public from the risks of natural hazards.

### ***Project Conformance***

One of the key site planning features of the project is the 48.9-acre Open Space System that surrounds the entire Specific Plan Area. The Open Space System is designed to accommodate San Marcos Creek which protects the public from flood hazard and conveys drainage within environmental channels from upstream tributaries as well as the surrounding development. The landscaped Greenbelt encompasses approximately 29.8-acres and acts not only as a buffer between the new and existing homes, but provides visual relief between existing and new development. A system of trails and neighborhood parks that offer recreational opportunities for Village and nearby residents is provided within the Greenbelt.

**Goal 18:** Environmental quality regulations that mitigate for impacts associated with development to preserve and protect Escondido's unique environment.

### ***Project Conformance***

While the project site is surrounded by residential development and can be described as "infill" development, it replaces the former golf course that previously provided an open and green visual resource. The proposed 48.9-acre landscaped Open Space System that separates and buffers the existing residential development from the new residential land use preserves some of the previous open and green visual resource. In addition, the Open Space System allows for the replacement of the existing man-made concrete drainage channels with environmental channels that simulate the natural environment. Approximately 8 acres of stormwater

collection basins will be implemented within the Open Space System, allowing for stormwater collection and cleaning of pollutants, thereby minimizing runoff pollution into the nearby San Marcos Creek.

## **B. Section 2: Mobility and Infrastructure Goals**

**Goal 1:** An accessible, safe, convenient, and integrated multimodal network that connects all users and moves goods and people within the community and region efficiently.

### ***Project Conformance***

The project contains a circulation network of private and public streets that provide vehicular access to the new residences, while integrating access to the Specific Plan area with the existing City of Escondido circulation system. The primary point of access to the existing circulation system is W. Country Club Lane, which is classified as a Major Road. Traffic calming measures will be installed along this street to more safely accommodate pedestrian and vehicular circulation. Each Village will have its own primary access routes as well as emergency access routes where needed for public safety. The Greenbelt trail system will also serve to interconnect the Villages, Village Center and the surrounding community for pedestrians, providing a multimodal means of accessing these amenities and homes. In addition, the Village Center will be located at the main entrance point to the Specific Plan area, thereby minimizing the need for vehicular traffic associated with residents living outside of the Specific Plan area from traversing through the new residential developments and promoting a convenient means of access to the amenities.

## **C. Section 3: Housing Goals**

**Goal 3:** Quality housing stock that preserves the integrity of neighborhood character.

### ***Project Conformance***

One of the key factors taken into consideration when developing this Specific Plan Area was the loss of neighborhood character that occurred with the elimination of the Escondido Country Club and golf course. Through an extensive community outreach program, input was gathered from surrounding

neighbors and residents that has been used to design a financially stable and quality residential project with the amenities and facilities needed to reestablish the social and recreational fabric of the Escondido Country Club Community.

In addition to re-engaging the community through social and recreational means, the project has been designed so that visual and aesthetic impacts to surrounding neighborhoods are minimized and so that the Village neighborhood retains their own character and preserves the integrity of the existing homes.

The Villages project includes quality housing stock that accommodates a range of different life-cycle needs, including age-targeted homes to seniors.

#### **D. Section 4: Community Health and Services**

**Goal 1:** A healthy and livable Escondido complete with adequate and convenient access to community services and fresh food for all residents.

##### ***Project Conformance***

Access to the convenience grocery store, contemporary restaurant, and bar will be available to all residents who choose to patronize them. The Specific Plan will also include a professionally managed community Farm that will also use and maintain portions of the Greenbelt for production of fresh produce. The goal behind having an onsite professionally managed community farm is to encourage sustainability and provide patrons and residents alike with the opportunity to enjoy farm fresh produce that is locally grown.

More intensive active recreational facilities, including a gym and swimming pool will be located in the Village Center. These facilities are private, but available to the Village residents that purchase homes and to nearby residents that choose to purchase membership to the Village Center recreation facilities. These facilities will satisfy some of the need for developed active public parks and in doing so, the planning area provides more variation in recreational provisions. A future discretionary Plot Plan review and approval will guarantee that the facilities will be constructed in a manner that enhances the area recreational, social and farm amenities without adversely affecting nearby existing residential development.

**Goal 8:** Adequate facilities and accessible services to meet the needs of older adults, disabled, and disadvantaged persons.

##### ***Project Conformance***

All facilities within the Specific Plan Area will be handicap accessible and will conform to the State of California and City of Escondido's accessibility requirements. Additionally, a percentage of the residences will be age-targeted to seniors.

#### **E. Section 6: Resource Conservation**

**Goal 2:** A network of trails that connect the community and provide opportunities for recreation and alternative transportation use.

##### ***Project Conformance***

The expansive 29.8-acre Greenbelt will incorporate approximately 4 miles of multi-use trails (hiking, biking, maintenance and emergency vehicle accessible) designed for use by existing and Village residents to encourage an active, healthy lifestyle. The trails will connect the 3 residential Villages with the Village Center in addition to connecting to adjacent residential neighborhoods and existing or planned trail systems.

#### **F. Section 8: Economic Prosperity Goals**

**Goal 7:** Distinct identities for the City and its centers, districts, and neighborhoods.

##### ***Project Conformance***

Prior to the closure of the Escondido Country Club, a distinct "County Club" identity had been established for the neighborhood surrounding the former golf course, whereby the homes were located in a master planned community with social amenities, such as the golf course, clubhouse, restaurant, and banquet hall. Upon the Country Club's closure, the community lost the social and recreational fabric it had once established for itself. In order to maintain that sense of community, the Specific Plan has been designed to incorporate land uses that allow for a Village Center which will anchor the recreational and social activities of the three residential Villages, replacing the function of the former ECC Clubhouse. This will support existing and future homeowners of the area. A future discretionary Plot Plan review and approval will guarantee that the facilities will be constructed



in a manner that enhances the area recreational, social and farm amenities without adversely affecting nearby existing residential development.

The Village Center will feature administrative offices, a contemporary restaurant and bar featuring farm to table produce, an event courtyard with banquet facilities to host weddings and community celebrations, a Village Green to accommodate performances and outdoor gatherings and a convenience grocery store featuring locally grown produce from the onsite professionally managed community farm that are available to the public; as well as a fitness center and swimming pool with a large deck and changing facilities for Village residents and nearby residents that purchase memberships. These land uses, in conjunction with the three distinct residential Villages, will work together to successfully reestablish an identity for the neighborhood – one that brings back a sense of community that not only includes the Village residents, but seeks to integrate the surrounding neighborhood communities by making access to the active recreation facilities available through the purchase of a membership.

## B. GENERAL PLAN

### CHAPTER 2: LAND USE AND COMMUNITY FORM

#### 1. Section M: Land Use and Community Form Goals and Policies

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##### A. Section I: Community Character

###### *Community Character Policy 1.1*

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

#### *Project Conformance*

Because the project site is situated between numerous existing neighborhoods, significant consideration was taken into account ensuring that the densities for the residential villages is one that is compatible to the existing densities surrounding the Specific Plan Area.

**Surrounding Land Use Densities** – This part of Escondido contains numerous housing types, with varying overall density. The most common housing types within the surrounding neighborhoods of the Specific Plan area are: single-family Detached, with an overall density range of 3.9 to 5.8 dwelling units per acre; Attached Homes, with an overall density range of 4.3 to 8.3 dwelling units per acre; and Duplex Units, with an overall density range of 2.7 to 8.3 dwelling units per acre.

The Specific Plan includes two housing types—single-family detached units on individual lots and clusters of 4 to 8 attached and detached units on condominium lots. The minimum lot sizes for the single-family detached units range in width from 46'-50' x 75'-79' in depth with a minimum lot area of 3,630 s.f. to lots that are 45' x 95' with a minimum lot area of 4,275 s.f. The housing types on the condominium lots feature a combination of single-family detached and single-family attached units, allowing for a range of 4 to 8 overall dwelling units within each lot. Overall, the Specific Plan proposes 380 total dwelling units, over an area of 109.3 acres, which equates to a housing density of 3.5 dwelling units per acre. This density is within the range of overall density of the surrounding neighborhoods (2.7 to 8.3 dwelling units per acre). Given that the proposed density of the Specific Plan falls within the dwelling unit density range of the surrounding neighborhoods, along with the fact that housing types are similar, the development project is compatible with the existing surrounding land uses.

In addition to the overall consistency with existing housing densities, the Specific Plan contains design guidelines that seek to ensure the Common Ownership Lot properties within and those properties outside but adjacent to the border of the Specific Plan area are substantially similar in character. The condominium lots have been designed so that two single-story single-family

detached units will separate the bordering houses outside of the Specific Plan area from the single-family attached units, thereby providing a single-story single-family “buffer” zone, in addition to the greenbelt buffer (as discussed in Section F, Standard 6). These design guidelines work to ensure the visual and aesthetic characteristics of the Specific Plan border areas are compatible with the surrounding land uses.

### ***Community Character Policy 1.3***

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

### ***Project Conformance***

Before the closure of the Escondido Country Club and golf course, this site was zoned as Residential Urban I with lots at a minimum of 7,000 square feet. This new Specific Planning Area (SPA# 14) creates 3 new land uses in a manner that achieves the goals of the City of Escondido General Plan and the existing ECC Community. The vision and goals for the 109-acre project site were developed with the recognition in mind that the closure of the ECC, which was the major identifying recreational, social, and visual amenity in the community, has resulted in severe visual degradation and stigmatization of the ECC Community. Acknowledgement of this reality and the need to redevelop the site resulted in an extensive program of outreach and communication to identify the hopes and desires of the ECC Community. Meetings, questionnaires, surveys, open houses, advisory committees and feedback from presentations provided input about the expectations of the ECC Community. Guided by this input, a vision was developed for the Specific Plan area, and an emphasis was placed on returning the lost recreational, social and visual amenities through the new land uses that is financially supported by desirable, quality single-family residential development.

The Specific Plan outlines the necessary discretionary and administrative permit approval processes to ensure efficiency in future permitting engagements. The Specific Plan outlines the requirements for grading permits, administrative plot plan reviews, building permits, and final subdivision maps, among others. Implementation of the Specific Plan will ensure future permitting procedures are completed in an efficient and effective manner.

### ***Community Character Policy 1.7***

Incorporate iconic signage, artwork, landscaping and/or architecture characterized as uniquely Escondido at gateway locations to define a sense of entry and strengthen community identity.

### ***Project Conformance***

Chapter 4 of the Specific Plan outlines the Design Standards and Guidelines that address landscape architecture, building architecture, entry documentation and signage, and lot development requirements that will define the character of the Villages Specific Planning Area.

Unique entry monumentation and signage throughout the community will serve to identify each Village while clearly providing community identity. The proposed landscape and exterior elements for the Villages are intended to complement their surroundings, while creating a sense of place for the residents and visitors to the new community. The proposed landscape and site planning will buffer the existing residents from the new homes while encouraging existing and Village residents to enjoy outdoor activities provided within the Villages project. The architectural styles to be implemented with building development are Spanish Monterey (specific to Village 1), Craftsman (specific to Village 2), and Western Cottage (specific to Village 3).

### ***Community Character Policy 1.8***

Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.

### ***Project Conformance***

Sustainability is one of the major features of the project, both in relation to the development of the project site as well as the character that will be created for residents. All new residences will be designed to minimize water usage both indoors and outdoors, and 100% of the residential units will be equipped with solar panels that will maximize energy saving and solar energy producing capabilities. Buildings in the project will exceed the 2016 Title 24 building energy efficiency standards by 15%. Additionally, the strategically located Open Space System and Greenbelt will provide residents with open space, walking trails and pocket parks to socialize and recreate, thereby improving livability, while also serving as a site for the natural biofiltration of stormwater from the project site as well as conveying tributary drainage through the project in an environmental channel system that simulates natural conditions. The walking trails that interconnect the Villages, Village Center and surrounding residential areas along with the improved pedestrian environment created by traffic calming measures along W. Country Club Lane will reduce the need to use motorized vehicles, thereby working to minimize greenhouse gas-generating activities.

### ***Community Character Policy 1.16***

Support the formation of Homeowners Associations to maintain private streets, common open space areas, and landscaping within and adjacent to such developments, and facilitate annexation into the city's Landscape Maintenance District (or an acceptable alternative) for maintenance of similar landscaping improvements where no Homeowners Association is established.

### ***Project Conformance***

The Specific Plan includes the formation of a Homeowners Association – the Villages Homeowners Association (HOA). The Greenbelt will be owned and maintained by the HOA. The stormwater treatment facilities will be owned by the HOA and be maintained by a Landscape Maintenance District or an acceptable alternative created for the purpose of maintaining these facilities.

## **B. Section 2: Land Use Zoning**

Regulations that clearly and effectively implement land use development goals and objectives.

### ***Land Use Zoning Policy 2.2***

Apply zoning overlays to implement specific standards, regulations and guidelines that further advance General Plan policies and city programs for development within Land Use Area Plans and Specific Plans.

### ***Project Conformance***

Rather than applying an overlay to regulate this project, the Specific Plan is better suited to regulate land uses and development standards needed to advance General Plan Policies. As such, the Specific Plan does not include a zoning overlay.

## **C. Section 3: Residential Development**

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

### ***Residential Development Policy 3.5***

Establish minimum single-family lot sizes as prescribed in Figure 2.6 unless the development is clustered in accordance with the cluster provisions.

### ***Project Conformance***

Clustering is permitted in the Residential Urban I land use designation. Amending the General Plan Land Use Designations from Residential Urban I to SPA will allow the flexible clustering of single-family residential lot sizes in a manner that best responds to the project goals and site constraints of the project site.

### ***Residential Development Policy 3.10***

Encourage proportionate numbers of two-story dwelling units within single-family detached subdivisions to promote variety and avoid monotonous streetscapes and visual impacts.

### ***Project Conformance***

A minimum of 15% of the single-family detached residential dwelling units will be single-story. The single-story units have been strategically located on corner lots and in the middle of street segments to create a variety of building heights and elevations along street frontages. The location of the single-story dwelling units will add to the diversity of streetscape design created by architectural details



and colors, roof forms, diverse orientation of build plan types, variety in the color and pattern of garage door design, and landscape treatment along the street frontage.

### ***Residential Development Policy 3.11***

The maximum development yield for slopes over 35% is established only for the purpose of determining the potential for density transfer as permitted by the General Plan.

### ***Project Conformance***

The Residential Urban I land use designation is not a slope dependent designation per the Escondido General Plan; therefore, this policy is not applicable.

### ***Residential Development Policy 3.12***

Where slope categories are indicated, the maximum development yield will be determined by the sum of acreages within each slope category.

### ***Project Conformance***

The Residential Urban I land use designation is not a slope dependent designation per the Escondido General Plan; therefore, this policy is not applicable.

## **D. Section 4: Neighborhood Maintenance & Preservation**

### ***Neighborhood Maintenance & Preservation Policy 4.3***

Integrate pedestrian-friendly features, promote walkability, and work with residents to enhance existing neighborhood character and aesthetics.

### ***Project Conformance***

In developing the Specific Plan, an emphasis was placed on gathering feedback and input from the surrounding community. Through a collaborative visioning process a development program has been created which will successfully reestablish the social fabric of this neighborhood that has been lost with the abandonment of the Escondido Country Club and golf course. Guided by ECC Community residents, the project places on emphasis on providing a number of amenities that can be utilized by both the Village residents that purchase homes within the site as well as those existing nearby residents. This is being accomplished by: utilizing a 48.9-acre Open Space System as

a buffer between existing residents and the new residential development, thereby enhancing the existing neighborhood character and aesthetics; implementing pedestrian friendly features by promoting walkability through the inclusion of a 4-mile multi-use trail system and traffic calming measures along W. Country Club Lane; and providing a new resort-style Village Center with recreational, social, and farm amenities. More specifically, the Village Center will feature administrative offices, a contemporary restaurant and bar featuring farm to table produce, an event courtyard with banquet facilities to host weddings and community celebrations, a Village Green to accommodate performances and outdoor gatherings and a convenience grocery store featuring locally grown produce from the onsite professionally managed community farm that are available to the public, as well as a fitness center and swimming pool with a large deck and changing facilities for Village residents and nearby residents that purchase memberships.

## **E. Section 5: Residential Clustering**

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

### ***Residential Clustering Policy 5.1***

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

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

### ***Project Conformance***

The project site for the Villages Specific Plan was originally located within the single-family Residential - Urban I land use designation prior to amending the land use designation of the project site to the Other Land Uses - Specific Plan Areas designation. Even though this policy no longer applies because there is no minimum lot size for the Specific Plan Areas designation, no single-family residential lots in the Villages Specific Plan are less than 3,630 square feet.

### ***Residential Clustering Policy 5.4***

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

### ***Project Conformance***

The project incorporates clustered residential units that are separated from existing development by the expansive Greenbelt system which provides a visual, noise, and land use buffer that compliments the existing topography and natural contour of the original golf course, while maintaining a land use density pattern that is compatible and consistent with those found in the surrounding neighborhoods. The proposed residential uses have been strategically placed in lower elevations in order to maintain existing scenic views enjoyed by the surrounding community residents.

The grading required to prepare the building sites, streets, environmental channels and retention basins will require the import of fill material to the project site. Villages 1 and 2 will have a net export of material and Village 3 will receive the exported material from the other two Villages as well as from approved offsite sources. Graded slopes will be a maximum of 1.5:1 for cuts and 2:1 for fill slopes. All manufactured slopes will be landscaped for erosion control. The Specific Plan contains a set of landscaping standards that require the strategic placement of large canopy, evergreen, and deciduous trees within the Greenbelt that will provide shade and visual buffering while maintaining existing distant views of hillsides.

## **F. Section 6: Planned Development**

Large scale, multi-use projects that are designed to create distinct districts that complement the existing community and urban form.

### ***Planned Development Policy 6.3***

Development proposals involving Planned Developments shall address and/or include, if applicable:

- a) Visual impacts of the development from the Valley floor and from adjoining properties
- b) Preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors
- c) Grading, erosion control and revegetation/landscaping requirements
- d) Preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access
- e) Implementation of appropriate management techniques in areas of rare and endangered plant and animal species
- f) Adequate buffers and separations from adjacent properties
- g) Superlative architectural design features of all structures
- h) Adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape
- i) Preservation/maintenance of common open space or community area

### ***Project Conformance***

Rezoning the project site from R-1-7 to SP will allow the flexible clustering of single-family residential lot sizes in a manner that best responds to the project goals and site constraints of the project site.

- a) The Specific Plan contains a set of design guideline criteria, which ensure that aesthetic and visual impacts to the surrounding areas are minimized. Adherence to these standards and guidelines will result in a high quality residential community with a design theme that is consistently applied throughout the Villages project. These standards and guidelines are intended to serve as implementation criteria for use by the builders, land planners, architects, landscape architects, civil engineers, and future owners who will be responsible for designing and building the Villages project. When followed, these standards and guidelines will ensure that development within the project site

will complement the character of the region and of the site, while increasing the desirability of the surrounding area.

- b) The Specific Plan area has undergone significant changes from its once natural state. The original master-planned development and former golf course contributed to significant alterations of the natural landscape. As such, development associated with the Specific Plan is not expected to cause a significant removal of native vegetation. In addition, the Specific Plan contains design guidelines that require the use of certain building material and types that will ensure a consistent and compatible development setting that is integrated with the surrounding neighborhoods and habitat.
  - c) The grading required to prepare the building sites, streets, environmental channels and retention basins will require the import of fill material to the project site. Villages 1 and 2 will have a net export of material and Village 3 will receive the exported material from the other two Villages as well from approved offsite sources. Graded slopes will be a maximum of 1.5:1 for cuts and 2:1 for fill slopes. All manufactured slopes will be landscaped for erosion control. The Specific Plan contains a set of landscaping standards that require the strategic placement of large canopy, evergreen and deciduous trees within the Greenbelt that will provide privacy while maintaining existing distant views of hillsides. These landscaping standards call for groupings of trees to provide shade along the trail which runs throughout the Greenbelt. A mix of drought-tolerant shrubs and groundcovers will be used to beautify the space and provide erosion control. A mostly native plant palette for the Open Space System will help transition between the surrounding landscape and more refined planting within the proposed residential uses. Where available, reclaimed water will be used to irrigate landscaping within common areas.
  - d) The Open Space System is designed to accommodate San Marcos Creek with drainage improvements that protect the public from flood hazards and conveys drainage through environmental channels from upstream tributaries as well as the surrounding development. The landscaped Greenbelt encompasses approximately 29-acres and acts not only as a buffer between the new and existing homes, but provides visual relief between existing and new development.
  - e) The Villages Specific Plan Environmental Impact Report addresses all mitigation measures and impact reducing practices related to protecting rare/endangered plant and animal species.
  - f) The Specific Plan establishes a Greenbelt area that will measure between 50' to 200' in width. This Greenbelt will provide a buffer between existing and proposed housing, and will contain vegetation thereby enhancing the overall buffer effect.
  - g) The Specific Plan contains a distinct set of architectural design requirements for each of the 3 Villages (Craftsman, Western Cottage, and Spanish Monterey), thereby ensuring all housing types have a superlative architectural design.
  - h) The Specific Plan establishes a set of lot design standards and requirements that specify the setback requirements for all housing types within the Specific Plan area. These setback requirements ensure that adequate buffers and separation are provided for between each residence.
  - i) Within the Open Space System, 4 miles of multi-use trails will be developed, and this trail system will contain pocket parks at various locations. These parks will be open to both the residents of the Villages Specific Plan area and the surrounding community and general public. In addition, the Village Center will feature administrative offices, a contemporary restaurant and bar featuring farm to table produce, an event courtyard with banquet facilities to host weddings and community celebrations, a Village Green to accommodate performances and outdoor gatherings and a convenience grocery store featuring locally grown produce from the onsite professionally managed community farm that are available to the public, as well as a fitness center and swimming pool with a large deck and changing facilities for Village residents and nearby residents that purchase memberships.
- G. Section 11: Specific Plan Area Land Use**  
Large-scale, multi-use projects that create a sense of distinct identity, provide amenities, and are cohesively and comprehensively developed.



### ***Specific Planning Area Land Use Policy 11.2***

Allow additional area to be designated as Specific Planning Areas as requested by landowners/property owners subject to criteria defining the type of project, the character of the intended development, proposed land uses and intensities, pertinent conditions or restrictions on development, appropriate application process, and demonstration of how the proposed Specific Planning Area furthers the goals and objectives of the General Plan more effectively than existing land use designation(s).

### ***Project Conformance***

The Specific Planning Area #14 is consistent with the Escondido General Plan in that this Specific Plan furthers the goals and objectives set forth in the General Plan more effectively than the existing land use designation. Currently, the existing site is designated as Residential Urban 1 (zoned R-1-7) which requires a residential lot to be a minimum of 7,000 square feet in size; by changing the zone of the entire 109-acre parcel to the Specific Plan designation, a mixture of several land uses, activities, and dwelling types will be encouraged. The plan will also be implemented with context-sensitive design solutions, more so than what would occur under traditional zoning. In accordance with State law, a specific plan may not be adopted or amended unless the proposal is consistent with the local agency's General Plan. Land Use Policy 11.2 of the Escondido General Plan allows for additional areas to be designated for a specific plan, provided that the specific plan furthers the goals and objectives of the General Plan more effectively than existing land use designations. This General Plan conformance analysis demonstrates how the Specific Plan conforms to the General Plan policies. It has been determined that the Specific Plan is consistent with the applicable General Plan policies, and as such, is consistent with this policy.

### ***Specific Planning Area Land Use Policy 11.3***

Specific Plans shall not be utilized in a wide-spread manner to circumvent or modify the character or intent of ordinances, land use designations and/or city goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process.

### ***Project Conformance***

The project site and combination of land uses proposed to meet the project objectives are well suited for the Specific Planning process because of the difficulty of eliminating the golf course land use and replacing it with new residential development in an acceptable manner. The redevelopment of the project site requires a comprehensive planning effort to provide an open space area to separate and buffer existing residents from new residential development and provide recreational and social amenities that will reestablish the social fabric of the community with new residential development that can financially support these planning efforts. Overall, the Specific Plan proposes 380 total dwelling units over an area of 109.3 acres, which equates to a housing density of 3.5 dwelling units per acre. This overall density is less than that allowed for by the General Plan, which was zoned for 5.5 dwelling units per acre. Therefore, the Specific Plan is not being used to circumvent or modify the character or intent of the General Plan Land Use Designations and the City's goals and objectives.

### ***Specific Planning Area Land Use Policy 11.4***

Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated.

### ***Project Conformance***

The proposed Specific Planning Area #14 is being utilized in such a way that development standards and regulations, as well as the land uses, densities, and building intensities, benefit the community in ways that can be demonstrated. The Specific Plan has been developed in order to provide the combination of land uses that will reestablish the social fabric of this area that has been lost with the closure of the original Escondido Country Club and golf course and will serve to breathe new life into the Community.

The project site and combination of land uses proposed to meet the project objectives are well suited for the Specific Planning process because of

the difficulty of eliminating the golf course land use and replacing it with new residential development in an acceptable manner. The redevelopment of the project site requires a comprehensive planning effort to provide an Open Space System to separate and buffer existing residents from new residential development and provide recreational and social amenities that will reestablish the social fabric of the community with new residential development that can financially support these planning efforts. The Specific Plan incorporates a number of benefits that both Village residents and those living within the surrounding neighborhoods may enjoy. These benefits include a Greenbelt, complete with pocket parks and multi-use trails. This Greenbelt will provide a buffer between new and existing development, while enhancing the overall visual appeal of the area. In addition, the Village Center will contain a restaurant, bar, social amenities, and activity space for the Village residents, as well as those residents living within the vicinity of the area that purchase a membership for use of the Village Center. These proposed land uses within the Specific Plan work to cultivate a sense of community identity that was lost when the former Escondido Country Club closed. The Specific Plan seeks to bring back this identity.

In addition to the above-mentioned community benefits, the Specific Plan contains policies that will improve stormwater runoff and drainage within the Specific Plan area and the surrounding community. The existing drainage system will be replaced with open environmental channels that safely convey stormwater from San Marcos Creek and stormwater basins that will stop pollutants from entering waterways, lagoons and the ocean. The construction of open environmental channels will help to manage the flow of urban runoff to avoid flooding and damage to sensitive downstream habitat.

Also, the Specific Plan will implement traffic calming measures along W. Country Club Lane that serve to enhance safety for motorists, pedestrians and cyclists. There will also be an installation of Adaptive Signalization along El Norte Parkway to improve traffic flow. An additional eastbound left turn lane at W. Country Club Lane and El Norte Parkway is proposed, along with the restriping of El Norte Parkway to enhance access to commercial

businesses and reduce driver confusion. The proposed addition of a lane to the southbound I-15 onramp at El Norte Parkway will also improve access to the regional network.

## **H. Section 12: Open Space and Park Land Use**

Open space lands that provide an attractive environmental setting for Escondido and visual relief from development, protect the viability of natural resources and habitat, offer recreational opportunities for residents and visitors, and protect the public from the risks of natural hazards.

### ***Open Space Land Use Policy 12.1***

Establish the Open Space / Park land use designation to identify city and county properties reserved for active and passive parks, habitat preservation, and public safety purposes as described in Figure 2.6.

### ***Project Conformance***

The 48.9-acre Open Space System will be privately owned and maintained. The 29.8-acre Greenbelt, with its multi-use trails and pocket parks, will satisfy some of the need for active and passive public parks. It will be open to the public. The 19-acres of environmental drainage channels will provide public safety from flood hazards and provide some additional habitat for wildlife.

## **C. GENERAL PLAN CHAPTER 3: MOBILITY AND INFRASTRUCTURE**

### **1. Section 2: Complete Streets**

#### ***Complete Streets Policy 2.3***

Promote integrated transportation and land use decisions that enhance human-scale smart growth development served by complete streets, which facilitate multimodal transportation opportunities.

### ***Project Conformance***

The integrated trail system within the Greenbelt connects the 3 residential Villages to each other as an alternative route that users can walk and bike along. The Class II bicycle lanes planned along El Norte Parkway and W. Country Club Lane will be improved with Class II bicycle lane improvements. Additional multimodal connections will be

incorporated throughout the Specific Plan that will compliment both new and existing development in a way that promotes the human scale.

### ***Complete Streets Policy 2.4***

Evaluate access, safety, and convenience of various transportation modes for every project involving the following eight user groups: pedestrians, children, disabled individuals, seniors, bicyclists, transit riders, motorists, and goods and services.

### ***Project Conformance***

The proposed project's circulation system and the regional system with which it connects have been thoroughly studied by traffic engineers. In order to accommodate the influx in residents and visitors in the community, the Specific Plan will implement traffic calming measures along W. Country Club Lane that serve to enhance safety for motorists, pedestrians and cyclists. There will also be an Installation of Adaptive Signalization along El Norte Parkway to improve traffic flow, the creation of an additional eastbound left turn lane at W. Country Club Lane and El Norte Parkway, restriping along El Norte Parkway to enhance access to commercial businesses and reduce driver confusion, and the addition of a lane to the southbound I-15 onramp at El Norte Parkway, improving access to the area. These measures will improve transit access and safety through the general area for pedestrians, bicyclist, motorists, and those that provide goods and services. All facilities within the Specific Plan Area will be handicap accessible and will conform to the State of California and City of Escondido's accessibility requirements. Additionally, a percentage of the residences will be age-targeted to seniors. The multi-use trails and park system will provide a safe alternative for pedestrians and children to move through and around the specific plan area and into the surrounding neighborhoods. The Class II bicycle lanes planned along W. Country Club Lane will be improved with Class II bicycle lane improvements.

### ***Complete Streets Policy 2.8***

Promote the provision of multimodal access to activity centers such as commercial centers and corridors, employment centers, transit stops/stations, schools, parks, recreation area, and tourist attractions.

### ***Project Conformance***

The multi-use trail system will provide a multimodal means of accessing the Village Center and the recreational facilities located therein. The 4 miles of multi-use trails will be accessible by the general public, and will provide an interconnected means of accessing the three Villages as well as surrounding neighborhoods. The trial system will also allow its users to access the pocket parks located at various points along the trail network, which will include activity parks, dog parks, and tot lots.

The circulation system will also provide means of accessing the various amenities of the Specific Plan Area. The roadways within the Specific Plan area will be public streets that will provide on-street parking. Three new connections with W. Country Club Lane will be constructed, ensuring that residents and visitors are able to enter and leave the Specific Plan area with relative ease of navigation. Many of the Village and existing residents that will use the variety of recreational, social and farm amenities located at the Village Center will be able to use the interconnecting trails or sidewalks enhanced by the traffic calming improvements along W. Country Club Lane and will not need parking spaces. However, an appropriate number of spaces will be provided for users of the Village Center that drive to these amenities. The Class II bicycle lanes planned along El Norte Parkway and W. Country Club Lane will be enhanced with Class II bicycle lane improvements. W. Country Club Lane is designated as a Local Bus Route that connects with Bus Rapid Transit at the Escondido Transit Center. All of these characteristics of the circulation system promote multimodal access to activity centers within the Specific Plan area, as well as a means of accessing outside activity centers.

## ***2. Section 4: Bicycle Network***

### ***Bicycle Network Policy 4.3***

Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.

### ***Project Conformance***

Within the perimeter Greenbelt, the proposed multi-use trail system will be available for use to bicyclists. These trails will link neighborhood amenities and will encourage outdoor activity as



well as alternative modes of transportation, thereby helping to reduce overall traffic congestion. The multi-use trail system connects to both regional biking and hiking trails, as well as the surrounding neighborhoods, thus further encouraging an active lifestyle that reduces traffic congestion. Additionally, the Class II bicycle lanes currently planned along El Norte Parkway and W. Country Club Lane will be enhanced with Class II bicycle lane improvements.

### 3. Section 5: Transit System

#### *Transit System Policy 5.8*

Require that new development incorporate transit-supporting facilities into the project design where appropriate.

#### *Project Conformance*

W. Country Club Lane is designated as a Local Bus Route that connects with Bus Rapid Transit at the Escondido Transit Center. In regards to new and developing transit options such as Uber and Lyft; this Specific Planning Area will be able to accommodate additional transit services if the demand is there. Parking lots near the Village Center and Farm could be used as possible pick-up/drop-off locations for residents or visitors. All of these characteristics of the circulation system promote multimodal access to activity centers within the Specific Plan area, as well as a means of accessing outside activity centers.

## D. GENERAL PLAN CHAPTER 8: GROWTH MANAGEMENT

### 1. Section 3: Public Facility Financing

#### *Public Facility Financing Policy 3.2*

Encourage the use of development agreements and other appropriate financing mechanisms to ensure the timely provision of community facilities at adequate levels to support the demands from new and existing development.

#### *Project Conformance*

The financial benefits of this project will be realized from the employment generated by construction of the project as well as jobs associated with ongoing maintenance and operations of the Greenbelt area, Clubhouse, gym and restaurant. As discussed in this Specific Plan, a CFD may be pursued to achieve the plan's vision.

### 2. Section 4: Public Facility Phasing

#### *Public Facility Phasing Policy 4.2*

Require phased and interim facilities improvements which promote community identity and character, preserve and enhance the fiscal viability of existing and planned infrastructure, and minimize the disruption to existing residents.

#### *Project Conformance*

The Villages Project will be constructed in multiple phases. The Conceptual Phasing Plan divides the project into 5 separate areas that rely on the infrastructure within that area to supply public services or on a previously constructed phase for public services. Where a phase is dependent on infrastructure anticipated to be constructed in a previous phase that has not been constructed, the unconstructed infrastructure needed for that phase is identified in the Conceptual Phasing Plan. The Plan also identifies the recreational amenities to be constructed with each phase.

The Villages project will make efficient use of the existing infrastructure systems surrounding the project site without disrupting existing residents. The infrastructure needed for the new land uses are able to use the existing capacity without replacing or reconstructing the existing systems.