



MEMO

TO: City of Escondido

FROM: Rick Engineering Company on behalf of New Urban West, Inc.

DATE: March 16, 2017

SUBJECT: Villages Project: Second Submittal

The second submittal of the Villages project includes a response to comments from the City of Escondido letter dated November 30, 2016. The response to comments describes the manner and location of revisions to the Specific Plan and Tentative Map. This submittal also includes hard copy documents of the following:

- 15 copies of the Tentative Map;
- 9 copies of the Specific Plan;
- 4 copies of the Sewer Report;
- 4 copies of the Water Report;
- 4 copies of the Drainage Study;
- 4 copies of the Storm Water Quality Management Plan; and
- 1 USB drive with a digital copy of the above documents.

If you have any questions, please contact Jonathan Frankel (jonathanf@nuwi.com) or Russ Hunt (rhunt@rickengineering.com).

Sincerely,

A handwritten signature in black ink that reads "Russell E. Hunt".

Russ Hunt

Senior Planner
Rick Engineering Company

Comment No.	City Comment	Response
General Comments		
1	a) Mix of Uses: Increasing the mix and location of neighborhood serving uses (small markets, coffee shop, etc.). Included in this suggestion is expanding the uses of the farmers market to a small market (not just fruits and vegetables).	The original Farm Stand has been relocated to the main part of the Village Center and redefined as a convenience grocery (for common goods) store featuring locally grown produce from the onsite professionally managed community farm that are available to the public.
	b) Increasing road network connections: If feasible, please provide additional road connections to the north. This would benefit traffic distribution and increase the road capabilities.	The Specific Plan and associated documents have been changed to reflect an additional connection to Gary Avenue in the northeast portion of the project site.
2	Provide colored photos of entire site, structures, and adjoining properties.	More photos will be provided when appropriate.
3	City staff is in receipt of the draft Geotechnical Report, Phase 1 Assessment, and Transportation Impact Analysis. The acceptability of these environmental technical studies will be discussed in greater detail as the project progresses. Some preliminary comments on the Transportation Impact Analysis is provided as Attachment 4.	Technical reports will be submitted as follows; 4 revised Traffic Impact Analysis reports, 4 Water Quality reports, 4 Wastewater reports.
4	Please prepare a Draft Initial Study (IS) which will determine the potentially significant resource areas, which supporting technical analysis may be necessary and, importantly, which resource areas can be determined to be less than significant with no further analysis necessary. <ul style="list-style-type: none"> • Greenhouse Gas Analysis • Air Quality Impact Analysis • Cultural Resources Report • Biological Technical Report • Noise Impact Analysis • Visual Impact Report including photo-simulations • Storm Water Management Plan • Preliminary Drainage Study/Hydro-Modification Plan* • A complete on and offsite drainage analysis should be submitted with project application to determine the extent of on and offsite drainage improvements required for the project. 	Dudek has prepared and circulated a NOP and hosted a Scoping Meeting.
5	Proposed General Plan Amendment (GPA) Written Findings: a) Provide draft language and exhibits for any text and/or map changes proposed by the General Plan Amendment.	This was provided with first submittal.
	b) The written findings should explain that despite the previous and existing land use condition of the golf course, the General Plan designation is not “open space” or “recreation” but has a residential land use designation that would yield XX amount of housing.	This was provided with first submittal.
6	Provide an Integrated Agricultural Operations Plan, or similar program, that addresses the imposition of conditions and/or safeguards of the ag-site to protect the health and safety of surrounding residents. The plan must detail the process for application, review and administration of interim or recurring special uses, and the process to suspend authority to operate. The purpose of this program will be to establish regulations for agricultural operations, ag-related transport to the farm-to-fork restaurant, onsite or offsite consumption, and/or sale of urban agricultural products in accordance with all local, state, federal laws	The small scale of the Farm operation does not require an Integrated Agricultural Operations Plan.

Comment No.	City Comment	Response
Tentative Map		
1	Cover page: Insert the requisite project data on the cover sheet: Total acreage, average density, and minimum lot size by village.	The information has been added to Sheet 1.
2	Remove the title "Vesting" from the TM.	"Vesting" has been removed.
3	Cover page: Provide a list of all proposed deviations from adopted city standards, including a list of streets, the number of total lots by village that fall below 7,000 square feet, and any others project features that are not easily discernable.	All proposed deviations are shown on Sheet 1.
4	Cover page: Break down the lot tabulation to differentiate between active and passive open space and/or recreational areas. Demonstrate that the parkland available matches or exceeds the General Plan's level of service.	The lot tabulation has been revised to quantify active and passive open space lots. See Specific Plan regarding the proposed parkland and General Plan goals.
5	Provide lettered open space lots for all encroachment parcels intended to be conveyed to neighboring property owners.	Lettered lots have been delineated for the perimeter encroachments.
6	Show proposed offsite improvements.	The location and type of proposed offsite improvements are included within the Specific Plan. Offsite traffic improvements that are not contiguous to the site are shown in the Traffic Study. Traffic improvements on Country Club Drive will be shown on a separate Specific Alignment Plan (SAP) that is currently being reviewed with the City. We are showing contiguous offsite road widening on Nutmeg St, and we are showing offsite drainage improvements on Sheet 5 of the TM.
7	Guest parking could be an issue for areas where units are concentrated. Please provide a parking exhibit or other information to show adequate parking management of the project site.	A summary of on and off-street parking locations has been provided on the "Traffic Signing, Parking and Calming Plan" on the revised TM, sheets 13-15. Even though guest parking is typically not required for single-family residential uses, guest parking is available on public streets.
8	<p>The proposed specific plan discusses a need to assimilate transitions through open space buffering and design contexts. Efforts should be made to consider the placement and integration of future housing to respond to the unique built environment and as-built residential scale.</p> <p>a) Based on the as-built analysis provided in Figure 2-5 of the proposed specific plan (on page 25), neighboring residential communities are predominately detached single family housing units, excepting:</p> <ul style="list-style-type: none"> - Fairway Park (adjacent to the country club house in Village 1); - Cortez Glen (removed from Village 3); - Golden Circle Drive (adjacent to the north side of Village 1); - Avenida de Aquacate (removed from the north side of Village 2), and - Lark Glen (dividing the eastern portion of Village 2). 	a) The transition between the new residential development and the abutting residential communities that are predominately detached single family units is adequately buffered and separated by the 50 to 200 foot width of the Open Space System, screening landscaping, elevation differences between the residential uses and the reduction of the single-family detached housing type in the 6-unit clustered type to one story.

Comment No.	City Comment	Response
8	<p>b) None of the neighboring duplex communities are immediately adjacent to Village 3, where the new 6-pac housing units are proposed. Design context sensitive transitions in some areas may be needed to supplement the zoning standards and/or the assortment of potential housing prototypes may have to be reconsidered.</p>	<p>b) The common lot with 6 units (previously named 6-PAC) is now designed to have the 2 single-story detached, single family units in the portion of the common parcel that is adjacent to the Open Space System. The Open Space System, in combination with the revised placement of the single-story detached homes reduces the need for separation and buffering of the existing residences, resulting in the creation of a more sensitive transition. The adjacent existing residence will visually relate to the side elevation of a detached single-story home that does not have a garage door or outside use area. The Open Space System will create enough physical separation that the new and existing residential uses will not conflict. Due to the open space nature of the former golf course any development will impact the existing residential neighborhoods, however the extent and design features of the Open Space System will provide visual relief and provide benefits to the community.</p>
9	<p>Drainage and stormwater-related comments:</p> <p>a) A portion of the project site and downstream area is currently located within FEMA designated flood plain. The drainage study and EIR should include an evaluation of project impact on the flood plain and the need for revision to the existing Flood Insurance Rate Map.</p> <p>b) Sheet 3: Sections A-A, B-B, and D-D appear to show that existing storm water flows across the property will be directed into channels represented in these cross-sections. It is not clear how the flows would be mitigated, or even how soil in these channels would be stabilized.</p> <p>c) Define the gradient along these channels and identify if there is sufficient retention time to provide treatment.</p>	<p>a) The portion of the project within the FEMA designated flood plain is designated as a Zone X, or 500-year floodplain. Per the National Flood Insurance Program, properties in Zone X are considered to be at moderate risk of flooding. The County of San Diego floodplain zoning ordinances do not apply to Zone X.</p> <p>b) On-site stormwater runoff will be conveyed via the on-site storm drain system to biofiltration basins that provide pollutant control, hydromodification, and detention benefits to mitigate on-site runoff to pre-project conditions prior to entering the proposed channels.</p> <p>c) The proposed channels have been designed to have slopes of 1% or less. While not specifically designed to provide pollutant control benefits, the proposed soft-bottom channels will provide attenuation of runoff from the offsite areas; thereby providing an additional benefit.</p>

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9	<p>d) Sheet 10: Does the east side of "N" Street get treated before it goes into Nutmeg?</p> <p>e) Sheet 11: How does the north end of "M" Street get treated?</p> <p>f) Sheet 11: How does the maintenance road (also presented in Section E-E) get treated?</p> <p>g) Does HOA Basin Lot B-8 treat offsite flows from La Brea?</p> <p>h) The application does not appear to provide mitigation for existing storm water flows within the Upper San Marcos Creek watershed to address downstream issues relating to the San Marcos Lake. Please contact the Environmental Programs Division for more information.</p>	<p>d) See revised TM - N street no longer ties into Nutmeg and the entirety of the street is treated by the adjacent bioretention basin (Basin B10).</p> <p>e) The runoff from the north end of "M" Street will be captured and directed to the bioretention basin (Basin B9).</p> <p>f) The maintenance roads will be paved with grasscrete or other acceptable permeable surface, which will treat the area.</p> <p>g) No, the basins do not treat offsite flows.</p> <p>h) Brendan Hastie of Rick Engineering Company has been in contact with Helen Davies from the City regarding this item.</p>
10	<p>Fire-related comments:</p> <p>a) Provide a note on the TM stating fire access roadways shall be rated to 75,000 lbs.</p> <p>b) Emergency access roadways shall be a minimum of 24 feet in width.</p> <p>c) Show all emergency access gates on the plans.</p> <p>d) Provide a note on the TM stating emergency access gate that are automatic shall have Knox Switches and Opticom Receivers, manual gates shall have either a Knox padlock or Knox Box.</p> <p>e) Show fire hydrant locations on the TM.</p>	<p>a) The note has been added, see revised Sheet 3.</p> <p>b) We are providing a minimum 20' paved width within a 24' graded bench.</p> <p>c) No emergency access gates are proposed. See revised plans for locations of removable bollards.</p> <p>d) See response to item C above.</p> <p>e) Fire hydrant locations have been shown on the revised TM.</p>
11	<p>Traffic and Engineering-related comments:</p> <p>a) A number of interior streets do not meet Design Standards with request for design exemption. In order for Engineering to consider the exemptions, an exhibit should be prepared and submitted with TM indicating traffic safety signing and striping features proposed to provide adequate sight distance by parking restriction and proper signing and striping to alert the drivers. The exhibit will become a part of TM for EIR. Design exception will be considered for interior cul-de-sac streets only. Street "A" approaching Country Club lane, Street "K" approaching Country Club lane and Street "N" approaching La Brea St. should be redesigned to meet standards.</p> <p>b) Provide through access to Golden Circle Drive from the proposed cul-de-sacs on Street "C" and consider the functionality of "K" Street and whether this is an efficient use of project-related space.</p> <p>c) Project streets design do not include traffic calming measures. Intersections at A/B Streets and Gary Lane/B Street need to have horizontal deflections to increase pedestrian and bicyclist access and safety. Others may be necessary depending on the desired community character context, functionality, and/or additional comments from the City's Traffic Engineer.</p>	<p>a) All streets have been revised to meet City standards, with the exception of 5 short cul-de-sac streets that have minimum radii of 200'. These streets are requested for a design exception from the minimum 435' radius for a 30 mph design speed.</p> <p>b) C street can not be connected to Golden Circle (right of way is required). See revised TM for new configuration of K Street.</p> <p>c) See signing/striping and traffic calming sheets included in the revised TM package, sheets 13-15.</p>

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12	<p>Utilities-related comments:</p> <p>a) Show all manholes on the TM and provide Rim/Inv. elevations. Also show direction of sewer flows.</p> <p>b) Sheet 2: Show/identify water district boundaries.</p> <p>c) Sheet 3: Sections A-A needs to show the location of the waterline. Provide easement for waterline purposes.</p> <p>d) Sheet 4: For each section, please list all applicable streets or identify on plans. A cross section is provided for private drives, but private streets are not.</p>	<p>a) See revised plans. IE elevation and direction of sewer flow has been shown. Street centerline/profile grades have been shown in lieu of showing all manhole rim elevations.</p> <p>b) Water district boundaries have been shown on the revised TM.</p> <p>c) Has been revised - see Sheet 3.</p> <p>d) Applicable streets have been listed under each cross-section. There are no private streets proposed in the TM, only private drives.</p>
Specific Plan		
Chapter 1	<p>Vision Statement and Objectives:</p> <p>a) it is important to have the document be self-implementing. -Have a clear policy framework (i.e. themes) so there is opportunity to create a vision that can be created and maintained to reflect commonly-shared priorities. This effort can systematically lead the discussion provided in the planning principles section (on page 31) or the benefits section(s) on pages 7 and 16.</p> <p>b) Consider the relationship of this vision framework to the Escondido General Plan. - The themes should cover information to the topics covered by the General Plan. This is separate from the written analysis in Chapter 6.</p> <p>c) Policies should be written to consider how the project will be implemented and if there are specific limitations. Explain the relationship between the policies and the standards and regulations. - The specific plan must address policies and standards for parks and recreational facilities. Any required fee or dedication must be consistent with these policies and standards pursuant to Government Code Section 66477.</p>	<p>The document has been substantially reorganized in response to this comment. Chapter 1 introduces the general planning principles that reflects the commonly shared priorities of the of the project. These planning principles result in Community Benefits that are also described in Chapter 1. Chapter 3 describes the Planning Principles in more detail in the Goals section.</p> <p>The vision framework of the Villages Specific Plan is necessarily unique to the project site and the circumstances surrounding it. The first Goal in Chapter 3 recognizes that the Specific Plan must conform to the General Plan, which it does. The vision framework is organized and worded to respond to the input received from the surrounding residents rather than the General Plan.</p> <p>Approximately 3.1 acres of active neighborhood parks and a trail system through the remaining 26 acres of Greenbelt will be available to Villages residents, existing residents and the general public. This conforms with the Escondido requirements and standards for active and passive neighborhood parks.</p>

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	<p>d) The proposed specific plan’s planning framework (page 31 et. seq.) provides principles or specific plan tenets to demonstrate how the new development would fit into the existing community. These themes should fall in line with Chapter 1’s policy, objectives, and other intent statements. Central themes provide a good starting point to evaluate changes and improvements of the ECC, on which the rest of the proposed specific plan can build. Add a statement of how the plan’s vision framework applies to the plan’s regulatory application.</p>	<p>The design guidelines and development standards create the regulatory framework to achieve the Specific Plan Vision. The central themes create the context upon which future judgements can be made regarding conformance of landscape plans, park improvement plans, building permits and Village Center uses to the Specific Plan.</p>
Chapter 1	<p>Plan Benefits:</p> <p>a) It may be helpful to organize the benefits section(s) on pages 7 and 16 by theme (i.e. goals and policies) or the vision framework to connect the vision to the proposed return on investment.</p> <p>b) In accordance with Land Use Policy 11.4 of the Escondido General Plan, a community benefit must be demonstrated in order to proceed forward with specific plan adoption. Although this has been addressed in the first submittal, additional detail and/or information is needed to understand the actual derived benefit.</p> <p>c) “Age-targeted homes for seniors” is listed as a plan benefit on page 7; however, it is unclear how this will be achieved. As a result, some sections of the site plan may have to feature single-story homes and/or promote universal access design treatments. It is acknowledged that senior housing does not actual need to be single-story, but there needs to be a greater effort to consider the livability of these designated housing units.</p> <p>d) “Providing a selection of housing types” on page 7 confers a standard that future housing will supplement the standards of the specific plan. A section of the proposed specific plan provides for only three housing prototypes, as well as assembled 6-pac housing units. The underlying, existing land use designation of the General Plan calls for a range of housing types and designs consistent with existing forms and patterns where appropriate. For this reason, a larger assortment of potential housing prototypes that are compatible with existing development may be needed to advance these principles. Alternative compliance with this requirement may be utilized, if justified.</p> <p>e) Fiscal analysis should be provided (in a separate document) to verify the numbers utilized in the financial benefit section on page 18. A separate Stabilized Fiscal Impact study is not needed at this time.</p>	<p>The Community Benefits discussion in Chapter 1 is reorganized to reflect the detailed benefits resulting from the Planning Principles that were derived from community input.</p> <p>The Community Benefits in Chapter 1 is described in better detail.</p> <p>The design techniques employed to create a more livable environment in the age-targeted housing type for seniors is addressed in the residential development standards in Chapter 4.</p> <p>The range of housing types and designs contemplated in the current Residential Urban I land use designation of the General Plan intends to "accommodate single family detached homes on smaller urban lots". The several housing types in the Specific Plan meet this criteria.</p> <p>A fiscal analysis will be provided in a separate document.</p>
Chapter 2	<p>Figure 2-5 on page 26 should be revised to include more information about the scale of surrounding housing units (i.e. the number of stories). This will help, in part, to identify context sensitive areas.</p>	<p>Photos of examples of surrounding housing units have been added to the document after Figure 2-5. See response to #8 in Tentative Map section for description of redesign of 6-unit clustered development to create a more sensitive transition between existing development and new residences.</p>

Comment No.	City Comment	Response
Chapter 3	<p>Development and Use Regulations:</p> <p>a) The specific plan must provide proposed development standards for all uses of land, not just residential components. Determine to what extent there will be restrictions to development or uses under the specific plan proposal, and where uses and activities will be established based on existing local ordinances and code provisions.</p> <p>b) The specific plan for the ECC will be adopted by ordinance. Since the plan must be regulatory by design, the plan's standards and regulations must promote the General Plan's statement of development policies. Please add a discussion of the relationship between the vision framework and how they will be implemented through future projects.</p> <p>c) Please add the following development and/or land use regulations to Chapter 3. (Additional diagrams and/or descriptions may also be necessary to show the distribution of potential restrictions for land use categories established by the proposed specific plan.)</p> <ul style="list-style-type: none"> -Non Residential site -Residential site (three unique villages) -Alternatively, sections of the Escondido Zoning Code could apply in-lieu of any new specific plan standard or regulation 	<p>Development standards and allowed uses for the Village Center land use has been added. Development standards and measures needed to make two-story units more livable for seniors have been reorganized to better agree with the organization of the Escondido Zoning Ordinance.</p>
Chapter 4	<p>Landscaping design standards:</p> <p>a) Provide the proposed landscape concept map described in the proposed specific plan, which covers all HOA maintained areas. On the landscaping plan, please provide a reference to an Integrated Agricultural Operations Plan to separately address the shared common space for the community garden and farm stand.</p> <p>b) Employ hydrozoning techniques when feasible, to reduce the amount of irrigation needed. Locate drought-tolerant species further away from plants that require heavier irrigation so that they are not overwatered.</p> <p>c) Use a coordinated landscape palette to establish a sense of visual continuity in the design of a site. This applies throughout the property and offsite improvement areas, potentially. Coordinate plant selections with those already established on abutting properties.</p>	<p>The Landscape Concept Plan will be provided with the next submittal of the Tentative Map as discussed with staff. The Plan will employ hydrozoning techniques and a coordinated drought-tolerant plant palettes, and irrigation techniques to reduce water usage.</p>

Comment No.	City Comment	Response
	<p>Residential lot and design placement:</p> <p>The way in which windows, doors, garage doors, and details give a sense of a building’s size and presence to the street. Each detached single-family housing unit should be positioned in a way that creates a well-defined street frontage and conveys a sense of scale. Repeated garage door design often associated with a tract development.</p>	<p>A discussion about how the character of the streetscape is enhanced by architectural design, landscape design, color scheme, architectural details, building massing, roof forms, and reverse floor plan orientations have been provided. Housing plan types will provide varied spacing between the living side of the house and the garages, well-placed landscape, and the various designs and patterns of garage doors will provide attractive streetscapes despite repeated garage door frontage is provided in the last section of Chapter 4. A rendering that visually demonstrates the enhances streetscape character achieved when these techniques are employed is also provided.</p>
	<p>General Architecture Design Standards:</p> <p>a) There is a dynamic relationship among the design variables that are addressed in this section. Some images are provided on pages 59, 60, and 61 to convey the desired architecture for the three villages. It is unclear if these images will become a statement of policy for subsequent, systematic implementation. Additional detail may be needed.</p> <p>b) In nearly all cases, front-entry living is the prominent feature of the selected images (pages 59 to 61). The three prototypes show heavy use of front’ garage entry</p> <p>c) The proposed specific plan suggests that there will be 81 permutations of floor plans, elevations, and color schemes; however, it is unclear how this will be achieved or implemented through phased development.</p> <p>d) Provide architectural design standards for non-residential components.</p> <p>e) Scale and massing: Identify in each village where building mass and scale will be reduced through variation in height of the architectural elements. Provide single-story elements or prototype to respond to highly sensitive areas.</p>	<p>a) Images are intended to demonstrate architectural details.</p> <p>b) An additional section has been added to the end of Chapter 4 that describes the various architectural techniques that will create attractive streetscape for housing types with front garage entry .</p> <p>d) Architectural design standards have been added for Village Center in Chapter 4.</p>

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Chapter 4	<p>Clubhouse design standards:</p> <p>a) The proposed club house and restaurant should have a sequence of spaces that leads from the public realm, then transitions into a “semi-public” area and then ends with the private building entry. This progression may be rather extended, and include a sidewalk area and then a courtyard or patio, with a walkway that leads to a building entrance.</p> <p>b) Orient the primary entrance of the clubhouse and restaurant to building to face a primary street, an active plaza or pedestrian way. When facing a secondary street, enhance the character of that street and</p> <p>c) Parking is needed to be adjacent to the street. The visual impacts of parking within the development should be minimized and be buffered from public ways in order to promote a walkable neighborhood. Provide a visual buffer where a parking lot abuts a public sidewalk, path, or street. Note that “buffering” does not mean fully screening the parking, but it does require creating a visual “filter” that softens the view of parked cars. A low site wall or art may be used as a buffer in combination with landscaping. The materials should be compatible with those of the building and feature artistic design elements to the extent feasible.</p> <p>d) Provide bike parking and other provisions; and design it to be integral to the site and to be safe, accessible, and easy to use.</p>	<p>The public, semi-public and private uses in the Village Center progress from the Community Meeting Room and Convenience Grocery Store to the Restaurant/bar and Banquet Facilities/Event Courtyard and ultimately to the private membership Fitness Center and Swimming Pool. The detailed Site Plan will address screening of parking areas, bike parking, etc. The Farm amenity has been reduced to provide additional parking.</p>
	<p>Trail system design standards:</p> <p>a) Provide trail standards. Provide shade, seating, public art and water fountains to promote their use. Use furnishings that accommodate the needs and abilities of all ages.</p>	<p>The trail standards vary depending on the additional need to use the trail improvement for emergency fire access or underground utility construction and maintenance. Additional details will be provided in the Conceptual Landscape Plan to be provided with the next tentative map submittal.</p>
	<p>Open space design standards:</p> <p>Design open space to be a positive asset to the project. Orient balconies, decks and windows to the open space. Coordinate hardscape materials with building materials.</p> <p>Provide a list of uses for open space to guide future HOA.</p>	<p>Additional detail will be provided in the Conceptual Landscape Plan. Final residential designs will be designed to take advantage of Open Space System when adjacent to homes.</p>

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Chapter 4	<p>Walls and fences:</p> <p>a) Provide a more descriptive wall and fencing plan and standards for the three villages. Use high quality materials such as brick and stone that corresponds to the intended aesthetic of the associated village. Its materials should be compatible with those of the building and feature artistic design elements to the extent feasible.</p> <p>b) Provide details for all proposed walls associated with grading. Retaining walls should be terraced to minimize their visual impacts. Landscaping should be incorporated to enhance the design of sloping sites.</p> <p>c) Clarify if there will be walls and fences around all community/amenity facilities (i.e. there is no wall around one of the tot lots) and if there will be solid walls used to help reduce the physical and visual impact of some used spaces (i.e. surrounding neighborhood adjacent to the clubhouse).</p> <p>d) Annotate that all dog parks will be to be in an enclosed space with transitional access control, if needed.</p>	<p>Fence and wall standards for the Villages will correspond to and enhance each associated Village depending on the architecture of the Village. Parks will be fenced to provide appropriate screening, noise attenuation, security or view preservation. Additional detail will be provided in the Conceptual Landscape Plan to be provided with the next tentative map <i>submittal</i>.</p>
Chapter 4	<p>Lighting:</p> <p>a) Provide a community lighting plan and light standards that is sensitive to the existing condition of the “night skies” or legacy light ambiance of the golf course setting.</p> <p>b) Design lighting to be pedestrian-scaled. Fixtures shall be shielded to minimize light pollution of nighttime skies.</p>	<p>Lighting concepts are addressed in the Specific Plan, however a lighting plan and standards will be provided in the Conceptual Landscape Plan.</p>
	<p>Park design standards:</p> <p>a) Provide a park amenity plan, which identifies conceptual park designs. Although it is noted elsewhere in the document, this section should similarly describe which facilities are designed for public use (i.e. the passive parkland, the trails, and the parks located along walking trails) and which provisions are intended to be for the residents and/or available to any paid membership.</p>	<p>Two relatively large parks and two smaller parks are shown in the Specific Plan. The larger parks will include a combination of the three types of parks are described in the Specific Plan. Additional conceptual neighborhood park plans will be provided in the Conceptual Landscape Plan.</p>
	<p>Sign design standards:</p> <p>a) Provide for a community sign plan and sign standards for parks and gateway locations where a monument sign is desired.</p> <p>b) Provide sign design standards for non-residential components.</p> <p>c) Sign fixtures shall be designed to minimize light pollution of nighttime skies.</p>	<p>Additional community signage and entrance monumentation guidelines and details will be provided in the Conceptual Landscape Plan.</p>

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	<p>General design standards comments:</p> <p>a) There should be some discussion or added statement of how the plan’s design standards accomplish or achieves the vision framework. This would apply to open space standards, recreational space standards, park standards, circulation and mobility (i.e. roadway standards).</p>	See response to Chapter 1 (d) comment above.
Chapter 5	<p>Processing overview section:</p> <p>a) List any and all financing measures necessary for implementation of each of the plan’s proposals and other capital improvements. List and describe all projects and cost estimates, and the measures in which each specific plan proposal will be financed. Scenario based planning may be necessary for some of the amenities. In this section, it will be necessary to discuss the operation of the farm and farm stand.</p>	To be addresses in future submittal.
Chapter 5	<p>b) Identify the phasing of the specific plan proposal, including capital improvements. (Certain public amenities and infrastructure should be included in earlier phases of the project.</p>	<p>Phasing is discussed in Chapter 5 . 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. Flexibility to construct a variety of housing types is desirable for marketing and sales success, however it is understood that each phase must be provided with adequate infrastructure to provide public services.</p>
	<p>c) The Specific Alignment Plan must be submitted and reviewed prior to being deemed complete.</p>	Understood and agreed.
	<p>d) Discuss whether the proposed specific plan directly imposes exactions in association with the General Plan’s capital improvement policies.</p>	To be addressed in future submittal.
	<p>e) Any Specific Plan amendment shall be amended in the same manner as it was created. The proposed specific plan states on page 68 that some amendments may be processed as administrative. Please revise to state that “the enactment and subsequent amendment of this specific plan is a legislative act subject to Government Code Sections 65453 and 65353.” Include allowance for administrative adjustments, granting Director the authority to modify standards by up to 25 percent if the intent of the specific plan has been met or exceeded in an alternative way.</p>	The review process and limitations to the ability of the Director to administratively approve amendments to the Specific Plan are addressed in Chapter 5.

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Chapter 6	<p>General Plan conformance:</p> <p>a) Government Code Section 65454 provides general guidance for the conformance and consistency requirement – suggestions for style, organization, and format are derived from best practices and/or other local agencies. This section will have to be revised in order to demonstrate that it is furthering the objectives and policies of the General Plan and not obstructing their obtainment.</p> <p>b) 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. Furthermore, 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. The outline of policies in the enclosed table represents some of the key policies that may influence the site plan and/or planning process moving forward.</p>	<p>a) Chapter 6 of the Specific Plan addresses conformance with the General Plan. This chapter has been revised to better address conformance with the objectives and policies of the General Plan.</p> <p>b) The GENERAL PLAN AMENDMENT Written Findings required to justify an amendment to the General Plan addresses how the preparation of a specific plan furthers the goals and objectives of the General Plan. This rational can be inserted into the Specific Plan if needed.</p>