

**VALLEY VIEW ESTATES**

**Specific Plan Text**

**Submitted to:** City of Escondido  
Planning Division  
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## PREFACE

The Valley View Specific Plan Program provides for the orderly planning and long-term development of Valley View, an 1,150-acre portion of Specific Planning Area (SPA) #4 in the City of Escondido. The Program responds to the Escondido General Plan and its Quality of Life Standards by creating a comprehensive program incorporating goals, procedures, guidelines, and standards against which specific development proposals can be evaluated.

Included in the Valley View Specific Plan Program is a Specific Plan Map as well as this Master Specific Plan text, within which background, policies, guidelines, and baseline standards applicable throughout the project area are embodied. The program describes seven distinct neighborhoods within which the community-wide standards are applied and, as necessary, baseline standards are calibrated to fit specific local conditions and circumstances.

The Specific Plan Program incorporates an Environmental Impact Report (EIR) and development entitlements which are consistent with applicable California law and the needs of the community.

The Valley View Specific Plan is organized to progress from the macrocosm to the microcosm, concept to detail, beginning with background information and continuing through to development standards and implementation procedures. In adopting this Specific Plan, the City of Escondido has reviewed and approved a series of associated documents:

An Environmental Impact Report (EIR \_\_\_\_\_) which addresses this project;

A Subarea Facilities Plan for SPA #4 identifying required public facilities and their phasing.

## THE EXPECTATION

Overlooking the San Pasqual Valley and the Wild Animal Park to the south, Valley View occupies a prominent position along the northeastern upper plateau of the eastern limits of the City of Escondido. The property harbors striking topographic elements, ranging from broad, flat meadowlands to steep mountainside terrain and ridgeline plateaux, secluded valleys and spectacular summits. On a clear day, from the property's highest peaks, the Pacific Ocean can be seen shimmering on the western horizon, while the interior hills, valleys, and meadows remain visually isolated from outside intrusion.

Valley View is an 1,150-acre expanse of luxurious isolation which embodies a natural extension of the City's planning identity, creating a majestic boundary for Escondido's eastern limits. The Valley View acreage provides a palette on which the mixture of residential, recreation, resort, and commercial uses can be combined to blend with the natural landforms and open space landscape to create a living environment where the highest qualities of nature and community values converge. A place of serenity, Valley View is a stage on which homes, golf course, resort complex, equestrian and hiking trails, and winding country roads will be crafted to fit harmoniously with the land. Designed to respect natural land features, indigenous biological resources, and cultural history, the Valley View Specific Plan Area is a retreat from intensely urbanized living, a haven bringing together the most sought-after values of environment and community.

## **I. INTRODUCTION**

### **A. LOCATION**

Valley View will be located within the City of Escondido in northern San Diego County, approximately twenty miles inland from the Pacific Ocean and thirty miles north of downtown San Diego. Regionally, the City of Escondido is accessed by Interstate 15 from the north and south, and State Route 78 from the east and west. Local access to Valley View is from San Pasqual Valley Road (also known as SR 78). The general location of the project is shown on USGS map in Figure 1, page 4.

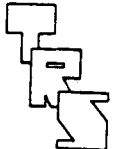
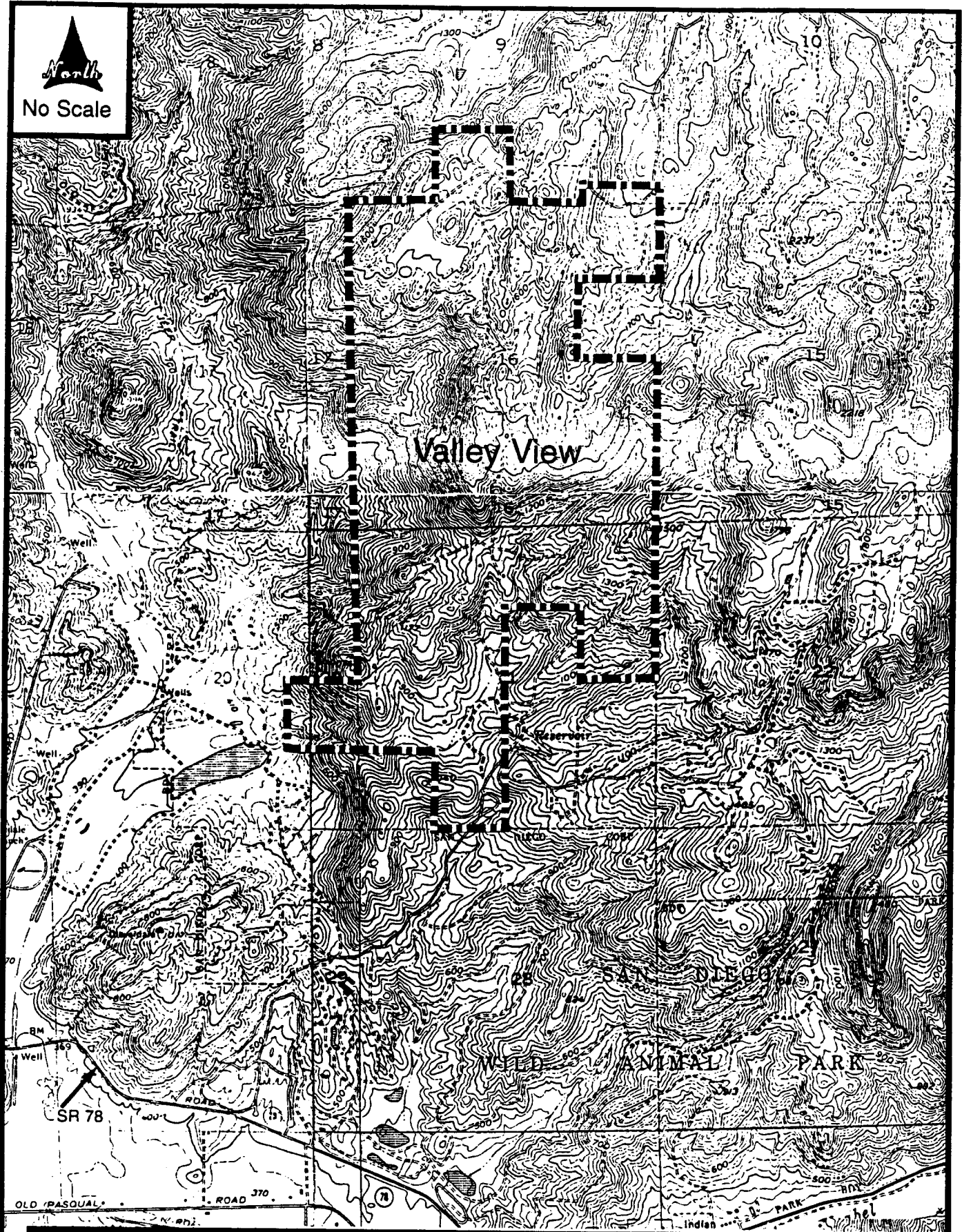
### **B. PROJECT SUMMARY**

The project proposes the following discretionary actions:

- General Plan Amendment of Specific Planning Area 4 of the City of Escondido General Plan to add the retail and a mixed use commercial center and an equestrian facility as permitted uses in the Specific Plan;
- Tentative Subdivision Map for 514 lots and 485 units;
- Specific Plan to establish development standards pursuant to the State Government Code for the project, which encompasses 304 estate units, 181 patio homes, a hotel and associated casitas, commercial center, and open space including passive natural areas, and active areas that encompass a golf course, club house and tennis courts, equestrian center, roads, pocket parks, and common areas;
- A Pre-zone to designate the property "Specific Plan";
- A Condominium Permit for the casitas, if appropriate;
- A Specific Alignment Plan to realign Rockwood Road from its County adopted alignment.
- Annexation of the property to the City of Escondido;
- A Grading Exemption will be requested based on the final grading plans.

Encompassing approximately 1,150 acres, the Valley View project portion of Specific

North  
No Scale



USGS Quadrangle Map

Figure 1

Planning Area (SPA) #4 lies along the southeastern boundary of the City of Escondido. Historically, much of the site has been used for cattle grazing; the remainder, while exhibiting some disturbance caused by human intrusion associated with off-road vehicle and equestrian use, has retained much of its native vegetative and visual character. The effects of the Fall, 1993, brush fire, which devastated essentially all of the property's extant vegetation, are beginning to recede. Topographic variability adds another dimension to the character of the site. Using these dimensions of the property's unique characteristics, the Valley View design incorporates seven discrete neighborhoods, each with its own topographic character and internal consistency.

At its conceptual core, Valley View presents a 205.14-acre 18-hole championship golf course with associated 2.79-acre club house and resort complex for the golf enthusiast, a 17.9-acre equestrian center, a 6.5-acre neighborhood commercial area with 1.0 acres of landscaping for the convenience of residents, a hotel, and 485 residences. Residences consist of 181 patio homes on minimum 5,000 square foot lots, and 304 rural residential estates of one acre or more, designed to accommodate equestrian and other accessory uses. Additionally, Valley View includes nearly 583.5-acres of open space. Table 1, page 6, abstracts Valley View's land use allocation program.

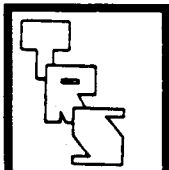
Open space constitutes a substantial part of the Valley View proposal. Extending across much of the northerly one-quarter of the site, the golf course provides a visual and physical greenbelt, as well as active recreational opportunity. At the same time, a curvilinear natural open space corridor spans the width of the site from east to west through the central part of the property and includes the steepest of the property's slopes, offering Valley View residents, via a system of hiking and equestrian trails, substantial opportunities for passive open air enjoyment. Nearly 583.5 acres of open space (50.8% of the subject site) have been incorporated throughout the site, including the large natural open space corridor, 26.39-acres of smaller pockets of preserved open space, the golf course, and lot coverage restrictions on large ownership lots. The project also proposes approximately 3.5 miles of riding and hiking trails.

As described within this Specific Plan document, the neighborhoods defined within the Specific Plan area include a total of 485 single-family residences, with an overall density of .42 dwelling units per acre. Non-residential uses include the golf-course and resort complex, neighborhood commercial, equestrian-oriented uses, and planned open space pocket parks, as noted above.

The development plan for Valley View incorporates a single Master Developer and a time span encompassing a minimum of ten years for complete build-out. Valley View is intended as an upscale resort-oriented residential community which integrates

**Table 1**  
**Land Use Acreage Allocation**

<b>USE</b>	<b>ACREAGE</b>	<b>DWELLING UNITS</b>	<b>% OF TOTAL</b>
<b>RESIDENTIAL:</b>			
Patio Homes (5000 SF Lots)	21.26 Ac	181	
Rural Estates (One Acre+)	466.02 Ac	304	
Subtotal	487.28 Ac	485	42.37%
<b>HOTEL</b> (Including Casitas)	20.40 Ac		1.77%
<b>COMMERCIAL</b>			
Specialty Shops, Restaurant, Mixed Use	6.50 Ac		0.56%
Landscape Area	1.00 Ac		.09%
<b>OPEN SPACE</b>			
<b>Passive:</b>			
Natural Areas	331.28 Ac		
<b>Active:</b>			
Golf Course	205.14Ac		
Club House, Tennis	2.79 Ac		
Equestrian Center	17.90 Ac		
Pocket Parks & Common Areas	26.39 Ac		
Subtotal	583.50 Ac		50.75%
<b>ROADS</b>	51.32 AC		4.46%
<b>Total</b>	<b>1150.00 Ac</b>	<b>485</b>	<b>100%</b>



environmental values and a high-quality living milieu, unified by its topographic affinities and an identity underscoring the site's unique rural aesthetic.

### **C. BACKGROUND**

After nearly a decade of study, the designation of SPA #4, and its incorporation into the City Planning Area Boundaries, was approved by the City of Escondido as part of its 1990 General Plan update cycle, which altered the site's "pre-zone" to a category compatible with the City's General Plan for the area. In association with the General Plan update, a "Program" Environmental Impact Report was prepared and approved, which incorporated the generalized environmental impacts of including the Valley View Neighborhood in the Escondido General Plan Area. Additional study and more detailed design of the site area have ensued, and the property is in the process of being added to the City's Sphere of Influence.

The Valley View Neighborhood, designated as SPA #4 on the City's 1990 General Plan, consists of a total of 1,602 acres in the extreme eastern part of the City of Escondido. Intended by the General Plan for development as an upscale residential single-family development with a comprehensively planned open space system, at buildout the entire Valley View Specific Planning Area is anticipated to include up to 800 single-family residences. A destination resort is identified in the General Plan as an acceptable component of SPA #4.

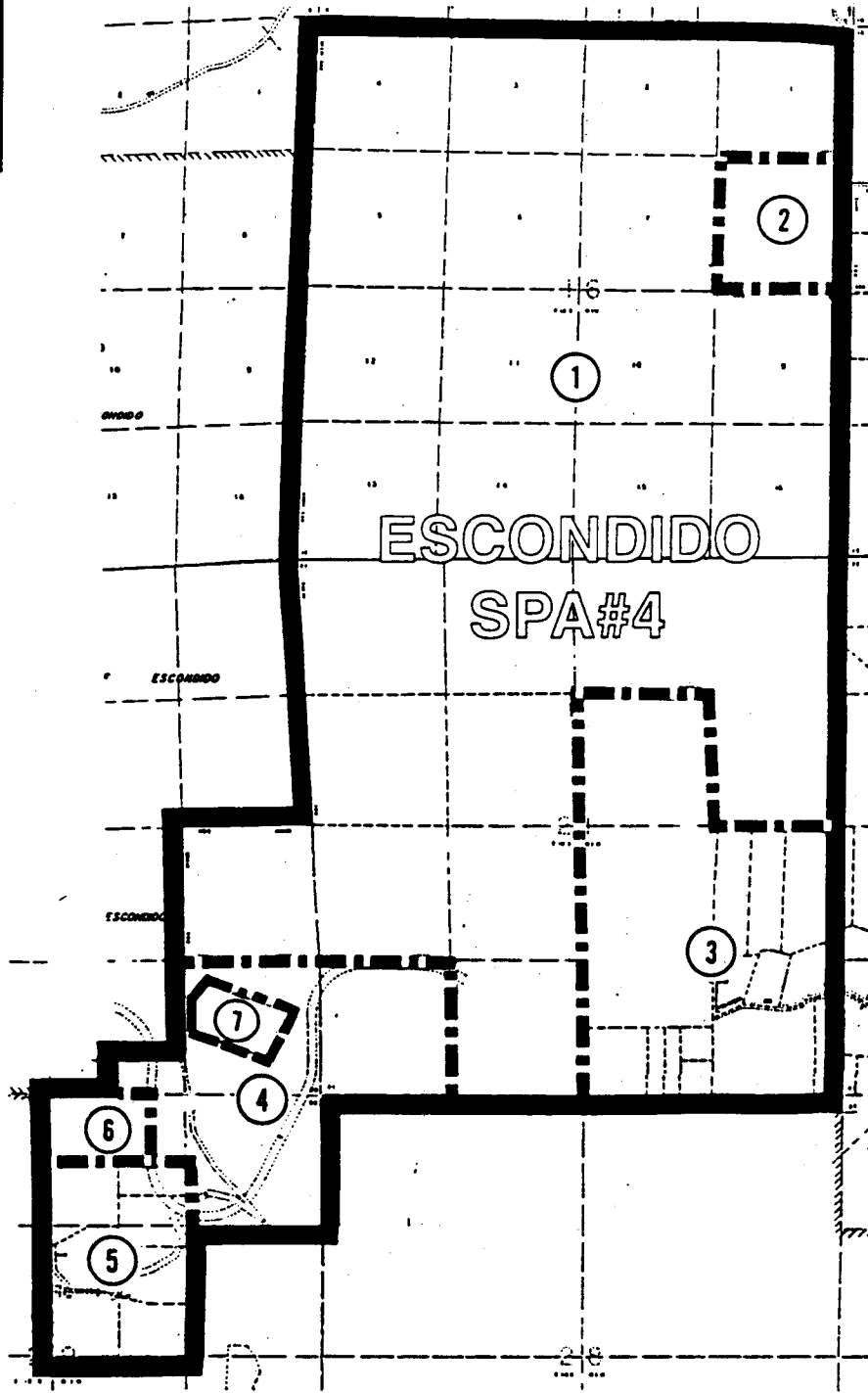
The Valley View Neighborhood has been designated as Tier 2C (New Community) in the City's Growth Management Element, reflecting a currently undeveloped area, isolated from existing urban development, which will eventually contain urban development. As directed by the Element, areas designated Tier 2C are to be regulated by a Specific Plan, tailored to specific conditions of the area.

As remarked, the project represents an 1,150-acre portion of the 1,573-acre Specific Planning Area #4, known as the Valley View Neighborhood; acreage in the extreme southeast and the southwestern "boot" of SPA #4, as well as a forty-acre parcel in the northeast, are excluded from this Specific Plan proposal. All references in this document to Valley View refer to the 1,150-acre portion of the project which is the definitive subject of this Specific Plan document.

Specific Planning Area #4 allows for a total of 800 dwelling units. The current project, which proposes 485 units, will leave 315 units available to other land owners in the SPA. Figure 2, Ownerships Within the Specific Plan, page 9, details ownerships within the Specific Plan.

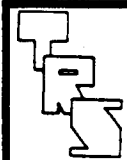


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SUB-AREA OWNERSHIP LEGEND

- |              |                             |                 |
|--------------|-----------------------------|-----------------|
| ① Crowder    | ④ Mutual Assets             | ⑥ Ferrick       |
| ② Esparza    | ⑤ Harwood, Brill, Allbright | ⑦ Mutual Assets |
| ③ Grim et al |                             |                 |



ESCONDIDO SPA #4  
OWNERSHIP SUB-AREAS

Figure 2



## II. EXISTING CONDITIONS

### A. COMMUNITY SETTING

#### 1. Adjacent and On-site Land Use

The Valley View site lies at the southeastern boundary of the incorporated City of Escondido. Undeveloped land to the east is situated within the unincorporated portion of the County of San Diego, while the San Diego Wild Animal Park, lying immediately to the south, is within the boundaries of the City of San Diego. The 900-acre Cloverdale Neighborhood, masterplanned as the Rancho San Pasqual Specific Plan and ultimately planned for 580 homes and a championship golf course, lies adjacent to the west. Eighteen holes of the Rancho San Pasqual Golf Course, designed to incorporate Cloverdale Creek, are currently in play. North of the Valley View property is the City-designated Lake Wohlford Neighborhood. This 9,140-acre neighborhood, currently situated just outside the City of Escondido's Sphere of Influence, contains mostly rural residential development and incorporates extensive public lands, including the Lake Wohlford recreational facility and two Indian reservations. Due to environmental and topographic constraints, build-out of the Lake Wohlford neighborhood is anticipated to accommodate fewer than 1,000 residents. There is currently only private road access between the project site and the Lake Wohlford Neighborhood.

The project site itself is essentially vacant; although several sheds and outbuildings existed previously, all structures were destroyed during the 1993 brush fire which ravaged the entire site. An intermediate ridgeline extends roughly north to south through the property, separating the acreage into two generalized viewshed areas. A visual backdrop to the western half of the site is created by this ridgeline, the top of which forms an extensive plateau area from which the Pacific Ocean is visible on a clear day.

The 1,150 acres of Valley View represent approximately 72% of the 1,602-acre Valley View Neighborhood, known as SPA #4. Property within the SPA, but excluded from this Specific Plan program, includes a 40-acre parcel along the northeast boundary of the SPA, and multiple parcels containing a total of 433 acres in the southern one-quarter of the area. All of these "outparcels" comprise land under separate ownership whose development is not described within this Master Specific Plan.

## **D. LEGAL CONTEXT**

The Valley View Specific Plan is prepared under the authority of Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457 of the California Government Code. Under these provisions, Specific Plans may be prepared for "the systematic implementation of the General Plan."

Government Code Section 65451 requires that Specific Plans include text or diagrams which specify:

The distribution, location, and extent of land uses including open space;

The distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, and other essential facilities to support the land uses;

Standards and criteria by which development will proceed and standards for the conversion, development, and use of natural resources;

A program of implementation measures; and

A statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan complies with Government Code Section 65451 and constitutes the development plan for 1,150 acres of the Valley View Neighborhood (SPA #4).

At the local level, this Specific Plan is authorized through the Land Use Element of the City of Escondido General Plan and is consistent with the "Guidelines for Preparation of the Specific Planning Areas (SPA #4)" and the "Tier 2C - New Communities" policies, as identified in the General Plan.

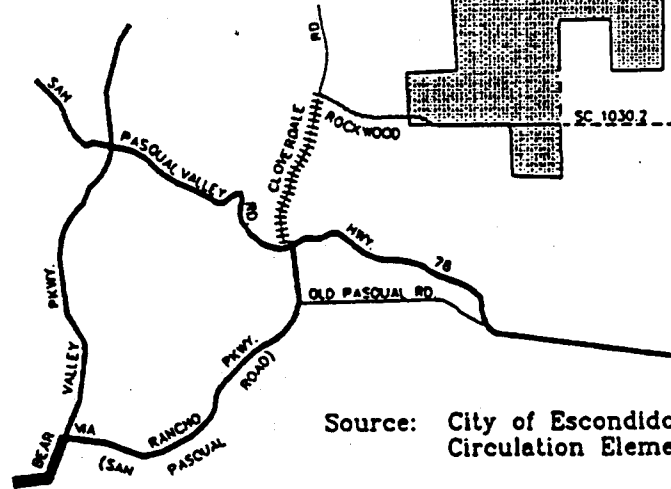


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### Adopted Roadway Classification Ultimate

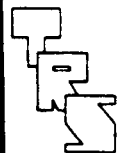
#### LEGEND

- PRIME ARTERIAL
- MAJOR ROAD
- LOCAL COLLECTOR
- COLLECTOR
- FUTURE SC 1030.2
- HHHHHHHHHHH REQUIRES IMPROVEMENT



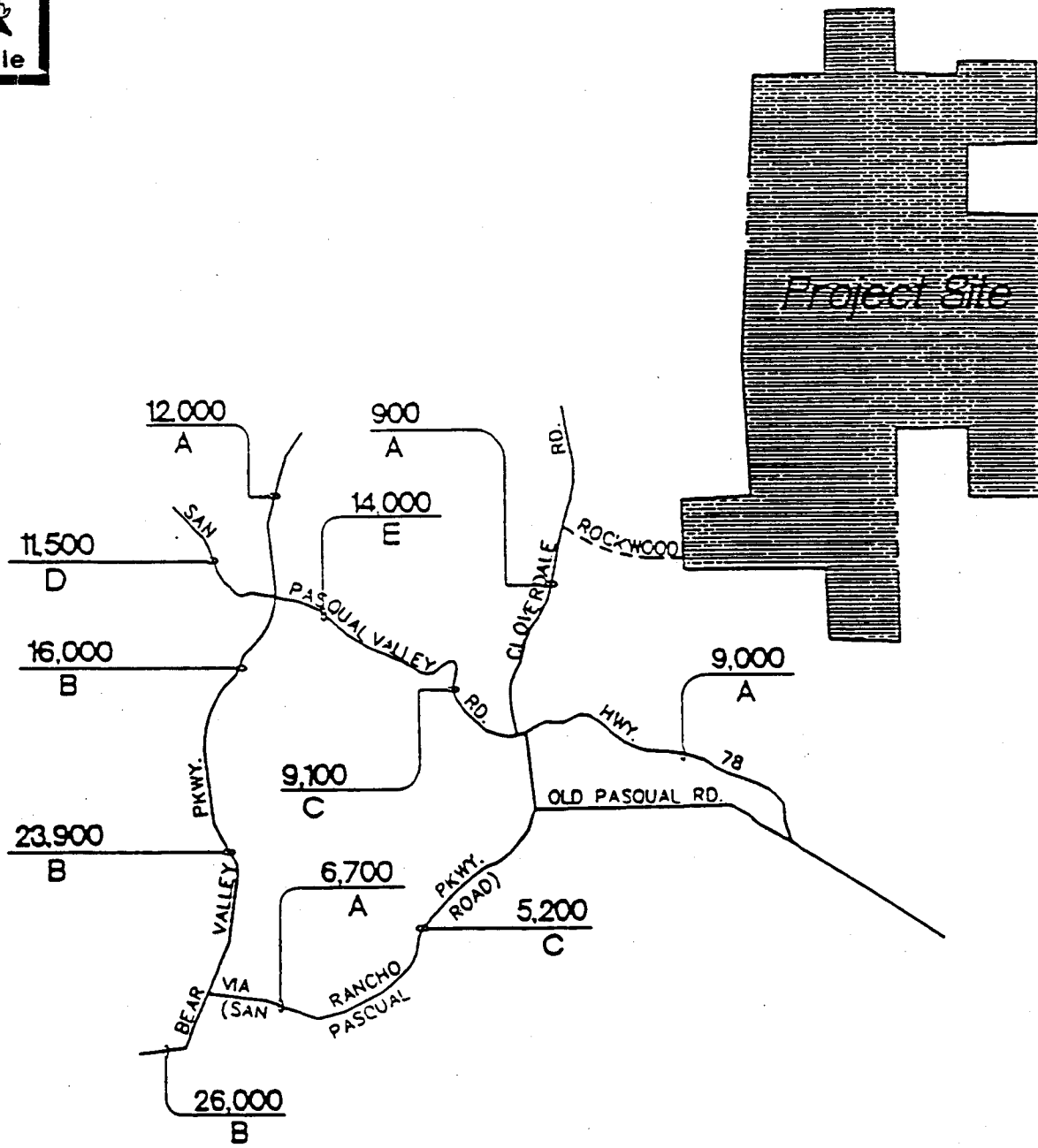
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Circulation Element Update

Source: Entranco



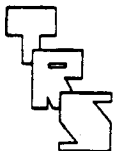


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LEGEND

- ▬ ..... ADT
- ▬ ..... LOS



Existing Area Traffic Conditions

Figure 4

by the City of Escondido to acceptable circulation operations:

- (1) San Pasqual Valley Road immediately east of Bear Valley Parkway, which currently operates at LOS E; and
- (2) San Pasqual Valley Road west of Bear Valley Parkway, which operates at LOS D.

Other area roadway networks operate at LOS C or better. Current plans for improvements to the area roadway system can be divided into two classes: (1) likely and foreseeable improvements resulting from conditions placed on development projects adjacent to Valley View as well as those improvements which have received public funding for implementation; and (2) long-term improvements recognized as necessary but for which no funding or responsible party has been identified. The first group of "anticipated"<sup>1</sup> improvements includes:

- (1) Widening of Cloverdale Road to a 42-foot on 60-foot local collector north of San Pasqual Road to the Rancho San Pasqual project (Rancho San Pasqual as responsible party);
- (2) Installation of a traffic signal at the intersection of Cloverdale Road and San Pasqual Road at SR 78 (Rancho San Pasqual as responsible party);
- (3) Widening of Rockwood Road to a 42-foot on 60-foot local collector east of Cloverdale Road adjacent to the Rancho San Pasqual project (Rancho San Pasqual as responsible party);
- (4) Realignment westerly and widening of SR 78/San Pasqual Valley Road to improve capacity and safety.

The second group of "long-term" improvements, for which no funding source has yet been identified, includes:

- (1) Improvement of Via Rancho Parkway (Old Pasqual Road) south of SR 78/San Pasqual Valley Road from its current two lanes to a four-lane facility. Although identified in the City of San Diego Circulation Element for such improvement, no funding source or time table has yet been determined;
- (2) Realignment either easterly or westerly of Old San Pasqual Road at its easterly junction with San Pasqual Valley Road (SR 78); two alternative plans intended to improve the sight distance at the intersection of Old San Pasqual Road and Route 78 are currently under consideration by CalTrans.

<sup>1</sup>Some or all of the listed improvements are constructed on upper Cloverdale Road as of the submission date of this document.

3. **Public Services/Utilities**

a. **Water Service**

Valley View falls within the City of Escondido Municipal Water District. At its closest point, the City water system main line crosses the southwesterly corner of SPA IV.

According to the Draft Environmental Impact Report for the City's Reclaimed Water Distribution System Project, the City intends to build a water reclamation distribution system to deliver effluent, treated in accordance with Title 22 standards of the California Code of Regulations, from the Hale Avenue Resource Recovery Facility. The proposed two-phase reclaimed water distribution system will serve both the City of Escondido and the surrounding County area. Phase I of the system will deliver up to 2.9 million gallons per day (mgd) of reclaimed water for irrigation and agriculture to areas within the City which currently receive only potable water. Phase II will convey an additional 13.2 mgd of reclaimed water to future markets in Escondido and outlying areas.

Proposed Phase I facilities nearest to the Valley View SPA will be the Southern Reservoir and the 16-inch main in Ryan Drive at Via Rancho. However, because these facilities are planned to serve water markets to the west of the reservoir, they would not be capable of supplying the Valley View SPA, which lies to the east. Future Phase II improvements could potentially provide reclaimed water to the Valley View project for use as supplemental irrigation of the landscaped areas within the streets, golf course, commercial area, equestrian area, and open space. The construction of the improvement infrastructure will preserve area for the future addition of a reclaimed water system when (and if) such a system becomes economically feasible to implement.

b. **Sewer Service**

Valley View is within the City of Escondido Sewer Service Area. Sewer service will be available adjacent to the project site where Rancho San Pasqual starts. Development on the property will require installation of on-site sewer facilities and extension of existing sewer line facilities (see Section IV. G. 2. below) from

which the sewage will be piped southwesterly to join the sewer outfall proposed for the Rancho San Pasqual project. The Rancho San Pasqual off-site sewer will be extended via a 12-inch gravity main southwesterly from the south boundary of Rancho San Pasqual along the existing water course to a proposed pump station at the intersection of Old Pasqual Road and San Pasqual Road. The effluent will then be pumped through a proposed 8-inch force main westerly from the pump station in Via Rancho Parkway to a high point in the road. A gravity trunk line will carry the sewage westerly from there to the existing gravity main in Bear Valley Parkway and eventually to the Southside Pump Station.

The Valley View SPA IV has been approved by the Escondido City Council to be included in the Escondido Sewer Master Plan for the Cloverdale Basin area. The Valley View project SPA intends to utilize this sewer system.

Some areas of the Valley View Estates project may be more conducive to septic systems than sewer service, and those areas will be evaluated at the time of final project designs. If it is determined that septic systems are more appropriate for waste disposal, the necessary adjustments will be made and coordinated through the appropriate agencies.

c. **Fire Protection**

Fire protection service to Valley View is provided by the City of Escondido<sup>2</sup>, whose February, 1993, "Fire Service and Facilities Master Plan" text identifies station and staffing expansion requirements which will be needed to achieve and maintain service level standards through the year 2010. Because the project site is presently situated outside of the response time limits set by City of Escondido standards, specific facility improvements related to Valley View have been addressed in the Fire Service Master Plan text. Response time targets addressed in the Master Plan include the following:

- 1) Provide an initial response to 90% of emergency medical

<sup>2</sup>The City of Escondido has made commitments to provide a funding source for future fire service to the southeast area, by establishment of a fire assessment district for Rancho San Pasqual.

service and structure fire calls within 10 minutes.

- 2) Provide a paramedic level response to 90% of emergency medical service calls within 10 minutes.

Response times, as outlined in the Fire Services Master Plan, are defined as the elapsed time between departure from a fire station by a responding unit and arrival of that unit at the incident scene. Should a structure fall beyond the five-minute travel time or outside of a three-mile radius of a fire station, sprinkling and built-in protection is required.

The Valley View Specific Planning Area is located within the Station Two (Midway) responsibility area, which is projected to experience service shortfalls if facility upgrades are not undertaken to accommodate development intended or planned for the service area. Therefore, the need for the addition of one or more stations to take over portions of the Station Two response area is anticipated. Alternatively, or possibly as an adjunct to extra stations, addition of an engine company to Station Two would be needed.

The Fire Service and Facilities Master Plan has identified three scenarios for upgrading of City of Escondido fire service capabilities to accommodate development in the eastern portion of the service area, which includes Valley View. Although each scenario incorporates tactics for upgrading other parts of the service area as well, the following discussion is limited to those facility upgrades which directly involve fire protection to the Valley View project.

Scenario One would add a "Type II" station in the vicinity of the intersection of Cloverdale Road and San Pasqual Valley Road. (A Type II station, roughly 4,000 to 6,000 square feet in size, would include two or three bays capable of accommodating an engine company with three to four persons and a two-person paramedic unit.) While initially including a paramedic assessment engine, this station would incorporate adequate living and apparatus space to house additional units in the future. A paramedic assessment unit consists of a fire engine and three firefighters, two of whom would be cross-trained as paramedics to provide basic life support.



The total firefighting personnel associated with the station initially would include nine firefighters, comprised of three shifts of three personnel each. Potential financing mechanisms for this option would include establishing an agreement with the City of San Diego to share engine costs and to utilize the station's paramedic assessment engine to respond into City of San Diego responsibility areas lying on the periphery of the City of Escondido. Location of the station per the Scenario One plan would improve response time to developing eastside areas such as Valley View, while providing second or third-in responses to the remaining station network.

Scenario Two, although unlikely,<sup>3</sup> would also call for adding a station, which would be located at the northern end of Valley View. This station would be specifically intended to serve the Valley View, Cloverdale (Rancho San Pasqual ), and Lake Wohlford areas. Although the exact location of the station under this scenario is currently undefined, awaiting definitive circulation plans for these three areas, ideally the station would be situated so as to provide access northerly into the Lake Wohlford area, westerly into Rancho San Pasqual , and southerly into Valley View. With this placement in mind, a joint service/financing agreement with the City of San Diego would be unlikely. Utilization of Scenario Two would provide some protection for the Lake Wohlford area, for which Scenario One would be inadequate, although the majority of the Lake Wohlford area would still fall outside of the objective response limits. Additionally, it is projected that the demand handled by this station would be quite low, assuming maximum coverage of the three areas at buildout. Due to topography and distance constraints, the station would not easily be able to provide second- or third-in response in support of other eastside stations, nor would it be able to adequately cover the three discussed areas in their entirety, mandating that sprinklering still be utilized for many of the structures.

Scenario Three is intended to incorporate the best elements of Scenarios One and Two: the eastside station serving the Valley View Specific Planning Area, would, as discussed in Scenario One, be a Type II station situated at or near the intersection of Cloverdale Road and San Pasqual Valley Road, as identified on

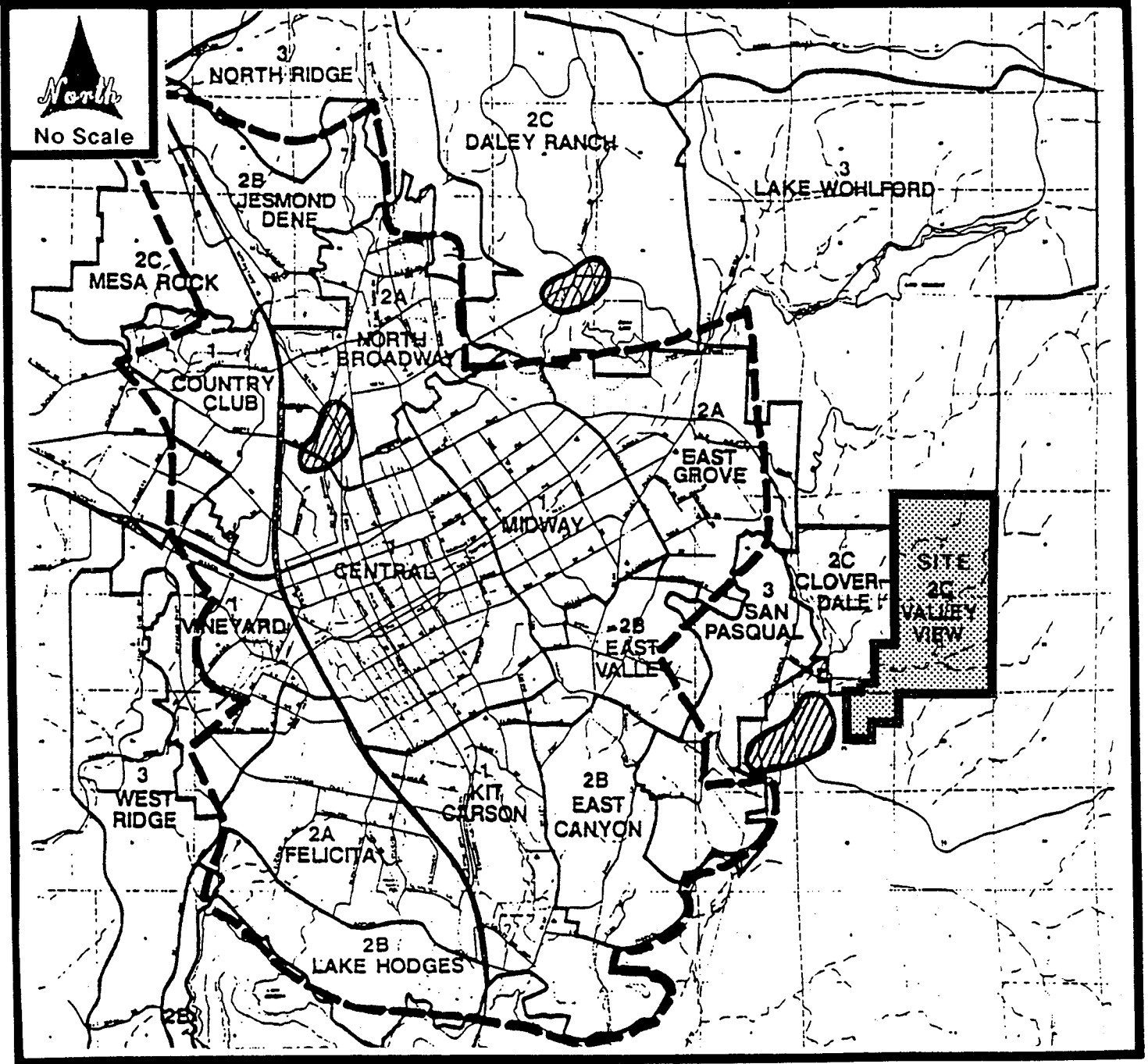
<sup>3</sup> Verbal communication (May, 1995) with Escondido Fire Chief Miles Julihn.

Figure 5, page 21, Potential Fire Station Location. As a Type II station, it would have the capability of accommodating additional units in the future, depending on City of San Diego response area demands; initially the station would house a paramedic assessment engine and would be shared with the City of San Diego (see Scenario One). As with Scenario One, the entire Lake Wohlford area would be outside five- and ten-minute response time limits. The eastside station would, however, be utilized to a higher degree than it would under Scenario Two, because of the additional City of San Diego usage demands. Portions of the Valley View and Rancho San Pasqual sites would continue to fall outside of the five-minute response limits and, depending on project circulation, only the northern most portion of Valley View (most of which is golf course) could fall outside the goal of ten-minute paramedic response limits, but within the fifteen-minute limits denoted in the City of Escondido's service level standards.

An alternative location under the Scenario Three plan would situate the station on the Wild Animal Park access road, just south of the Cloverdale SPA border. From this point, the station could serve the San Diego Wild Animal Park, while bringing most of Valley View within a five-minute response and the entire Valley View area within a ten-minute response time. From this location, response times to Rancho San Pasqual and other areas of San Pasqual would be dependent on the neighborhood road network and access of the station to Rockwood Road.

Based on the analyzed scenario options and build-out projections for the City of Escondido, financing of the requisite improvements to bring fire fighting capabilities into reasonable conformance with fire district and City of Escondido goals will require a development fee of \$444 per new residential unit. Four policy options have been developed for financing the increased operating costs associated with expansion of the City's fire fighting capabilities per the analyzed scenarios:


- 1) Continue to fund the Fire Department from the City General Fund as currently practiced; however, the cost of extending fire protection services to newly developing areas is projected to increase at a rate greater than would be offset



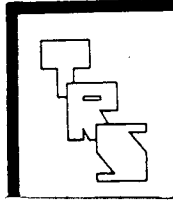
North  
No Scale

### Legend

--- 5 Minute Response Limit

 Potential Station Location

 Valley View



Potential Fire Station Location

Figure 5



by generated revenue. Incremental General Fund revenues will likely be insufficient, therefore, to offset projected service cost increases.

- 2) Establish a Fire Protection District encompassing the currently undeveloped and unincorporated portions of the General Plan area; this option (which would consolidate several different district scenarios) would create a mechanism for charging newly developing areas for fire protection and emergency medical service costs which exceed incremental revenue contributions to the City General Fund.
- 3) Form Mello-Roos Districts to charge specific areas for the incremental costs of serving those areas. Fees assessed under the Mello-Roos approach could be structured to recapture the portion of incremental operating costs not covered by General Fund revenues generated from the area.
- 4) Establish a fire benefit assessment district for areas of new and/or existing development; such funding would be based on a per parcel assessment using a formula which correlates parcel use with the services received.

d. Schools

The Valley View property lies within the San Pasqual Union School District and the Valley Center Union School District for grades K through 8 and the Escondido Union High School District for grades 9 through 12. Boundaries separating the elementary school districts run centrally through the site, along the common border between Sections 16 and 21, with the northerly portion (Section 16) falling within the Valley Center Union School District, and the southerly portion of the property lying within the San Pasqual Union School District. The project would propose to amend the elementary school boundary to include the entire project within one district.

San Pasqual Union is a small district, operating one 200-student school with nine classrooms and eleven teachers. Located on San Pasqual Valley Road, the school is situated one-half mile east of

the Wild Animal Park, approximately five miles from the project site.<sup>4</sup> Valley Center Union School District oversees three school sites within walking distance of each other off of Cole Grade and Fruitvale Road in downtown Valley Center. A fourth campus is under construction at the northerly intersection of Valley Center Road and Lake Wohlford Road. Valley View lies approximately twelve miles from the nearest Valley Center school. Additionally, the primary access to the school is from the south. Although the Valley Center Union School District currently busses its students to their respective campuses, because of the distance to Valley View, it is unlikely that this service would be provided to students from the project.<sup>5</sup>

The entire project site, as mentioned above, is situated within the Escondido Union High School District for grades 9 through 12. The district utilizes a student generation figure of one high school age child per five dwelling units. The nearest high school is Orange Glen High, which is located at Glen Ridge Road at Summerfield Place roughly 3.5 mile from the project site. Orange Glen High is currently overcrowded due to recent growth in the Valley Center area; this condition will be alleviated somewhat with the opening of a new high school campus to serve Valley Center. The 55-acre site of the new campus was purchased last year by the District. A scheduled bond issue was passed by voters in the November 5, 1996 election, and construction on the school will begin soon. Alternatively, San Pasqual High School, located at the intersection of San Pasqual Valley Road and Bear Valley Parkway, is located roughly five miles from Valley View. A continuation high school is situated within Kit Carson Park on Bear Valley Parkway, approximately 4.0 miles from the Valley View site.<sup>6</sup>

School fees, based on dwelling unit square footage, are collected by the elementary school districts at the building permit stage of

<sup>4</sup> Verbal communication (March, 1994) with Duane Low, Business Manager, San Pasqual Union School District

<sup>5</sup> Verbal communication (March, 1994) with Kim Stewart, Secretary to District Superintendent, Valley Center Union School District

<sup>6</sup> Verbal communication (March, 1994) with Judy Rentner, Administrative Secretary, Business Services, Escondido Union High School District

development. Fees are currently \$1.72 per square foot, as of July, 1994.

e. **Solid Waste**

Solid waste generated at the project site is collected by Escondido Disposal, Inc., who has a franchise with the entire City for waste hauling services. Currently, the City requires that solid waste from all single-family residential dwellings be sorted into five categories: 1) yard waste, 2) all glass, 3) all cans and plastic; 4) newsprint; 5) all other materials (typically trash). Yard waste is discarded by Escondido Disposal for a fee at a private disposal operation; glass, cans, plastic, and newsprint may be sold by the hauler directly to a recycler, the proceeds from which go to the City of Escondido. All other material (the "trash") is transported to the San Marcos landfill for sorting and burial.<sup>7</sup>

However, in March of 1997, the San Marcos landfill was closed, and the trash is hauled to a landfill in Orange County. Mashburn Waste & Recycling, a private disposal operator in San Marcos, is responsible for the sorting and hauling of recyclables. All yard waste is hauled to Rancho Bernardo.<sup>8</sup>

f. **Police**

Law enforcement services are provided to the Valley View site by the Escondido Police Department, operating out of a police station located at 700 West Grand, Escondido. The Department has authorized 147 sworn officers and operates 100 vehicles. The number of officers on patrol at any given time varies between 9 and 15, in one-person patrols.

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<sup>7</sup> Verbal communication (March, 1994) with Al Serrato, Operations and Maintenance Manager, Escondido Disposal, Inc., and Steve Bosvay, County Department of Public Works.

<sup>8</sup> Verbal communication (January, 1998) with Victoria Tobiason, General Manager, Escondido Disposal, Inc.

For life-threatening situations, typically involving serious traffic accidents, known as Priority 1, City police service standards are four minutes response time. For Priority 2 (serious but not life threatening), the standard is six minutes, and for Priorities 3 and 4, typically constituting cold burglaries or minor incidents, there are no standards.

Development of the Valley View Specific Planning Area as proposed is not anticipated to impact the capabilities of the Escondido Police Department; neither the addition of officers nor upgrading of infrastructure would be mandated by construction of the project. Due to distance of the site from the police station and the possibility that roving patrols might not always be in an optimal position to arrive at the property in the specified timeframe, it is possible, however, that the four-minute response standard for Priority I calls might not always be met.<sup>9</sup>

g. Parks

The Escondido Master Plan for Parks, Trails, and Open Space calls for 0.5 acres of parkland per 1000 residents. The Valley View neighborhood, (of which the Valley View Specific Planning Area is a part) is projected to have a population of 1,181 residents in the year 2010, resulting in a requirement for 0.5 acres of parkland. As this is a relatively small area, the Master Plan recommends combining the parkland requirements with those of the Cloverdale neighborhood.

The required park site, associated with the Cloverdale neighborhood area, has already been dedicated to the City in association with the Rancho San Pasqual project, and comprises 32 acres located on the south side of Rockwood Road. A park fee will be required of the developer in lieu of the dedication of 0.5 acres, thereby meeting the intent of the parks standards.

<sup>9</sup> Information provided by Mark Dossa, Police Services Manager, Escondido Police Department, verbal communication, March, 1994.



h. Library Service

The City of Escondido currently operates one library facility, located at 239 South Kalmia Street, in downtown Escondido. Approximately 40,000 square feet in size, the library owns about 200,000 books and accommodates roughly 77,000 card holders. Neither bookmobile nor satellite services are available. A community center building (a remodeled Big Bear Supermarket) located on Valley Parkway near the Orange Glen High School includes facilities for a 13,000 square foot branch library; however, lack of funding has foreclosed opening of the facility at this time.

The City of Escondido library service standard is 2.5 books per City resident, an arbitrary standard set by the American Library Association. Escondido currently has resources for 1.9 books per resident.<sup>10</sup> Long-range (by the horizon year 2005), the City plans to add a branch library near Kit Carson Park.

4. Visual Conditions

Valley View comprises a portion of the southeastern horizon for the City of Escondido. Although much of the interior of the Specific Planning Area is not perceptible from any point within the City, the steep edge of the northwesterly plateau forms a ridgeline which can be seen from some Escondido locations to the west of the project site. The City of Escondido Planning Department has identified this ridgeline as an intermediate ridgeline. The reader is referred to Figure 9, Valley View Landforms, page 60, for a representation of ridgelines on the site.

Internally, Valley View is a series of multi-directional ridges and valleys. Views from any given location within the Specific Planning Area vary and include vistas of the Wild Animal Park (City of San Diego) and San Pasqual Valley (County of San Diego) to the south and, on clear days, ocean views to the west. From many on-site locales, exclusively internal views of the lower parts of small hills and canyons are accessible. In its current undeveloped state, Valley View generally appears as natural open space, marred somewhat by the recent brush fire which overran the site and much of the area. A detailed visual analysis will be performed as part of the EIR for Valley View Estates.

<sup>10</sup> Verbal communication with Barbara Loomis, Assistant City Librarian, March, 1994.

## B. LAND FORM AND GEOLOGY

### 1. Topography

The Valley View Specific Planning Area portion of SPA #4 is typically rectangular in shape, with its greatest length running north to south. The irregular borders signify areas of SPA #4 under different ownerships which are non-participants in this Specific Plan effort. At its greatest north-to-south length, Valley View measures approximately 2.5 miles, and at its greatest east-to-west width, (which is a fairly uniform measure of the site width) roughly one mile and a half.

Topography on the project site consists of moderate to steep, typically brush-covered slopes and level to moderately-rolling grassy meadows. Oak woodlands are generally intermingled with the brush and grasses; however, a meadow of sparsely distributed Engelmann Oaks presently occupies approximately 30 acres in the northcentral portion of the site. On-site elevations range from nearly 420 feet MSL near the southwestern corner to 1820 feet MSL near the northeastern corner. The most obvious of the on-site landforms is the steep, narrow, central intermediate ridgeline, which forms the base for the upper plateau areas on which the golf course and resort uses are planned.

The majority of the Valley View site is under 35 percent in slope gradient, as shown on Exhibit A, Slope Analysis. Although isolated areas of "over 35 percent" slope occur throughout the property, most slopes lying within this category are associated with the central open space. The slope analysis depicts the varied terrain of the site, including the northerly plateau, the central steep slope open space, and the rolling hills off the southcentral portion of the property. The slope analysis performed for the site (Exhibit A) provides details of the slope configurations.

### 2. Soils

Granitic rocks of the Southern California Batholith underlie the entire site. The granitics, generally granodioritic and tonalitic in composition, range from fresh to highly weathered. The weathered granitic rocks generally excavate to a silty, fine- to coarse-grained sand which should be suitable for "low"-expansive capping material and may be suitable for use as aggregate base material; fresh granitics may require blasting. In

general, these materials possess good slope stability and foundation support characteristics in either a natural state or properly compacted condition.

Typically, one to two feet of topsoil cover most of the granitic rock, with thicker layers anticipated on the flanks of the drainages and in topographically low parts of the site. The topsoil and colluvium generally vary from silty to clayey sands, largely reflecting the composition of the underlying material. These soils are characteristically dry and compressible.

Alluvial soils, containing a substantial amount of cobbles and some boulders, are present in the major canyons. In the tributary canyons, these soils appear to be predominantly fine-grained sands, silts, and clays.

### 3. Geology

#### a. Rock and Mineral Resources

No unique, geologically or economically significant outcrops or resources occur within Valley View. Throughout the site are large granite boulders, rock outcrops, and subsurface "floaters", which are large underground, randomly-occurring boulders.

#### b. Faults

There are no known active faults on the property or in the immediate vicinity. Regionally, Valley View has the same proximity to major Southern California faults as does the City of Escondido; 40 active faults were identified within a one-hundred mile radius of the project site. The closest fault to the site is the Elsinore Fault lying approximately 14 miles to the northeast, and earthquakes or ground shaking activities along this fault, or other regionally active faults, could cause moderate to severe ground shaking at the Valley View property. Earthquakes having a "maximum credible" Magnitude 7.5 and "maximum probable" Magnitude 6.75 are considered representative of the potential for seismic ground shaking at the property.<sup>11</sup> Ground accelerations

<sup>11</sup> The "maximum credible earthquake" is defined as the maximum earthquake that appears capable of occurring under the presently known tectonic framework while the "maximum probable earthquake" is

occurring from these respective magnitudes of theoretical earthquakes would be approximately 0.22 g and 0.15 g, respectively. Table 2, page 30, presents the earthquake events and site accelerations for the faults considered most likely to subject the property to ground shaking. In the event of a strong earthquake, the potential exists for liquefaction of those limited areas harboring soils which are in a relatively loose, unconsolidated condition and located below the water table; such areas could be present within the deeper alluvial deposits.

c. Groundwater

Seasonally running water was observed in the two major drainages on the site, and seasonal perched groundwater is likely to exist within the alluvial soils present in these canyons. Light seepage was observed at two locations within the granitic rocks. Installation of subdrains is anticipated where infilling of canyons or ravines is planned.

d. Watersheds

Valley View can be characterized by five predominant watershed basins, as illustrated on Figure 6, Drainage Basins, (page 31), which includes the total on-site and off-site acreage drained within each basin. Boundaries of the drainage basins are indicated on the figure by dashed lines, while "blue-line" watercourses are shown by intermittently dotted lines.

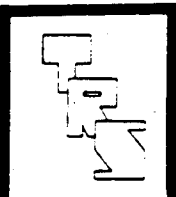
## C. BIOLOGICAL RESOURCES

The information summarized in the following section has been derived from the Report on the Biological Resources and Biological Constraints for the Crowder Site, a biological reconnaissance and survey performed by Gerald Collier, Ph.D., and dated May 15, 1992, and from an update letter from Collier dated January 5, 1995. The report itself recapitulates various separate biological reconnaissance efforts on portions of the Valley View site, the first of which was undertaken in June, 1981. It should be noted that the brush fire that overran the San Pasqual Valley area in the Fall of 1993 eliminated essentially

the maximum earthquake that is likely to occur during a 100-year time interval, according to the California Division of Mines and Geology Notes, Number 43.

Table 2  
Probable  
Earthquake Events

Selected Significant Faults	Approx. Distance (mi)	Maximum Credible Magnitude	Peak Site Acc. (g)	Maximum Probable Magnitude	Peak Site Acc. (g)
Borrego Mtn. (San Jacinto)	48	6.50	0.028	6.30	0.025
Casa Loma-Clark (San Jacinto)	37	7.50	0.068	7.00	0.052
Coronado Banks Fault Zone	35	6.75	0.049	6.00	0.033
Coyote Creek (San Jacinto)	36	7.50	0.071	7.00	0.054
Elsinore	14	7.50	0.219	6.75	0.147
Gln. Helen-Lytle Cr-Cremnt	47	7.50	0.049	7.00	0.038
Hot S-Buck Rdg. (San Jacinto)	38	7.50	0.065	6.25	0.033
Rose Canyon	21	7.00	0.104	6.50	0.080
San Diego Trough	45	6.50	0.031	6.00	0.024



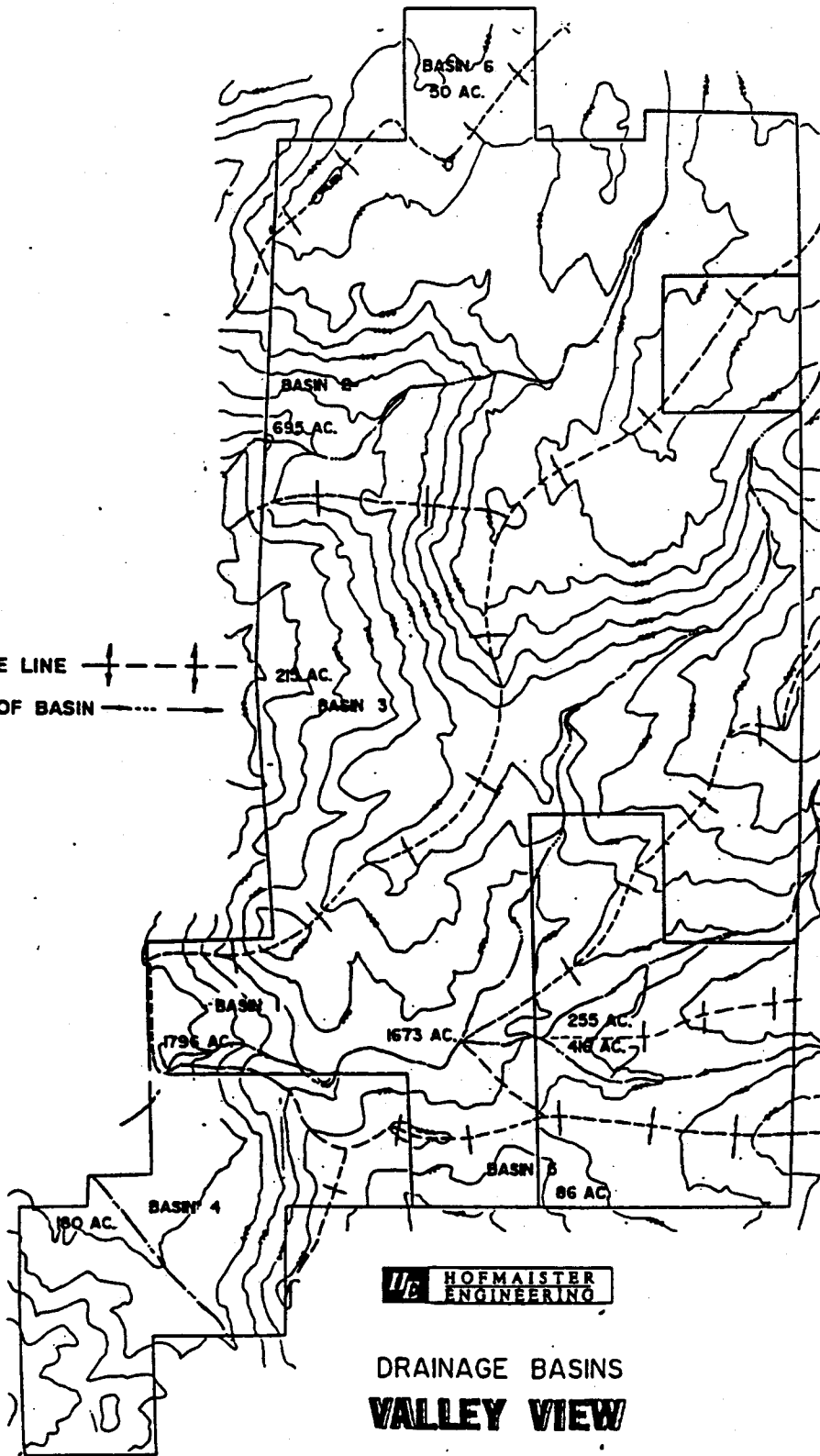


No Scale

**LEGEND**

BASIN RIDGE LINE

FLOW LINE OF BASIN



Drainage Basins

Figure 6

all of the property's vegetation, and the biological report is, therefore, reminiscent of the pre-fire vegetative and wildlife conditions extant on the site prior to the fire. A detailed biological study will be accomplished as a part of an environmental impact report for a specific project or projects, where setting, impacts analysis, and specific mitigation are recommended at the time the projects are processed with the City of Escondido.

## 1. Vegetative Communities

With the exception of graded dirt jeep trails and various sheds and outbuildings, virtually the entire Valley View property is vegetated. As shown on Figure 7, Biological Resources, page 33, the following vegetative communities characterize the site: Mixed Chaparral, Inland Sage Scrub, Oak Woodland, Deergrass Meadow, and Disturbed Association.

Of the total 210 floral species identified on Valley View, 166 are natives. Roughly 50 of the native species are trees and shrubs which are indicators of Scrub, Chaparral, or Woodland associations, 34 are natives present in the disturbed areas, and the remaining 84 include native grasses, herbs, succulents, subshrubs, and vines.

### a. Mixed Chaparral

Mixed Chaparral occupies a total of approximately 549 site acres, including 215 acres in which scattered Oak Woodland is found. Distinguished by tall, dark-green close-growing shrubs, Mixed Chaparral covers much of the north portion of the site. Dominated by three species of *Ceanothus* and *Chamise*, the community also includes Black Sage, Mission Manzanita, Scrub-Oak, Our Lord's Candle, Coast Spice Bush, Sugar-bush, Laurel-leafed Sumac, and Mountain Mahogany.

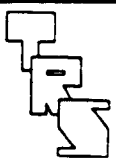
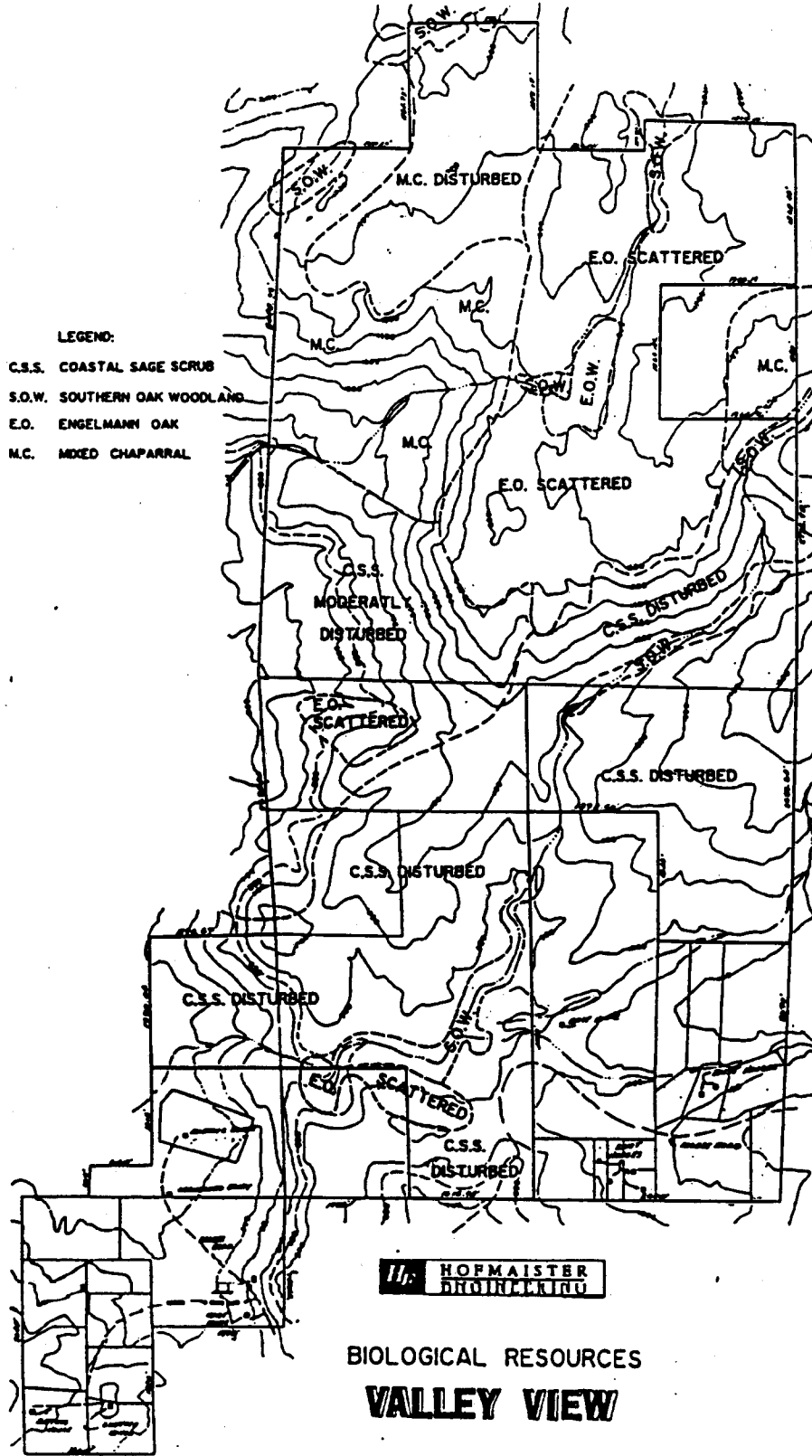
### b. Inland Sage Scrub

Inland Sage Scrub occupies roughly 428 acres, excluding an additional 5 acres on which scrub is intermingled with oaks. Predominant in the south half of the site, sage scrub also covers a small portion of the south side of Section 16. Dominated by Coastal Sagebrush, Buckwheat, White Sage, and Monkey-Flowers, with fewer Yucca and Laurel-leafed Sumac, this plant community



No Scale

- LEGEND:
- C.S.S. COASTAL SAGE SCRUB
  - S.O.W. SOUTHERN OAK WOODLAND
  - E.O. ENGELMANN OAK
  - M.C. MIXED CHAPARRAL



Biological Resources

Figure 7



noticeably lacks the taller plant species present in the Mixed Chaparral. This vegetation is generally present on the low, dry, south- and west-facing slopes in the southern part of the site.

c. Southern Oak Woodland

Southern Oak Woodland, most abundant in the southern portion of the site (Section 21), can be found in the ravines and on the more protected north- and northwest-facing slopes. This association is dominated by Coast Live Oak, with occasional Chaparral shrubs in the north and Inland Sage Scrub in the south. Poison-Oak, and some Snowberry and Toyon, are also present. Riparian trees, including Sycamore and two species of Willows, comprise roughly five percent (5%) of the woodland. A disturbed area of scattered Live Oaks, with an undergrowth of mostly mediterranean exotic grasses, also occupies Section 21. The entire site contains roughly 50 acres of Southern Oak Woodland.

d. Engelmann Oak Woodland

An association of scattered Engelmann Oak Woodland, characterized by sparse distribution of no more than one per acre, occupies approximately 230 acres of the Valley View property. Lying mostly on the upland mesas and slopes in the north, the community generally occupies the eastern 60 percent of the north one-half of the property, while a few trees are situated on a 12-acre slope in the southeast part of Section 21. Thirty (30) acres of dense Engelmann Oak Woodland, containing a Mixed Chaparral brush association, occupy the east half of the northern part of Section 16. Approximately 20 acres in the northeast portion of Section 16 contain a scattered mixture of Coast Live-Oaks and Engelmann Oaks.

e. Open Disturbed Association

Areas previously cleared for dirt roads, structures, and animal raising now generally consist of open disturbed associations which have largely been invaded by exotic, non-native plant species. Also present in these areas are some native species (lotuses, cudweeds, and telegraph weeds, for example) which are common invaders of disturbed sites.

## 2. Wildlife Resources

### a. Amphibians

Only one species of amphibian, the Pacific Tree Frog (*Hyla regilla*), was observed on the project site. Other species, including one native toad and three native salamander species, are anticipated, however, due to the presence of wet ravine areas, sheltered mesic Chaparral slopes, and oak mesas. Neither the Pacific Tree Frog, nor any amphibian expected to occur on the property, is considered to be sensitive or threatened.

### b. Reptiles

Five lizard and four snake species were noted on the site, including the Western Fence Lizard (*Sceloporus occidentalis*), Granite Spiny Lizard (*Sceloporus orcutti*), Side-Blotched Lizard, (*Uta Stansburiana*), Western Skink (*Eumeces skiltonianus*), Western Whiptail (*Cnemidophorus tigris*), and the Rosy Boa (*Lichanura trivirgata*), Striped Racer (*Masticophis lateralis*), Two-Striped Garter Snake (*Thamnophis couchi hammondi*), and Pacific Rattlesnake (*Crotalus viridis* subsp.). Several other species could be present as well. Three of the species observed are considered to be sensitive and are addressed further below.

### c. Birds

A total of 61 bird species were observed on the site, 53 of which would be expected to breed on the property. The species noted included five hawks, an owl, two gamebirds (Quail, Dove), a Roadrunner, two hummingbirds, three woodpeckers, and 47 different species of perching birds (Passeriformes). Twelve of the observed species are considered to be sensitive. The diverse habitats present on the site, ranging from brushland and disturbed grasslands to Oak woodlands and rocky outcrops, provide extensive opportunities for foraging and nesting to occur.

### d. Mammals

The property was searched for scat, tracks, and burrows which would indicate the presence of mammals. Fourteen (14) mammal

species were noted, although an approximate total of 49 mammals are possible site residents. Identified site inhabitants, most of which are common in the County of San Diego, included three rabbits, six rodents, four carnivores (Coyote, Raccoon, Weasel, and Bobcat), and one game species (Mule Deer).

### 3. Sensitive Resources

#### a. Native Plant Species

Two sensitive native plant species were identified on the site: Engelmann Oak and Summer Holly. Approximately 1,000 individual Engelmann Oak trees were noted scattered throughout the property, with a similar number possibly present on the largely undeveloped acreage off-site to the east. Although only a small number of Summer Holly plants were identified, both this species and the Engelmann Oak are of biological significance due to their decreasing populations. Neither species has, however, actually been listed by either the State or the Federal government as threatened or endangered.

#### b. Native Wildlife Species

##### 1) Reptiles

Of the reptiles noted on the Valley View site, three are considered to be sensitive: the Granite Spiny Lizard, the Rosy Boa, and the Two-Striped Garter Snake. The lizard was observed in association with the rocky outcrops, and the Rosy Boa was noted on a dirt road; both of these species are declining due to habitat loss. One Two-Striped Garter Snake, a species identified as threatened in the County of San Diego, was found during the 1992 site survey. Two other sensitive reptiles may occur on the property, although they were not observed during the various biological surveys: the San Diego Horned Lizard and the Orange-throated Whiptail, both of which have been identified in sage scrub located roughly 0.7 miles southwest of Valley View. The property's steep inland sage scrub near the border between Sections 16 and 21 provides good habitat for these lizards.

## 2) Birds

Twelve bird species noted on the Valley View property are considered to be sensitive, nearly all of which have been Blue Listed as species whose numbers are declining in part or all of their ranges. The noted sensitive birds included four hawk species (Turkey Vulture, Cooper's Hawk, Red-shouldered Hawk, and American Kestrel), a woodpecker (Northern Flicker), and six species of songbirds. With the exception of the Kestrel, all of the hawks are of special concern in California due to loss of habitat; the remaining species are not yet seriously threatened in California, although they may be experiencing habitat loss outside of the state. The Rufous-crowned Sparrow is currently Federally listed as "C/2", being reviewed as a possible candidate for listing as threatened; this bird occupies the more open Chaparral and Scrub habitats on the Valley View site. Within the next few years, the noted Black-chinned Sparrow, which occupies denser Chaparral habitat, may become subjected to similar scrutiny.

Although not observed during the site surveys, an additional seven bird species would be anticipated to occur on the Valley View site due to the presence of favorable habitat conditions. The Black-shouldered Kite, a State Endangered species of hawk whose populations have increased in the last few years, may access the southern end of the property in small numbers from the nearby San Pasqual Valley. The Sharp-shinned Hawk, a Blue-listed, potentially threatened species, may occur as a nonbreeding fall/winter migrant in the site's woodlands. The Golden Eagle, a fully protected species occasionally noted around the San Diego Wild Animal Park, may access the Valley View site at times for foraging purposes. The Blue-listed Screech Owl is anticipated to inhabit the site's woodlands and may nest there in small numbers. The California Gnatcatcher, a species recently Federally listed as "threatened", would be expected in association with the property's Inland Sage Scrub habitat. However, none were observed on this site as most areas of inland sage scrub on-site exceed 800' elevation above mean sea level (MSL). The California

Gnatcatcher was found in such habitat in the southwestern portion of Section 29, roughly 0.6 miles southwest of the project site. The Sage Sparrow, also a potential inhabitant of the site's Inland Sage Scrub, is on Federal List "C/2", requiring more information for possible future listing as a threatened species.

3) Mammals

Identified by its tracks, the bobcat, a fully State-protected carnivore, was the only sensitive mammal noted on the Valley View site. Two other species, the Ringtail and the Mountain Lion, both of whom are wide-ranging foragers, may also occur on the site in small numbers. The fully-protected Ringtail may create dens in the large areas of rock outcrops and boulders on the Valley View property, while the Mountain Lion may occasionally visit the site from the open areas to the northeast and east.

c. Sensitive Habitats

1) Southern Oak Woodland

Because of both its habitat value for wildlife resources and its declining presence in the County of San Diego, Southern Oak Woodland habitat is considered to be sensitive. On the Valley View site, the Southern Oak Woodland is represented by at least nine disjunct stands of Live Oaks. Several of those stands which are located in ravines contain as much as five percent of occasional Riparian Woodland (sycamores and willows).

2) Engelmann Oak Woodland

Engelmann Oak Woodland is a type of Southern Oak Woodland, dominated by Engelmann Oaks and typically having higher biological value for wildlife relative to other oak woodland types. Although substantially more widespread than the Southern Oak Woodland, covering approximately 270 acres of the Valley View property, the Engelmann Oak Woodland is, however, considerably less

dense, with no more than one tree per acre, and typically contains smaller trees. Most of the area is devoid of trees. The most dense occurrence of this woodland on-site occurs in a portion of the east central part of Section 16.

3) **Inland Sage Scrub**

Due to declining acreage and its use by various threatened species, Inland Sage Scrub has been identified as a sensitive habitat in the County of San Diego. A belt of Inland Sage Scrub slope extending through the central part of the site is proposed for preservation in permanent open space in conjunction with the proposed Specific Plan.

4) **Deergrass Meadow**

A small deergrass meadow, dominated by native California Deergrass, is located in the south-central portion of Section 16.

5) **Rock Outcrops**

Approximately 10 to 20 percent of the Valley View site is covered by rock outcrops, which provide important habitat for such species as the Granite Spiny Lizard and Ringtails. The rock outcrops are most notable in the northwest quarter of Section 16, and have significant value to wildlife, particularly where intermixed with Chaparral or Sage Scrub associations.

4. **Resource Conservation Areas**

The southern end of the Lake Wohlford-Bottle Peak San Diego County Resource Conservation Area is adjacent to the Valley View property. The Resource Conservation Area (RCA) overlay designation, imposed on the property by the County of San Diego, ". . . identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. . . . Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which

they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation."<sup>12</sup> In essence, the RCA designation requires that the extant on-site resources assume a particular biological significance which should be considered within the larger context of the entire Resource Conservation Area. While the site is adjacent to the RCA, it lies outside the RCA area.

#### **D. CULTURAL RESOURCES**

A Cultural Resources survey was performed on the Valley View Specific Plan Area in July, 1992, by Brian F. Smith and Associates. Although record searches for the project revealed no previously recorded cultural sites on the Valley View property, the survey itself did result in identification of a number of archaeological sites within the site boundaries. These sites appear to range from low to high in potential significance and are either historic or prehistoric in origin. The prehistoric sites are apparently associated with a late prehistoric Luiseno Indian subsistence pattern in the area which focused on the collection of food from available resources. The historic sites observed appear to date from the late 1800's to the early 1900's; some historic sites are associated with herding animals, possibly sheep. The most important cultural sites have been protected through open space easements. The project has been designed to minimize intrusion into archeological sites.

<sup>12</sup> Part X, "Conservation Element", County of San Diego General Plan, adopted December 10, 1975, revised May 18, 1983, pp. X-12--14.

### **III. DEVELOPMENT REGULATIONS**

Development within Valley View must be consistent with the adopted Valley View Specific Plan Program. Actions judged to be consistent with the adopted Specific Plan Program will be deemed consistent with the City of Escondido General Plan (Section 65454 of the California Government Code).

#### **A. DEFINITIONS**

Terms used in these Development Regulations shall have the same definitions as given in the Escondido's City Code except as revised by the Valley View Specific Plan Program.

#### **B. GENERAL PROVISIONS**

1. All development and construction in the Specific Plan area shall comply with all provisions of the various building, mechanical, electrical, plumbing, fire, and security codes adopted by the City of Escondido, unless specified herein.
2. Community design elements will substantially conform to the Valley View Specific Plan Program which provides the policies, standards, and regulations for the proposed residential community.
3. These regulations are intended to replace standards of the Escondido City Code for residential, commercial, and open space development areas as well as parking, grading, ridgeline development, and tree preservation regulations. Any provisions not covered in these regulations shall conform to the Escondido City Code. No provision of the Specific Plan Program is intended to repeal, abrogate, annul, impair, or interfere with any existing ordinance, resolution, or policy, except as specifically amended by the adoption of the Valley View Specific Plan.
4. The Valley View Specific Plan Program is a regulatory document, serving as the zoning code for the Specific Plan areas as defined herein.

#### **C. RESIDENTIAL DEVELOPMENT STANDARDS**

1. Purpose

Residential areas of this development are intended to provide residential



single-family dwelling units and associated uses. Permitted residential uses are to be built within the areas defined on the land use plan/tentative tract map within each neighborhood or neighborhood subunit.

**2. Permitted Uses**

- a. Single family dwellings;
- b. Schools;
- c. Parks;
- d. Facilities for public improvements, including sewer, water, drainage, telephone, gas, electricity, and cable television.

**3. Permitted Accessory Uses and Structures**

Accessory uses and structures are permitted provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure.

- a. Buildings to serve as living quarters for a caretaker or for persons serving the major portion of their income from employment on the premises, provided that such buildings shall be occupied only by such persons and their families, subject to review by the Design and Development Review Committee (DDRC).
- b. Accessory buildings such as garages, carports, lath houses, green houses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure, subject to review by the DDRC.
- c. Swimming pools. Swimming pools must be constructed in accordance with the provisions of the Escondido City Code.
- d. Tennis courts, including a maximum 15-foot high fence measured from the finished grade of the court, subject to review by the DDRC.
- e. Home occupations. Home occupations are subject to the regulations of the Escondido City Code.

- f. Guest house or domestic employees quarters, subject to review by the DDRC.
- g. Household pets.
- h. Horses, provided that there is not more than one such animal for the first 40,000 square feet of lot area and one horse for each additional 20,000 square feet of lot area thereafter, subject to review by the DDRC, and further subject to the regulations of the Escondido City Code.
- i. Satellite dish antennas, subject to review by the DDRC.

4. Temporary Uses

- a. Developer sales offices and signs in accordance with the requirements of the Escondido City Code, and further restricted by the Valley View Declaration of Covenants, Conditions, and Restrictions (CC&R's).
- b. Construction offices.
- c. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site, and provided further that such use shall be permitted only during the construction period and the 30 days thereafter, or as further restricted by the Valley View CC&R's.
- d. Recreational facilities serving as a golf club until the permanent facilities are constructed, provided that such temporary use is within one-half mile of the proposed final site of the golf club, and further provided that such use shall be permitted only during the construction period and the 30 days thereafter, or as further restricted by the Valley View CC&R's.

5. Prohibited Uses

- a. Two-family dwellings
- b. Multiple family dwellings

c. Outdoor advertising or billboard advertising

6. Residential Development Standards

a. Lot Size

No lot shall have a gross area less than 5,000 square feet.

b. Lot Width

Lots between 5,000 - 7,999 SF shall have 50-foot minimums;  
Lots between 8,000 - 9,999 SF shall have 50-foot minimums;  
Lots between 10,000 - 19,999 SF shall have 75-foot minimums;  
Lots between 20,000 - two acres shall have 90-foot minimums;  
Lots over two acres shall have 110-foot minimums.

c. Lot Frontage

Minimum lot frontage at private street: 40 feet;  
Minimum lot frontage at cul-de-sac or flag lot: 20 feet.

d. Building Setbacks

All setbacks are minimums, as measured from the property line. Setbacks are based on lot size. Categories, as identified herein, are described in 000's Square Feet, and range from the size listed up to the next category. That is, "5KSF" covers lots with a gross area of 5,000 to 7,999 square feet.

	5KSF	8KSF	10KSF	20KSF	2Ac+
Front	20	20	25	25	30
Side	5	5	6.5	7.5	10
Side Street	10	10	15	15	20
Rear	20	20	20	20	20

Lots between 5,000 and 9,999 square feet in size may have front yard setbacks reduced by 50 percent to permit development of side entry garages.

e. Projections into Yard

Fences, walls, landscape elements, and utility appurtenances may extend into any required yard.

The structures listed below may project into the required front or rear yard as approved by the DDRC.

- (1) Cornices, eaves, belt courses, sills, buttresses or other similar architectural features.
- (2) Fireplace structures and bays, provided that they are not wider than 8 feet measured in the general direction of the wall of which it is a part.
- (3) Stairways, balconies, door stoops, and fire escapes.
- (4) Awnings.
- (5) Planting boxes or masonry planters not exceeding 42 inches in height.
- (6) Porte-cochere over a driveway in a side yard, providing such structure is not more than one story in height and 22 feet in length, and is entirely open on at least three sides, except for the necessary supporting columns and customary architectural features.

f. Building Requirements

- (1) **Building Height:** No lot shall have a building or structure used for dwelling purposes in excess of 35 feet in height, measured from the building pad elevation. Accessory structures shall have a maximum height of 35 feet.
- (2) **Distance Between Buildings:** The distance between any accessory building and a dwelling unit shall be governed by

applicable building codes.

- (3) Lot Coverage: No roofed building or structure with more than three walls shall cover more than:

45% of the area of lots 5,000 - 8,000 square feet  
35% of the area of lots 8,001 - 10,000 square feet  
30% of the area of lots 10,001 - 20,000 square feet  
25% of the area of lots 20,000 square feet - 2 acres  
20% of the area of lots greater than 2 acres

g. Off-Street Parking

All parking will be provided within individual lots, at the following ratio:

- (1) Covered (garage) parking: 2 spaces per dwelling unit (minimum).

h. Site Development

- (1) Landscaping

Landscaping for the common areas of the community will be provided as described in the Valley View Specific Plan Program.

- (2) Grading

Grading within the project area will occur as described in the Valley View Specific Plan Program.

- (3) Drainage

Drainage within the project area will occur as described in the Valley View Specific Plan Program.

i. Administrative Adjustments

Administrative adjustments of up to 25 percent may be approved or conditionally approved by the Community Development

Director upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by the Community Development Director. Adjustments must also be approved by the Design Review Committee.

j. Design Review

Prior to submittal of building permit applications for City review, all permanent improvements proposed by individual homeowners must be submitted for design review to the Design and Development Review Committee and approved in writing. Submissions shall include plans, grading plans, preliminary architectural plans, landscape plans, color scheme, and materials usage. Where there is conflict between the DDRC and the City requirements, the provisions of the Specific Plan Program shall take precedence. At its discretion, the DDRC may assign all or some of its responsibilities to the Valley View Homeowners Association.

**D. COMMERCIAL DEVELOPMENT STANDARDS**

1. Purpose

The commercial area of this development is intended to provide local-serving commercial activity appropriate to a linear, clustered, or self-contained commercial center. Commercial developments are designed primarily to provide goods and services to residents of the Valley View development and immediately adjacent communities.

2. Permitted Uses

- a. Consumer convenience goods and services, including but not limited to, apparel and shoe stores, bakeries, barber and beauty shops, bicycle shops, bookstores, curtain and drapery shops, drug stores, dry cleaning and laundering establishments, recreational facilities, florists, food stores, hardware stores, hobby shops, jewelry stores, liquor stores, music stores, plant nurseries, paint and wallpaper stores, post offices, photographic study and supply stores, electronic and home appliance repair shops, restaurants,

stationers, sporting goods stores, studios for the teaching of art, dancing and music, travel, ticket, and car rental agencies, and variety stores.

- b. Community meeting rooms, exhibition spaces, cultural facilities, and other cultural/educational functions.
- c. Destination resorts.
- d. Animal sales and services, including, but not limited to horse stables, veterinary (large animals), and veterinary (small animals).
- e. Child care
- f. Churches, temples, or buildings of a permanent nature used primarily for religious purposes.
- g. Facilities for public improvements, including sewer, water, drainage, telephone, gas, electricity, and cable television.
- h. Elementary and secondary schools.
- i. Fire stations
- j. Branch public libraries.
- k. Office and professional uses
- l. Finance, insurance, and real estate enterprises
- m. Private clubs, fraternal organizations, and lodges.

### 3. Permitted Accessory Uses and Structures

Accessory uses and structures are permitted provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure, including wall signs, provided that such signs are in conformance with the Valley View Design Guidelines, subject to review by the DDRC and further restricted by the Valley View CC&R's.

4. Temporary Uses

- a. Developer sales offices and signs in accordance with the requirements of the Escondido City Code, and further restricted by the Valley View CC&R's.
- b. Construction offices.
- c. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site, and provided further that such use shall be permitted only during the construction period and the 30 days thereafter, or as further restricted by the Valley View CC&R's.

5. Prohibited Uses

- a. Residential dwellings
- b. Billboard advertising

6. Commercial Development Standards

The following regulations shall apply to the site of a permitted use. Requirements are minimums unless otherwise stated.

a. Lot Dimensions:

Area: 0.5 Acres  
Width: 100 feet

b. Building Setbacks

No front, side, or rear yard setbacks required.

c. Building Height

No commercial area shall have a building or structures in excess of 45 feet in height, measured from the building pad elevation. Accessory structures shall have a maximum height of 45 feet.



d. Floor area ratio.

The maximum floor area ratio shall be one.

e. Parking

On-street parking shall be considered in determining the minimum number of parking spaces to be required within commercial areas, but the total number of parking spaces shall conform with the formula established by the provisions of Chapter 33 of the Escondido Subdivisions and Zoning Code.

f. Special Regulations

All uses except off-street parking, outdoor dining facilities, and the storage and display of nursery plants shall be operated entirely within enclosed buildings.

No permitted use shall commence operating prior to 6:00 AM nor continue later than 1:00 AM of any day.

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

g. Landscaping

Landscaping for commercial areas shall be as identified for the common areas of the community, described in the Design Guidelines of the Valley View Specific Plan, subject to review by the DDRC.

h. Administrative Adjustments

Administrative adjustments of up to 25 percent may be approved or conditionally approved by the Community Development Director upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by the Community Development Director. Adjustments must also be approved by the Design Review Committee.

i. Design Review

Prior to City review, all permanent improvements must be submitted for design review to the Design and Development Review Committee and approved in writing. Submissions shall include plans, grading plans, preliminary architectural plans, landscape plans, color scheme, and materials usage. Where there is conflict between the DDRC and the City requirements, the provisions of the City code and the Specific Plan Program shall take precedence. At its discretion, the DDRC may assign all or some of its responsibilities to the Valley View Homeowners Association.

E. OPEN SPACE AND RECREATION DEVELOPMENT STANDARDS

1. Purpose

Open space areas are intended for open space, landscaping, and recreational uses and, as a consequence, generally retain significant landforms, conserve resources, and provide areas for recreation, revegetation, and infrastructure.

Two major categories of open space exist within Valley View. Passive Open Space primarily includes natural or naturalized areas which have limited or controlled access. Active Open Space primarily includes parks and recreational facilities and complexes.

2. Permitted Uses

a. Passive Open Space

- 1) Parks, excluding active recreational uses or facilities.
- 2) Trails and staging areas.
- 3) Utilities (public and private), including reservoirs, ponds, pump stations, and utility easements.
- 4) Revegetation and fuel modification activities.
- 5) Drainage and/or erosion control facilities.

- 6) Irrigation and landscaping as described in the Community Landscaping section of the Specific Plan Program.
- 7) Maintenance access.
- 8) Fencing.
- 9) Information signage and lighting.
- 10) Common open space.

b. Active Open Space

- 1) Golf courses, practice ranges, and associated facilities.
- 2) Golf clubhouses and associated facilities.
- 3) Recreational activities and facilities with related services, including but not limited to parks, playgrounds and athletic areas, sports, activities, picnicking areas, swimming areas, clubhouse facilities, maintenance buildings, concession stands, rest rooms, and country clubs.
- 4) Trails and staging areas.
- 5) Utilities (public and private), including reservoirs, pump stations, and utility easements.
- 6) Revegetation and fuel modification activities.
- 7) Drainage and/or erosion control facilities.
- 8) Maintenance access.
- 9) Fencing.
- 10) Informational signage and lighting.
- 11) Irrigation and landscaping as described in the Community Landscaping Program.

- 12) Common open space.
- 13) Security gatehouses and associated uses.
- 14) Water features
- 15) Temporary Uses (Active Open Space only)
  - a) Developer sales offices and signs in accordance with the requirements of the Escondido City Code, or as approved in the Valley View CC&R's.
  - b) Construction offices.
  - c) Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site, and provided further that such use shall be permitted only during the construction period and the 30 days thereafter, or as further restricted by the Valley View CC&R's.

**4. Open Space Development Standards**

The following regulations shall apply to the site of a permitted use. Requirements are minimums unless stated otherwise.

- a. Lot Size: None
- b. Lot Dimensions: None
- c. Lot Frontage: None
- d. Front, Rear, or Side Yard Setback: None
- e. Building Height: The maximum building height is 35 feet.
- f. Off-Street Parking: The total number of parking spaces for recreational facilities shall conform with the formula established by the Escondido City Code.

**g. Fencing:** A maximum 15-foot high fence shall be permitted for tennis courts, retention basins, and other public utilities and facilities, as measured from the finished grade of the facility.

**h. Administrative Adjustments**

Administrative adjustments of up to 25 percent may be approved or conditionally approved by the Community Development Director upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The applicant for an adjustment shall pay a fee to the City in an amount to be established by the Community Development Director. Adjustments must also be approved by the Design Review Committee.

## **IV. DEVELOPMENT FRAMEWORK**

Development within Valley View will be guided by a project goal, a series of governing policies, and separate programs for resource protection, land use and circulation, and public facilities. All are described in this section and are based on a variety of conditions and concerns, including the Escondido General Plan and Valley View's own natural environment and history.

Land use policies and proposals recognize that development will bring change to the project site, which, as it occurs, must merge human needs and natural site conditions. As described below, the starting point for the application of policy is the site itself.

### **A. PROJECT GOAL**

The goal of the Valley View Specific Plan is to create an environmentally sensitive residential community oriented around an exclusive resort hotel and championship golf course. The land use plan will accommodate a destination resort, an 18-hole championship golf course, 485 single-family homes, a neighborhood commercial center, an equestrian facility to serve the Valley View community residents, and a centrally-located natural open space corridor. Objectives of the land use plan include:

- \* integrating the living environment with naturally-occurring site conditions;
- \* creating a high quality living experience for permanent residents;
- \* shaping a pleasurable recreational experience for residents and visitors to the Escondido area; and
- \* acknowledging, anticipating, and responding to the concerns of current residents of the City of Escondido and future residents of Valley View.

### **B. GOVERNING POLICIES**

The following governing policies will be utilized in the design and development of Valley View:

1. Focus on the inherent natural character of the Valley View site shall be maintained through emphasis on preservation of ridgelines, significant biological and cultural resources, and notable visual amenities.

2. Views of Valley View from off-site shall convey the impression of development which harmonizes with the natural environment.
3. An open space greenbelt extending over the steep slopes through the central portion of the property shall provide physical and visual attenuation between uses associated with the northern upper plateaux (resort uses) and those located among the rolling hills in the southern part of the site (the balance of the residential uses).
4. An internal circulation system shall accommodate proposed development while remaining sensitive to on-site environmental features.
5. Development within Valley View shall generally conform to a single unifying design theme focused on integrating the residential, resort, and recreational aspects of the project. Project development standards shall permit variations on the general theme in accordance with maintaining a unifying design vision of the project.
6. Development shall be situated in a manner compatible with terrain and conscious of significant natural features.
7. Walking and equestrian trails shall be established throughout the open space and as links between project neighborhoods. The trails will not only provide opportunities for passive recreational use of the site for walking and equestrian activities, but also furnish pathways for pedestrian travel.
8. A public facilities program shall assure the adequacy of sewer, water, drainage, and other utilities to serve the proposed development, as well as the availability of such facilities concurrent with their need.

### **C. RESOURCE MITIGATION**

Mitigation generally consists of a number of approaches to eliminate, reduce, or compensate for potentially significant impacts as required by the California Environmental Quality Act (CEQA). Specific guidelines for biological mitigation will be developed as part of the Environmental Impact Report and, on completion, attached as an appendix to this Master Specific Plan. Generally, however, biological resource mitigation on Valley View involves three different approaches to mitigate any loss of inland sage scrub, wetland, riparian, and oak woodland habitats: avoidance, protection, and replacement.

1. Avoidance

Avoidance represents the most important type of biological resource mitigation, wherein important habitats are protected through sensitive project design and construction measures. Biologically valuable areas of natural habitat on the Valley View site were identified early in the resource analysis process and efforts have been made to preserve the most important of these areas as part of project design. The result has been to plan the placement of structures in areas of low sensitivity and, where possible, to avoid altogether the most biologically sensitive portions of the site.

2. Protection

These measures allow remaining habitat to continue to function in a condition as close to its existing state as possible. For Valley View, protection includes permanent preservation of approximately 331.2 acres of natural open space containing "avoided" resources. Large contiguous areas of preserved open space will be offered for dedication to, and managed by, a local regional conservation organization or the City of Escondido.

3. Replanting

When project design cannot avoid removal of valuable habitat, then such impacts will be mitigated through habitat replanting. Valley View proposes replanting for oak woodland and inland sage scrub affected by development.

**D. SITE OPPORTUNITIES**

The unique features of the Valley View site provide exceptional opportunities for development. The relative remoteness of the property, in association with its proximity to City of Escondido facilities and services, combine to provide the potential for future residents to enjoy a rural ambience in close association with urban comforts. The diverse range of topographic and terrain elements characterizing the Valley View site offer notable possibilities for integrating the proposed development into the extant natural environment. Sensitive choice and placement of specific types of residential and non-residential uses can both accommodate and complement the diversity of natural characteristics, while differentiation and buffering between the specific use types can be accomplished



utilizing terrain features for effect.

To this end, seven neighborhoods have been designed, focusing on generalized areas of prevalent natural features. The relative borders of each neighborhood are largely defined by elevation and/or terrain attributes, which create natural boundaries. Each neighborhood is oriented around a particular topographic characteristic, ranging from the northern plateaux to the southern rolling hills and meadows. The band of steeply sloped area traversing the central portion of the site is identified as a separate greenbelt "neighborhood" and is specifically proposed for dedication in permanent open space.

The seven Valley View neighborhoods are broadly illustrated on Figure 8, Valley View Neighborhoods, page 59. When viewed in conjunction with Figure 9, Valley View Land Forms, page 60, it will be noted that each neighborhood corresponds to a generalized topographic area or land form feature. Although boundaries of the topographic features themselves are, by nature, indistinct, in this way each neighborhood has as its focus some particular distinctive element from which a unique intra-neighborhood identity can be drawn. They are:

Neighborhood 1: Northern Upper Plateau,

Neighborhood 2: Southern Upper Plateau ,

Neighborhood 3: Southeast Highlands,

Neighborhood 4: Southcrest,

Neighborhood 5: Southwest Valley,

Neighborhood 6: Westcentral Mesa,

Neighborhood 7: Northwestern Mesa.




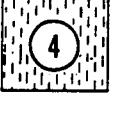

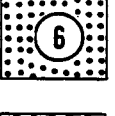

The land forms of each neighborhood are detailed below:

1. Neighborhood 1 (Northern Upper Plateau)

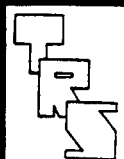
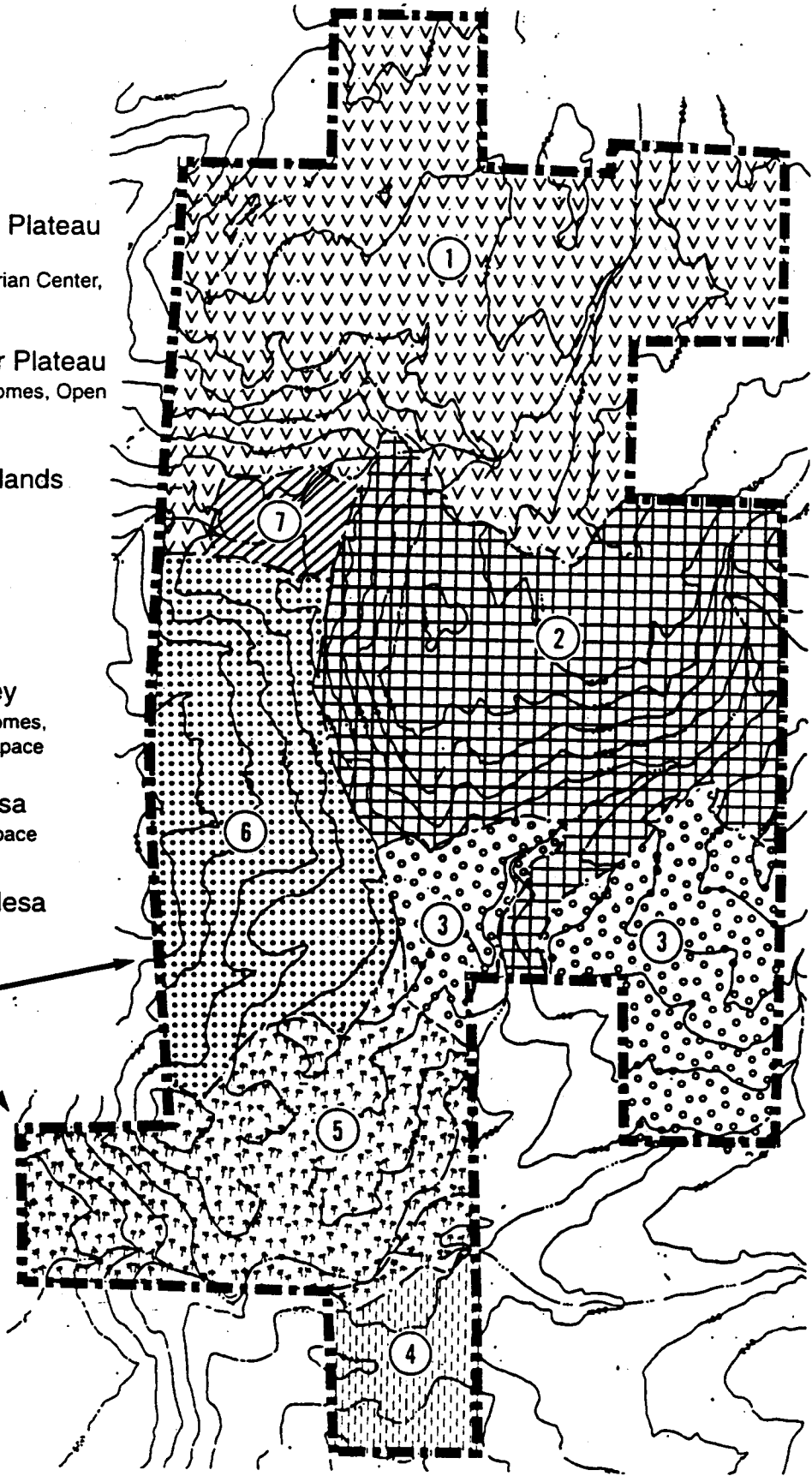
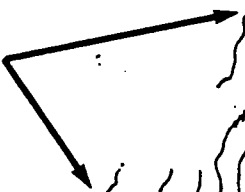
Neighborhood 1 comprises the northeastern portion of the Valley View Specific Plan Area and is characterized by the broad, relatively level, upper plateau. This area is distinguished as the highest part of the property and accesses distal panoramic views of the City of Escondido to



**LEGEND**

-  **1** Northern Upper Plateau  
Hotel, Estate Lots,  
Golf Course, Equestrian Center,  
Open Space
-  **2** Southern Upper Plateau  
Estate Lots, Patio Homes, Open  
Space
-  **3** Southeast Highlands  
Estate Lots
-  **4** Southcrest  
Estate Lots
-  **5** Southwest Valley  
Estate Lots, Patio Homes,  
Commercial, Open Space
-  **6** Westcentral Mesa  
Estate Lots, Open Space
-  **7** Northwestern Mesa  
Estate Lots

Valley View  
Boundary



Valley View Neighborhoods

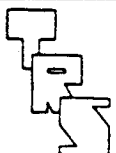
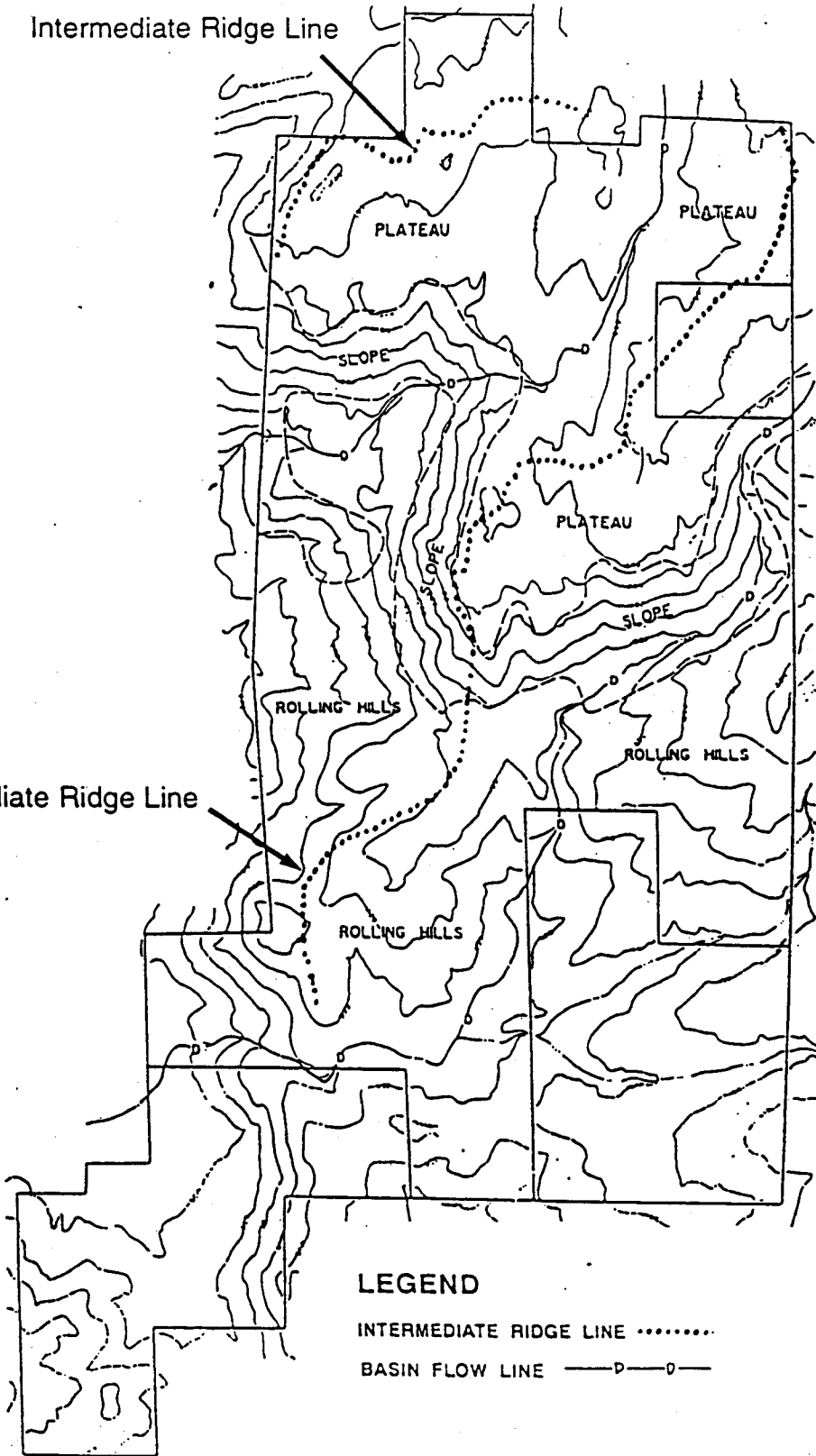
Figure 8



No Scale

Intermediate Ridge Line

Intermediate Ridge Line



Valley View Land Forms

Figure 9

the west, with proximal western views of the adjacent Rancho San Pasqual development. Vegetation in Neighborhood 1 is largely Mixed Chaparral, with a scattering of Engelmann Oaks.

The plateau area extends east and west of a sizable drainage which enters the property in the northeast, traverses the plateau, and bends toward the west, where it exits the site. Portions of the drainage exhibit oak woodland vegetation, both Southern Oak and Engelmann Oak. The bulk of the plateau is framed by two intermediate ridgelines. The northernmost ridgeline extends roughly east-west across the northern "panhandle" of the site. The more southerly of the ridges runs from the northeast to the southwest through the Valley View property. This ridge represents the highest area on-site and provides a backdrop for the property when viewed from the west looking toward the east. The golf course, a mix of estate and patio homes, and large areas of open space, will occupy this area, as noted in more detail in Section E below.

2. Neighborhood 2 (Southern Upper Plateau)

This neighborhood is characterized by the southern-most areas of the large northern plateau. From this plateau the land falls off to the west, south, and east. The south-east trending intermediate ridgeline of Area I continues through Neighborhood 2. Views to the west take in the valley. Vegetation in Neighborhood 2 is largely Mixed Chaparral, with a scattering of Engelmann Oaks. The area is characterized by estate and patio homes, and open space.

3. Neighborhood 3 (Southeast Highlands)

Neighborhood 3, located in the southeast part of the site, is an area of rolling hillside topography, vegetated generally with disturbed inland sage scrub. The visual perspective from the highest point of this area is toward San Pasqual Valley to the southwest, although an intervening ridge blocks most views of the valley from this neighborhood. The Southeast Highlands will accommodate estate lots.

4. Neighborhood 4 (Southcrest)

This southernmost extension of the Valley View Specific Planning Area is characterized by an east/west trending intermediate ridgeline which generally bisects the neighborhood. The northern portion of the area

sage scrub ranges throughout the neighborhood, and scattered Engelmann oaks extend into the northern part of Neighborhood 5 from the west. Visual perspectives from, and south of, the ridgeline range toward the Wild Animal Park to the south. Estate homes are planned for this area.

5. Neighborhood 5 (Southwest Valley)

The lower, southwestern portion of the Valley View property is characterized by rolling hillsides and lower valley topography. The major intermediate ridgeline ends in the northcentral area of this neighborhood. Viewshed perspectives from west of the ridge range westerly toward Rancho San Pasqual; views from east of the ridge are largely interior perspectives of the Valley View property, and range toward the south/southeast. Vegetation in Neighborhood 5 is mostly disturbed inland sage scrub. A substantial drainage, which provides the natural demarcation between Neighborhoods 4 and 5, supports a southern oak woodland. Land uses include estate and patio home lots, the commercial center, equestrian facility and open space.

6. Neighborhood 6 (Westcentral Mesa)

Neighborhood 6 is characterized almost entirely by the west- and south-facing slopes of the northern plateau and intermediate ridgeline. Neighborhood 6 contains mostly disturbed inland sage scrub with scattered Engelmann oaks. Several smaller drainage canyons descend from the higher slopes above. Largely comprised of disturbed inland sage scrub vegetation, it includes a significant drainage ranging through the southeast portion of the site which contains a substantial southern oak woodland. A north-south intermediate ridge approximately bisects this neighborhood.

7. Neighborhood 7 (Northwestern Mesa)

Neighborhood 7 is located in the western portion of the Specific Planning Area. Comprised of rolling hillsides with visual perspectives taking in the Rancho San Pasqual development to the west, this neighborhood is largely vegetated with mixed chaparral. A seasonal stream traverses the area.

## **E. LAND USE**

Valley View is proposed to be a gated residential community oriented around a high-end destination resort and championship golf course. The community proposes 485 single-family homes, hotel with associated casitas, neighborhood commercial, golf course, club house, tennis courts, equestrian facilities, pocket parks and common areas, riding and hiking trails, recreation areas, roads, and open space. The land use plan for Valley View (see Figure 10, Land Use Plan, page 64) was developed through analysis of existing environmental conditions and topographic features. Incorporated in the development design was a desire to fit residential and non-residential uses in and around an open space system that includes steep slopes, notable biological features, and a recreational greenbelt. Prominent generalized landforms and natural topographic variations form the basis for the seven principal neighborhoods on the Valley View site. The land uses of the seven Valley View Neighborhoods, as noted above, are discussed below.

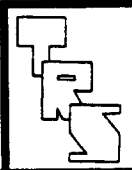
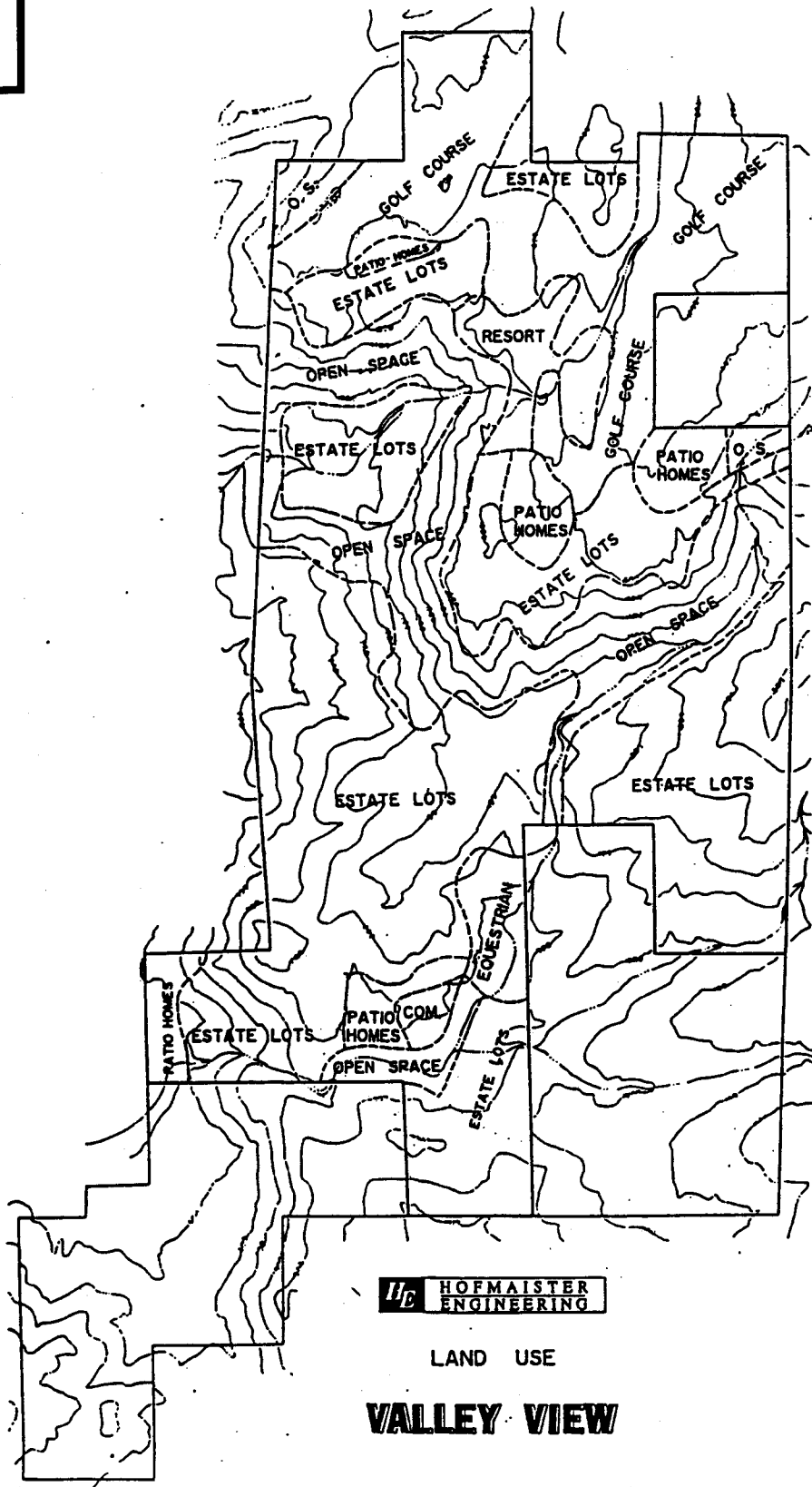
Primary access to Valley View will be via Rockwood Road, which enters the property from the Rancho San Pasqual development to the west. Rockwood Road will be a public road into the project site. Not intended to be constructed through the property, Rockwood Road, however, is identified as a collector road on the County of San Diego Circulation Element, eventually projected to connect San Pasqual Road with Lake Wohlford Road to the north and east. Rockwood Road will be dedicated as an easement through the site, however.

### **1. Residential Development**

While the upper plateau has principally been set aside for the resort and golf course uses, the remainder of the property generally includes a variety of residential use types and lot sizes. Residential development will include single-family patio homes, with a minimum area of 500 square feet, to estate residences on lots ranging upward from one acre in size. Areas of moderately sloping hillsides are designed to accommodate estate-sized lots which take in more land; areas of flatter slopes, on the other hand, are utilized to the best benefit by spacing homes closer together and constructing patio homes on smaller lots. The result is a commingling of estate-sized lots and patio homes which gives the Valley View development an aesthetically pleasing intra-neighborhood diversity, combined with a shared inter-Neighborhood identity. Except where visible only to immediate off-site neighbors, the on-site patio homes are generally not visible from off-site.



No Scale



Land Use Plan

Figure 10

Exclusively large-lot estate residential development can be found in the rolling hillside terrain of Neighborhoods 3, 6 and 7, the Southeast Highlands, Westcentral Mesa, and Northwestern Mesa, respectively. These lots generally range upwards from one and a half acre in size. Smaller lots are dispersed throughout the remaining neighborhoods commingled with estate sized lots. Equestrian and hiking trails will extend throughout the development. Most residential lots are either adjacent, or in close proximity, to natural or recreational open space amenities.

The allocation of residential units to each of the neighborhoods is shown in Table 3, Neighborhoods Tabulation, pages 66-67. While the total number of single-family residential units may not exceed the total shown, twenty-five percent of the units in any one neighborhood may be transferred to any other neighborhood as described in the Implementation Section of this Master Specific Plan.

Table 3, also shows the distribution of lots of various sizes within each residential neighborhood, as well as the actual number of acres devoted to each use. Because of acreage changes which result from allowable modifications within the neighborhoods, acreage within each category may vary by 25 percent and still be found to be consistent with the Master Specific Plan.

Homes within each neighborhood will be situated to take optimal advantage of internal and external views. Where development is planned along ridgelines visible from off-site, residences will generally be set back or sited below the ridge edge. Where homes can be placed so as to complement the ridgeline, placement and landscaping will emphasize a natural visual progression of the development into existing native hillside vegetation.

## 2. Non-Residential Uses

### a. Commercial Uses

Valley View's non-residential uses, other than those strictly oriented toward active or passive recreational activities, are comprised of a resort complex, a small convenience commercial center, and an equestrian facility.

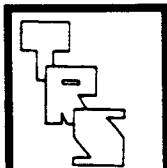
The resort complex, closely allied with the championship golf-



# Table 3

## Neighborhood Tabulations

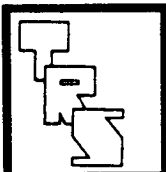
<u>NEIGHBORHOOD &amp; USE</u>	<u>TM UNIT NO.</u>	<u>AREA</u>
<b>(1) Northern Upper Plateau</b>	<b>TM Units 1 &amp; 2</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Hotel (250 Rental Units)		20.40 Ac
Estate Lots	26	41.28 Ac.
Patio Homes (Residential Lots)	30	3.52 Ac.
Golf Course		205.14 Ac.
Resort (Tennis & Clubhouse)		2.79 Ac.
Natural Open Space		73.10 Ac.
Common Open Space		1.86 Ac.
Roads		8.08 Ac.
<b>Neighborhood Total</b>	<b>56</b>	<b>356.17 Ac</b>
<b>(2) Southern Upper Plateau</b>	<b>TM Units 3 &amp; 4</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	36	43.23Ac.
Patio Homes (Residential Lots)	109	12.86 Ac.
Natural Open Space		169.95 Ac.
Common Open Space		13.14 Ac.
Roads		11.90 Ac.
<b>Neighborhood Total</b>	<b>145</b>	<b>251.08 Ac.</b>
<b>(3) Southeast Highlands</b>	<b>TM Units 5 &amp; 6</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	91	132.29 Ac.
Roads		7.80 Ac.
<b>Neighborhood Total</b>	<b>91</b>	<b>140.09 Ac.</b>
<b>(4) Southcrest</b>	<b>TM Unit 9</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	27	48.88 Ac.
Roads		2.35 Ac.
<b>Neighborhood Total</b>	<b>27</b>	<b>51.23 Ac</b>



## Table 3

### Neighborhood Tabulations

<u>NEIGHBORHOOD &amp; USE</u>	<u>TM UNIT NO.</u>	<u>AREA</u>
<b>(5) Southwest Valley</b>	<b>TM Units 7 &amp; 8</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	50	86.71 Ac.
Patio Homes (Residential Lots)	42	4.87 Ac.
Commerical/Mixed Use		7.50 Ac.
Natural Open Space		30.70 Ac.
Equestrian Center		17.90 Ac.
Common Open Space		11.39 Ac.
Roads		11.90 Ac.
<b>Neighborhood Total</b>	<b>92</b>	<b>170.97 Ac.</b>
<b>(6) Westcentral Mesa</b>	<b>TM Unit 10</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	51	78.66 Ac.
Natural Open Space		57.53 Ac.
Roads		6.94 Ac.
<b>Neighborhood Total</b>	<b>51</b>	<b>143.13Ac</b>
<b>(7) Northwestern Mesa</b>	<b>TM Unit 11</b>	
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	23	34.97 Ac.
Roads		2.36 Ac.
<b>Neighborhood Total</b>	<b>23</b>	<b>37.33 Ac.</b>
<b>Recapitulation</b>		
<u>Use</u>	<u>Dwelling Units</u>	<u>Acreage</u>
Estate Lots	304	466.02 Ac.
Patio Homes (Residential Lots)	181	21.25 Ac.
Hotel (250 Rental Units)		20.40 Ac.
Golf Course		205.14 Ac.
Equestrian		17.90 Ac.
Natural Open Space		331.28 Ac.
Common Open Space		26.39 Ac.
Roads		51.33 Ac.
Resort/Commercial/ Mixed Use		10.29 Ac.
<b>Total</b>	<b>485</b>	<b>1150.00 Ac.</b>
Trails		3.50 Miles



course, will be situated on the property's northern plateau, within Neighborhood 1. Occupying approximately 2.79 acres, the resort complex lies between the golf course and the natural open space, taking in panoramic views toward the west. The resort will consist of a clubhouse and tennis courts, as depicted in Figure 22, page 112. As shown, the resort is characterized by extensive landscaping along streets, paths, and walkways.

In addition, Valley View includes one small, approximately 6.5-acre commercial site with 1.0 acre of landscaping, located within Neighborhood 5<sup>13</sup>. Convenience commercial activities, oriented to the residents of Valley View and the immediately surrounding community, will be available on this acreage, which will be easily accessible and in relative proximity to the main entrance of the development. A 17.90-acre equestrian center, containing equine boarding facilities, tack and feed shop, various exercise rings, and caretaker quarters, has been designed just northeast of the commercial center, in the midst of the majority of the development's estate-sized lots.

b. Recreational Amenities

A championship eighteen-hole golf course, operated and managed by a management group specializing in golf course operations, provides the focal point for the Valley View Specific Planning Area. Located on 205.14 acres on the property's upper plateau (Neighborhood 1), the golf course accesses extensive views to the west and south, and utilizes some of the site's level terrain. Associated with the golf course will be a clubhouse with dining room, meeting rooms, pro shop, locker rooms, and cart storage facility, a practice range and maintenance facility. The contiguous affiliated resort complex will provide additional dining and meeting facilities, and opportunities for social and civic activities. Additional recreational facilities associated with the resort are tennis courts, weight training rooms, swimming pools, spas, etc.

<sup>13</sup>The tentative map shows a total of 7.5 acres for the commercial area (Sheet 10). Should the proposed project be adopted, 6.5 acres would be developed as commercial and one acre would be devoted to landscaping. An alternative is proposed for this area. The alternative calls for 4.5 acres of commercial and 3.0 acres (75 units) of apartments. The alternative is discussed in more detail in "Circulation", Section F 1 "Project Traffic Generation", below.

The golf course is designed to provide a challenging recreational experience which incorporates and accentuates the natural ruggedness and native vegetation of the site. Linking the holes is a system of golf cart paths, which also acts as a maintenance road and leads directly to the course maintenance facility. The golf-course will be landscaped with drought tolerant ornamental and native plant species, and native material buffers will be provided in areas of interface between the golf course and the natural open space system. Non-native landscaping will be used to provide focal ornamentation and color at strategic locations throughout the golf course, and in other isolated non-native areas.

Golf course irrigation can be provided through one of several different scenarios, with the most direct being potable water supplied from the City of Escondido's water system through development of an on-site water transmission system (see Section II. A. 3. a., above). Another option is the use of on-site wells and/or outside reservoirs; and a third alternative, although currently unavailable, would include the eventual use of reclaimed water. Hydrological research has been conducted to locate wells for golf course use.

The landscape plan and irrigation design for the golf course will be developed in consultation with a qualified botanist familiar with local plant communities, in order to include native plant species and group plant associations which are inviting to local native wildlife. A detailed golf course plan, including the specific layout, as well as the landscaping and irrigation program, will be prepared and submitted in accordance with the performance procedures described in this Master Specific Plan.

The Valley View Estates will encourage equestrian activity through an equestrian center located in Neighborhood 5. An activity building, numerous barns, pens, and rings are proposed in the context of substantial landscaping along drives, between structures, and around parking areas. Figure 23, page 113, depicts the proposed center.

c. Open Space

Other than the golf course greenbelt, one of the most prominent features of the Valley View development will be a system of natural open space corridors encompassing the site's steepest slopes and areas of pristine chaparral and sage scrub vegetation. The native open space corridors encompass approximately 331.28 acres and span the length and entire width of the site. The corridors, while preserving steep slopes and significant biological resources, also provide a visual and physical separation between Valley View's upper, northern plateau and the southern hillsides and valleys, acting as an effective demarcation between the recreational and commercial activities associated with the golf course/resort complex, and the majority of the site's residential neighborhoods. Roadways and utility accesses between the residential and resort neighborhoods will traverse the greenbelt. In addition to the central open space corridor, several smaller areas of non-contiguous open space, totaling 26.39 acres, are preserved as well, adding to conservation of notable biological features. Additional open space of approximately 60 acres will be created on individual estate lots.

Due to the extent and centrality of the natural open space corridors proposed, all residential neighborhoods are either next to or adjacent to some portion of the open space greenbelts. To direct human access to the open space, thus minimizing the impact of intrusion, a system of hiking and equestrian trails will meander throughout the site. To the extent necessary, fuel maintenance activities, sewer, water, storm drain, and other facilities, maintenance roads, and fire access roads will be permitted within the open space. Service roads within the open space will be used, to the extent possible, as Valley View hiking and equestrian trails; where it is necessary to create additional trails, an attempt will be made to avoid sensitive biological resources. When such trails are located near highly sensitive resources, barbed wire, split rail or other protective fencing will be considered for use in protecting the resources.

d. Estate Lot Open Space

Lot coverage limitations on estate-sized lots will assure that approximately an additional 60 acres of individually-owned open space will accrue to Valley View. Such limitations generally reflect a coverage of 50 % on the larger estate lots. One acre or smaller lots will be allowed a greater percentage of lot coverage. Open space activities and facilities in these privately-owned areas will be limited by CC&R's to landscaping, tennis courts, pools, orchards, horse corrals, fences, septic systems, etc., so that the open use character of the area is retained

## F. CIRCULATION

Because of the diverse nature of the land uses proposed in conjunction with the Valley View project, a substantial amount of the traffic generated by the development will remain within the site boundaries. On-site destinations, including the golf-course, resort, equestrian center, and pocket parks, as well as the local commercial center, will provide intra-neighborhood attractions. The Valley View circulation system has been designed to take into account the substantial internal traffic and makes provisions for the safe, efficient movement of vehicles and pedestrians to, within, and through the project site. The circulation plan also provides for emergency egress to the north, out Old Wagon Road, and to the south via the Wild Animal Park Service Road, as well as numerous emergency access linkages between project neighborhoods. The reader is referred to Appendix A, Traffic Study for Valley View Estates, which provides a detailed discussion of on-site and off-site traffic conditions under existing, near-term, and ultimate traffic scenarios.

### 1. Off-site Circulation

#### *Existing Conditions*

Principal access to the Valley View property is from San Pasqual Valley Road, then north on Cloverdale Road to Rockwood Road, and east to the project site. Rockwood Road and Cloverdale Road have been improved. Both roads were improved in conjunction with buildout of the Rancho San Pasqual project to the west of Valley View, as part of that development's approval conditions. Other area roadways which would be affected by development of Valley View (and which are discussed above in Section II.A.2.) include San Pasqual Valley Road/State Route 78, Bear Valley Parkway, Via Rancho Parkway/San Pasqual Road, and Old Pasqual Road. Figure 4, page 14, graphically illustrates the existing area roadway network, including present traffic volumes and levels of service on affected street segments.

#### *Project Traffic Generation*

The Valley View Specific Plan encompasses 1,150 acres of the 1,602-acre SPA #4. Land uses proposed in conjunction with the Specific Plan include an 18-hole championship golf course, resort, 6.5-acre neighborhood commercial center with 1.0 acres of landscaping, equestrian center, and a total of 485 single-family residences comprising a mixture of one-half acre to five-acre estate lots and five foot lot line patio homes.

The remaining roughly 450 acres of SPA #4 can be anticipated to add roughly up to 315 homes to the area. (Slope density calculations would indicate a maximum of 133 homes under current slope/density). Potential impacts of the entire SPA #4 on the area's traffic system, including impacts from both Valley View and the possible development of the adjacent SPA #4 properties, include a total of 10,829 daily trip ends. Of this total, 10,229 are generated by the Valley View development. Table 4A, Trip Generation Summary, page 74, sums up the traffic impacts attributable to the Valley View project, other SPA #4 potential development, and adjacent projects.<sup>14</sup>

Because of the attractor destinations within the Valley View development, including the golf course, resort, neighborhood commercial center, and equestrian center, project-generated traffic has been divided into external traffic (consisting of trip ends with destinations lying outside of the project boundaries) and internal traffic (those trip ends remaining within the Valley View development). Externally-oriented traffic will result in 6,768 project-generated trip ends per day, while internally-oriented traffic (discussed below) will result in 3,461 daily trip ends. Table 4A also identifies vehicle trips ascribed to the Valley View project, other potential development within SPA #4, and the Rancho San Pasqual development, separating the trips into external and internal orientations.

An alternative project is offered in relation to the configuration of the Commercial Area proposed in Neighborhood 5. Where the Proposed Project calls for 6.5 acres of commercial with 1.0 acres of landscaping, the Alternative proposes 4.5 acres of commercial and 3.0 acres (75 units) of apartments. Table 4B, page 75, summarizes the trip generations from this project alternative. Total daily trips for the project would be 10,029, and external trips would be 6,978.

External project traffic was distributed to the area roadway network in accordance with the percentages presented on Figure 11, Distribution of Project-Related Traffic, page 76, and project traffic assignments calculated as shown on Figure 12, External Project Traffic, page 77.

<sup>14</sup>The minor inconsistencies between the traffic study and the current proposed project will be resolved by a future traffic analysis once the specifics of the project have been agreed to by the City of Escondido and the project proponent.



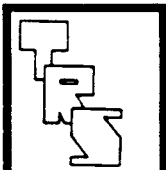
# Table 4A

## Trip Generation Summary

### Proposed Project

<i>SPA IV Type Use</i>	<i>Quantity</i>	<i>Units</i>	<i>Sandag Daily Trip Rate</i>	<i>Total Daily Trip Ends</i>	<i>Percent External Trips</i>	<i>Total External</i>
<b>Valley View Estates:</b>						
Specialty retail	6.5	acres	400	2600	30%	780
Resort Hotel	250	rooms	8	2000	95%	1900
Golf Course	1	course	600	600	60%	360
Equestrian Center	17.9	acres	10	179	50%	90
Estate Residential (1-5 ac.)	304	units	10	3040	75%	2280
Patio Homes (zero lot line)	181	units	10	1810	75%	1358
<b>Subtotal Valley View</b>				<b>10,229</b>		<b>6,788</b>
<b>Other SPA IV Projects</b>						
Meyers (106 ac.)	15	units	10	150	75%	113
Scattered owners	5	units	10	50	75%	38
Franks (100+ ac.)	20	units	10	200	75%	150
Harwood (60 ac.)	20	units	10	200	75%	150
<b>Subtotal Other SPA IV</b>				<b>600</b>		<b>451</b>
<b>Total SPA IV Trips</b>				<b>10,829</b>		<b>7,219</b>

updated: March 20, 1997  
Katz, Okitsu & Associates

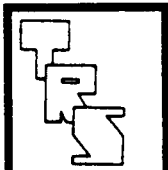


# Table 4B

## Trip Generation Summary Alternative Project

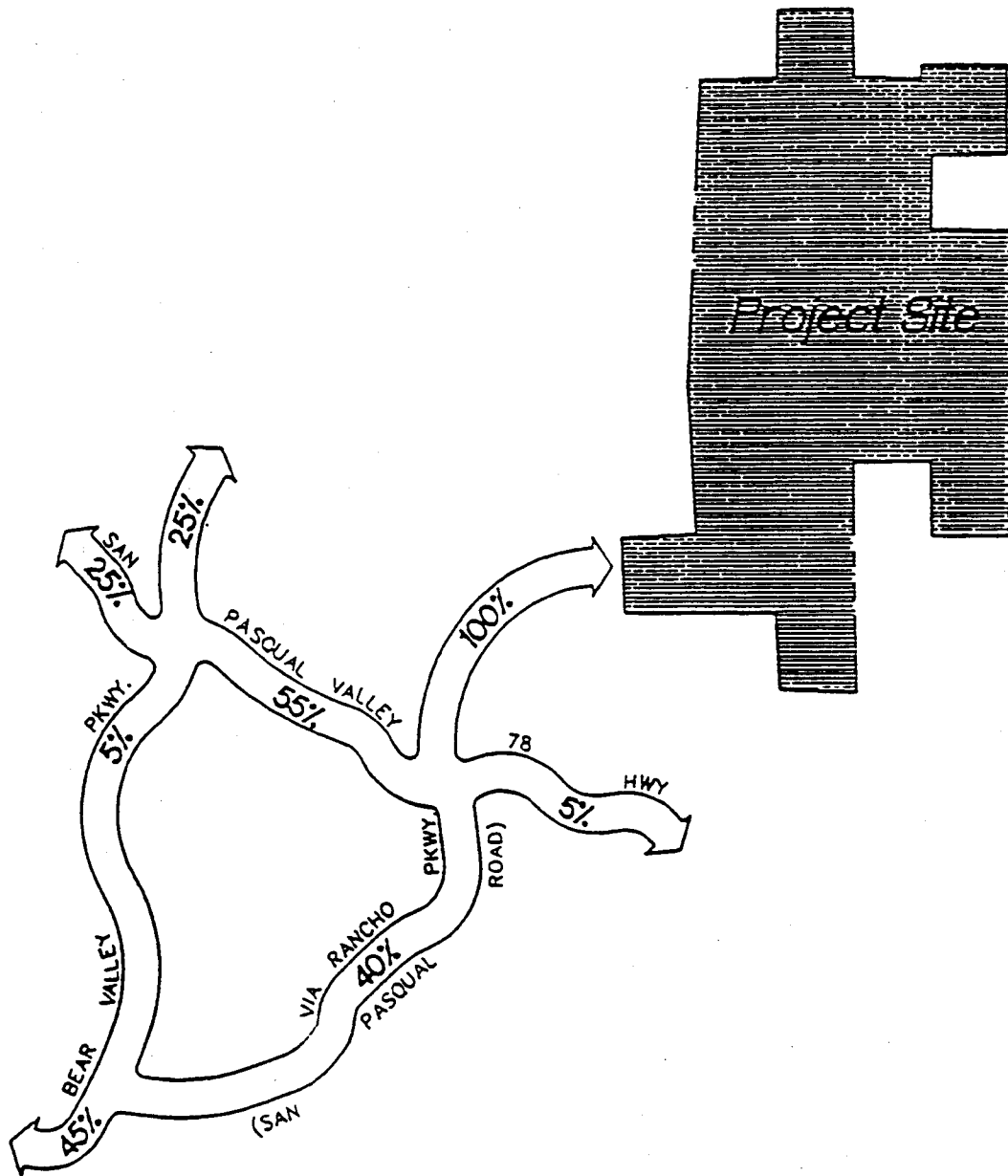
<i>SPA IV Type Use</i>	<i>Quantity</i>	<i>Units</i>	<i>Sandag Daily Trip Rate</i>	<i>Total Daily Trip Ends</i>	<i>Percent External Trips</i>	<i>Total External</i>
<b>Valley View Estates:</b>						
Specialty retail	4.5	acres	400	1800	30%	540
Apartment units (3 acres)	75	units	8	600	75%	450
Resort Hotel	250	rooms	8	2000	95%	1900
Golf Course	1	course	600	600	60%	360
Equestrian Center	17.9	acres	10	179	50%	90
Estate Residential (1-5 ac.)	304	units	10	3040	75%	2280
Patio Homes (zero lot line)	181	units	10	1810	75%	1358
<b>Subtotal Valley View</b>				<b>10,029</b>		<b>6,978</b>
<b>Other SPA IV Projects</b>						
Meyers (106 ac.)	15	units	10	150	75%	113
Scattered owners	5	units	10	50	75%	38
Franks (100+ ac.)	20	units	10	200	75%	150
Harwood (60 ac.)	20	units	10	200	75%	150
<b>Subtotal Other SPA IV</b>				<b>600</b>		<b>451</b>
<b>Total SPA IV Trips</b>				<b>10,629</b>		<b>7,429</b>

updated: March 20, 1997  
Katz, Okitsu & Associates



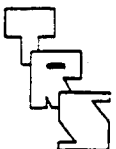
North

No Scale



**LEGEND**

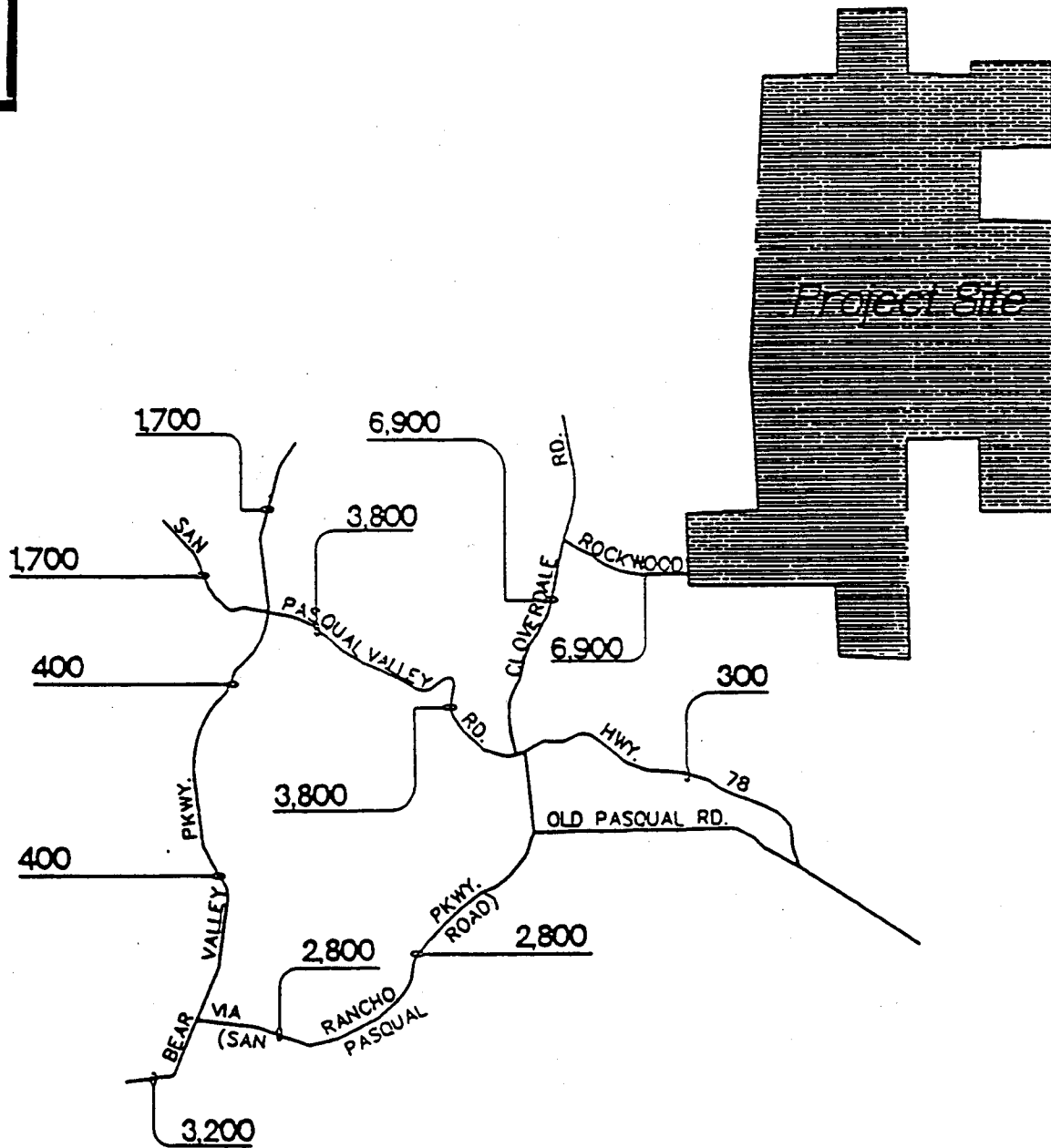
##% ..... PERCENT DISTRIBUTION



Distribution of Project-Related Traffic

Figure 11

North  
No Scale



**LEGEND**

◆..... ADT



External Project Traffic

Figure 12

### *Near-Term Traffic Impacts*

In calculating the near-term impacts on the area roadway system, a total of the external traffic from Valley View, potential other SPA #4 development, and Rancho San Pasqual was added to existing traffic conditions to realize Total Near-Term External Traffic and LOS (Figure 13, page 79). The addition of the near-term impacts to the area roadway would cause further deterioration in levels of service to LOS F and E on San Pasqual Valley Road east and west of Bear Valley Parkway, respectively. The west portion operating at LOS E is a short segment. Additionally, the following roadway segments would fall to below acceptable levels of service<sup>15</sup> (per City of Escondido traffic standards) with the addition of the cumulative near-term traffic:

- (1) Cloverdale Road north of San Pasqual Valley Road;
- (2) San Pasqual Valley Road west of Cloverdale Road; and
- (3) Via Rancho Parkway south of Old Pasqual Road.

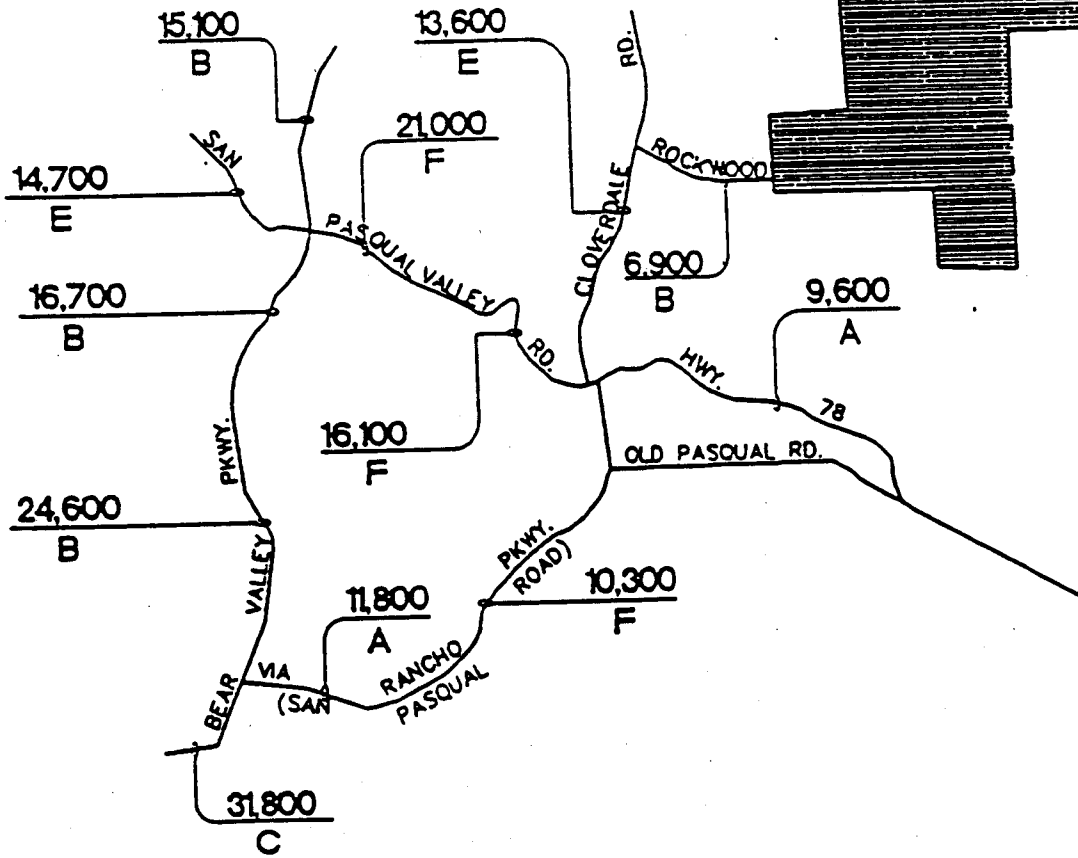
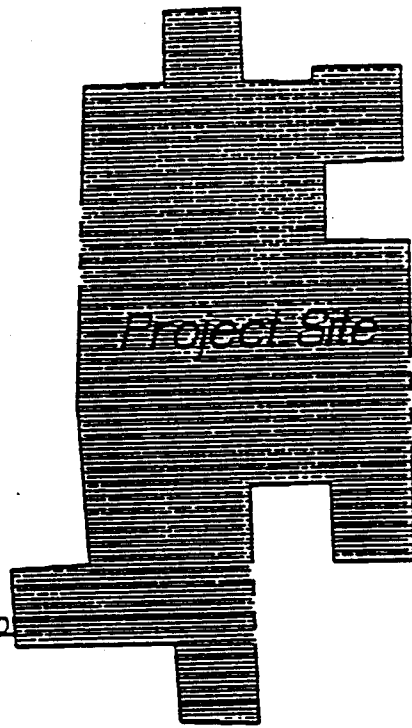
### *Ultimate Traffic*

An assessment of ultimate traffic conditions was made utilizing City of Escondido and County of San Diego General Plan buildout projections for the area. A graphic representation of the buildout volumes and LOS is included as Figure 14, page 80. Construction of all study area roadways to their ultimate classifications and capacities was assumed, as identified on Figure 15, Adopted Roadway Classification (Ultimate), page 81. Under the ultimate buildout traffic scenario, all area road segments would operate at acceptable levels of service except for San Pasqual Valley Road east of Bear Valley Parkway and Bear Valley Parkway north of Via Rancho Parkway.

Based on the analysis of near-term traffic impacts, which includes the addition of Valley View-related traffic, the following off-site improvements will be required of the project:

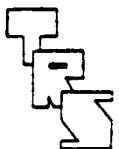
- (1) Extend Rockwood Road from its proposed terminus adjacent to the Rancho San Pasqual project, easterly through SPA IV to the southeast corner of the Valley View project, in a cross-section and alignment satisfactory to the

<sup>15</sup>All of these street segments have been the subject of recent improvements which may have the effect of revising LOS designations to acceptable levels.



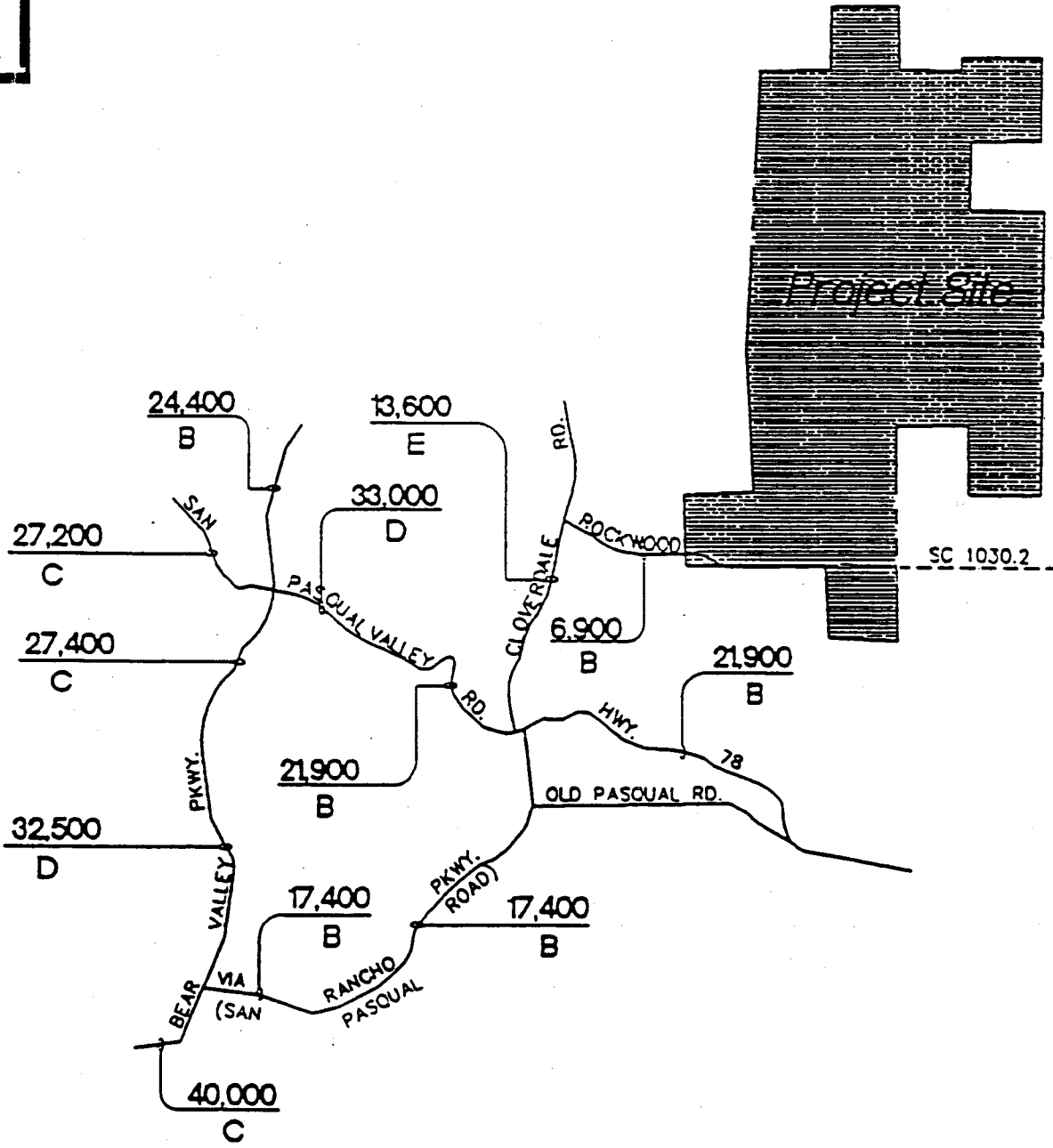
**LEGEND**

- ◆..... ADT
- ◆..... LOS



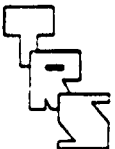
Total Near-Term External  
Traffic and LOS

Figure 13



**LEGEND**

- ◆ ..... ADT
- ♣ ..... LOS

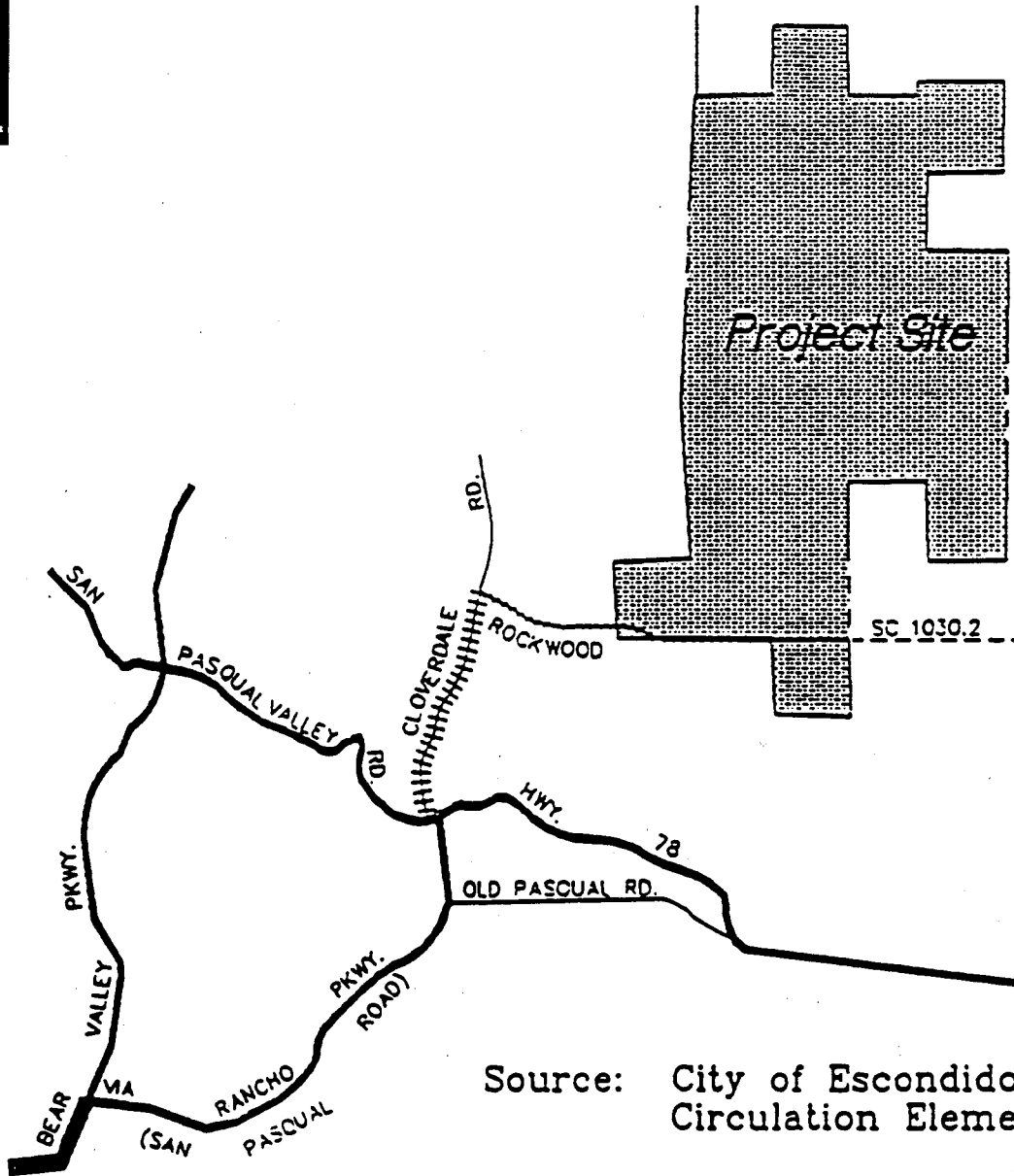


**Buildout Volumes and LOS**

**Figure 14**






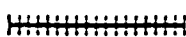


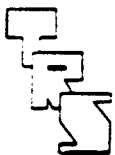
No Scale



Source: City of Escondido  
Circulation Element Update

### LEGEND

-  . . . . . PRIME ARTERIAL
-  . . . . . MAJOR ROAD
-  . . . . . LOCAL COLLECTOR
-  . . . . . COLLECTOR
-  . . . . . FUTURE SC 1030.2
-  . . . . . REQUIRES IMPROVEMENT



Adopted Roadway  
Classification (Ultimate)

Figure 15



Escondido City Engineer.

- (2) Widen Cloverdale Road to a 64-foot collector roadway. Although the Rancho San Pasqual development is committed to improving Cloverdale Road to a two-lane collector (42 feet of improved width over a 60-foot right-of-way), the near-term analysis has indicated that this will be insufficient to accommodate forecast volumes at acceptable levels of service. Improving the roadway to a four-lane collector (64 feet of improved width over an 84-foot right-of-way) will alleviate the problems recognized in the near-term analysis.
- (3) Contribute approximate transportation fees as adopted by the City of Escondido.

Table 5, Off-Site Street Segment Levels of Service, page 83 identifies all affected area roadway segments, their existing and ultimate capacities, and traffic volumes and LOS for the existing, near-term, and ultimate buildout scenarios.

## 2. Internal Traffic and On-Site Roadways

As discussed above, roughly 3,461 trip ends per day which will be generated by the development of Valley View will remain within the project boundaries (see Table 4A, page 74). Analysis of the internal traffic has allocated the project trips within the site as shown on Figure 16, Internal Project Traffic, page 84. Based on the allocation shown and the cross-sections of the proposed on-site roadways (see Figures 17 A through 17 G, Valley View Roadway Sections, pages 85 to 91), a level of service analysis was performed for the on-site roadways. In light of adopted City of Escondido standards, all on-site roadways would operate at acceptable levels of LOS C or better. The reader is referred to Table 6, On-Site Street Segment Levels of Service, page 92.

## G. PUBLIC FACILITIES

### 1. Water Plan

Valley View is within the City of Escondido Municipal Water District. A resort-oriented residential community, Valley View will include 485 single-family homes. Additional land uses that will generate water

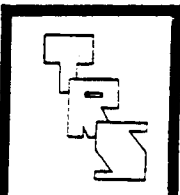
Table 5  
Off-Site Street Segment  
Levels of Service

Roadway	Limits	Capacity Existing/Ultimate	Traffic Volumes			LOS		
			Existing	Near Term	Ultimate	Existing	Near Term	Ultimate
Rockwood Road	East of Cloverdale Road	NA/15,000	0	6,900	6,900	N/A	B	B
Cloverdale Road	North of San Pasqual Valley Road	5,000/15,000	900	13,600	13,600	A	E	A*
San Pasqual Valley Road	East of Cloverdale Road	37,000	9,000	9,600	21,900	A	A	B
	West of Cloverdale Road	15,000/37,000	9,100	16,100	21,900	C	F	B*
	East of Bear Valley Pkwy.	15,000/37,000	14,000	21,000	33,000	E	F	D*
Bear Valley Parkway	West of Bear Valley Pkwy.	15,000/37,000	11,500	14,700	27,200	D	E	C*
	North of San Pasqual Valley Road	37,000	12,000	15,100	24,400	A	B	B
	South of San Pasqual Valley Road	37,000	16,000	16,700	27,400	B	B	C
Via Rancho Parkway	North of Via Rancho Pkwy	37,000	23,900	24,600	32,500	B	B	D
	South of Via Rancho Pkwy	60,000	26,000	31,800	40,000	B	C	C
	South of Old Pasqual Road	10,000/37,000	5,200	10,300	17,400	C	F	B*
	East of Bear Valley Pkwy	37,000	6,700	11,800	17,400	A	A	B

Notes

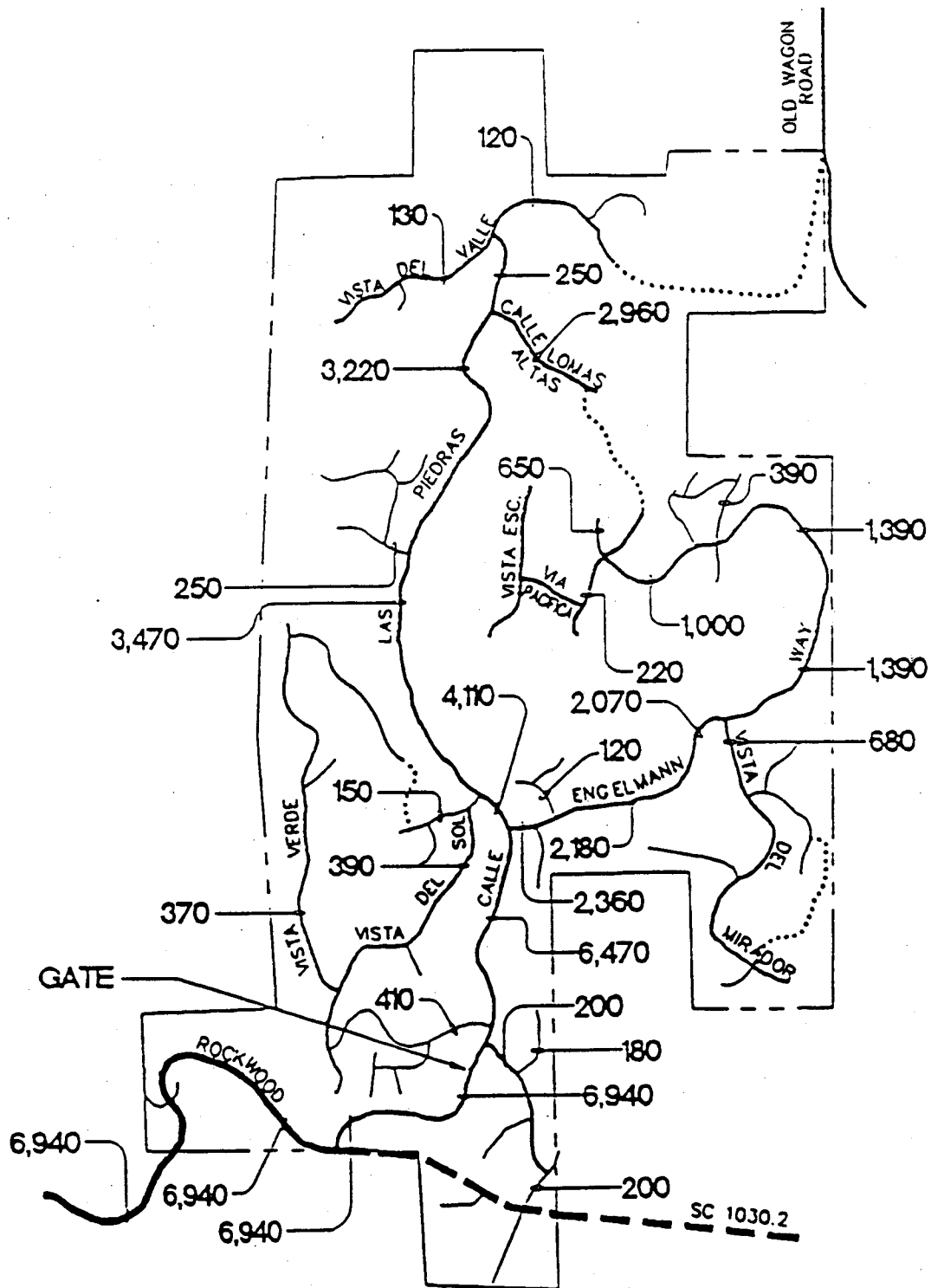
\* = Ultimate Capacity Used

Bold type indicates unacceptable LOS per City of Escondido standards.



North

No Scale



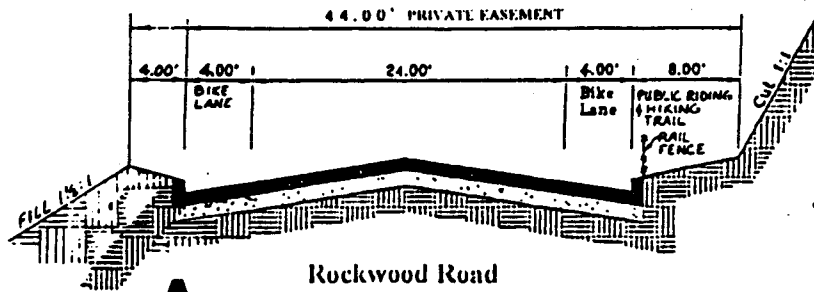
**LEGEND**

- ..... EMERGENCY ACCESS
- - - - - FUTURE SC 1030.2
- #..... ADT

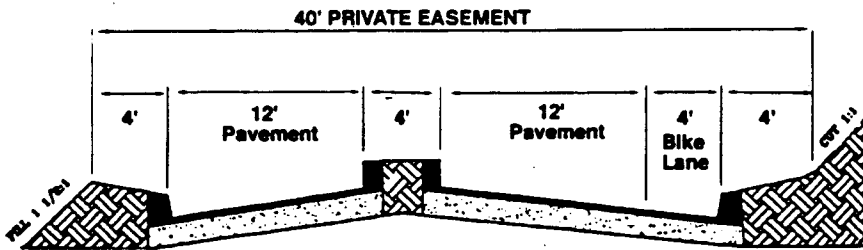


Internal Project Traffic

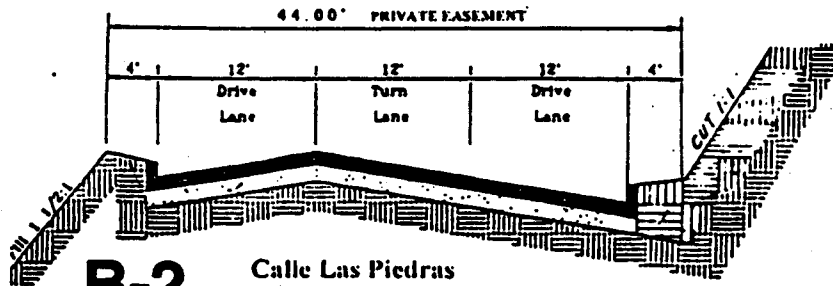
Figure 16



**A.** Rockwood Road  
Eagle Crest to Calle Las Piedras  
TYPICAL SECTION

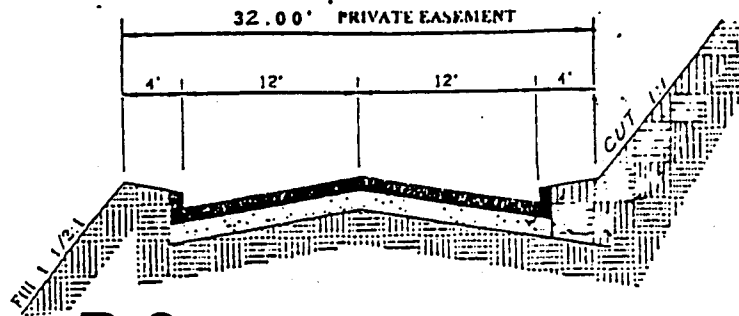


**B-1** Calle Las Piedras  
Rockwood Road to Commercial  
TYPICAL SECTION



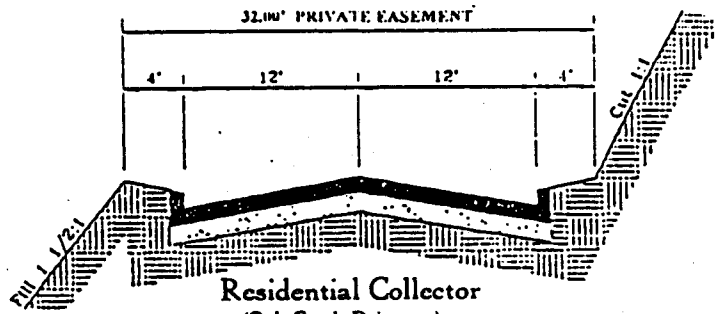
**B-2** Calle Las Piedras  
Commercial to Gate  
TYPICAL SECTION





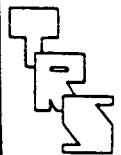
**B-3**

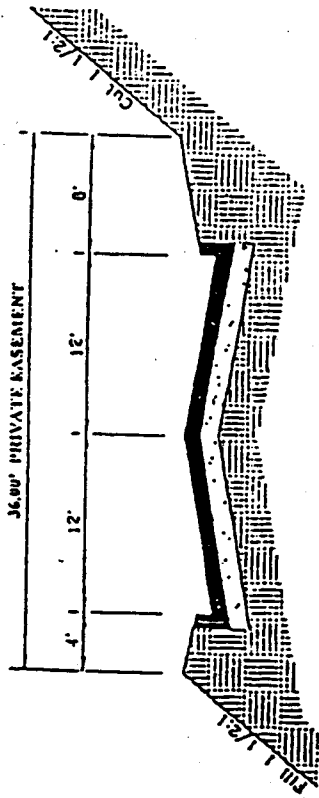
Calle Las Piedras  
Gate to Lomas Atlas  
TYPICAL SECTION



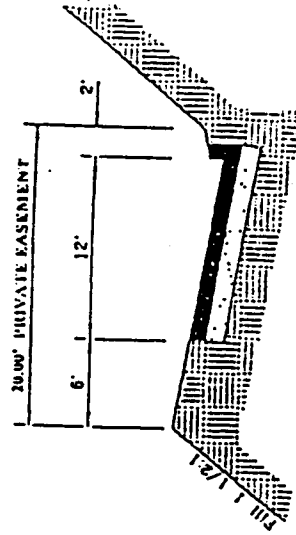
**C**

Residential Collector  
(Oak Creek Drive etc.)  
TYPICAL SECTION

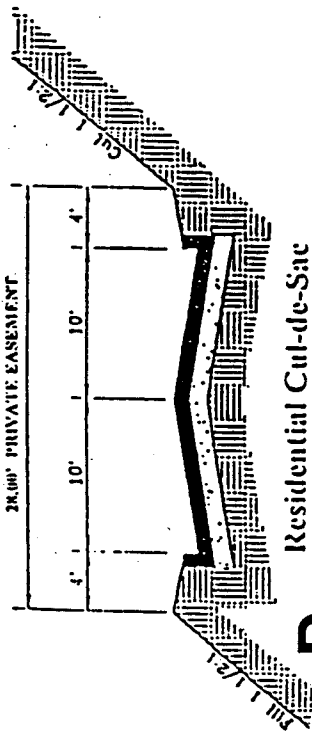




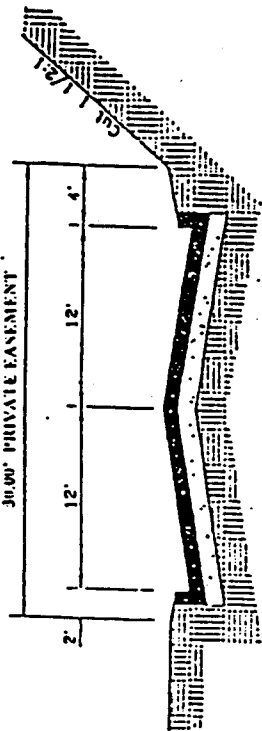
**F**  
 Resort Road  
 Calle Lomas Altas  
 TYPICAL SECTION



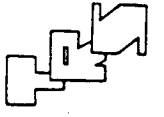
**G**  
 Emergency Access  
 TYPICAL SECTION



**D**  
 Residential Cut-de-Sac  
 (Max. 20 Lots)  
 TYPICAL SECTION



**E**  
 Mesa Villas Road  
 (via Pacific, ect.)  
 TYPICAL SECTION



Valley View Roadway Sections

Figure 17C

**A. ROCKWOOD ROAD**

**1. EAGLE CREST TO CALLE LAS PIEDRAS**

- a. 44' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 4' BIKE LANE, 6" AC. BERM, RAIL FENCE, 8' DG. EQUESTRIAN LANE
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 15% MAX. GRADES
- e. 35 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. LIMITED RESIDENTIAL ACCESS
- h. ALLOW FOR HEAVY LANDSCAPING STATEMENT AT LAS PEIDRAS ENTRY TO THE PROJECT ON EACH SIDE OF ROAD.

**2. FROM CALLE LAS PIEDRAS TO EAST BOUNDARY OF SPECIFIC PLAN AREA**

- a. 44' PUBLIC DEDICATION (ONLY)

**B. CALLE LAS PIEDRAS**

**1. FROM ROCKWOOD ROAD TO COMMERCIAL**

- a. 40' MIN. PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, 12' DRIVING LANE, 4' LANDSCAPED MEDIAN, 12' DRIVING LANE, 4' BICYCLE LANE, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 12% MAX. GRADES
- e. 30 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. AT COMMERCIAL ACCESS ONLY; 12' PAVED LANE ADDED AT COMMERCIAL CENTER FOR LEFT TURNS



**B. CALLE LAS PIEDRAS (CONTINUED)**

**2. FROM COMMERCIAL TO GATE**

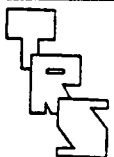
- a. 44' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 12% MAX. GRADES
- e. 30 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. AT COMMERCIAL ACCESS ONLY; 12' PAVED LANE ADDED AT COMMERCIAL CENTER FOR LEFT TURNS

**3. FROM GATE TO LOMAS ALTAS**

- a. 32' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 12% MAX. GRADES
- e. 30 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. NO RESIDENTIAL ACCESS

**C. RESIDENTIAL COLLECTOR (Oak Creek Drive etc.)**

- a. 32' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 12% MAX. GRADES
- e. 30 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. LIMITED RESIDENTIAL ACCESS



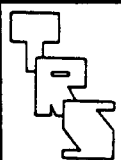


**D. RESIDENTIAL CUL-DE-SAC (MAX. 20 LOTS)**

- a. 28' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 10' DRIVING LANES, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 200' MIN. RADIUS CURVES, 7% MAX. GRADES
- e. 25 MPH DESIGN SPEED
- f. NO PARKING ON STREET ALLOWED
- g. UNRESTRICTED RESIDENTIAL ACCESS

**E. MESA VILLAS ROAD (VIA PACIFICA ETC.)**

- a. 30' PRIVATE EASEMENT AND GRADED WIDTH
- b. 2' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 6" AC. BERM, 4' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 100' MIN. RADIUS CURVES, 12% MAX. GRADES
- e. 20 MPH DESIGN SPEED
- f. NO PARKING ON STREET ALLOWED
- g. UNRESTRICTED RESIDENTIAL ACCESS



**F. RESORT ROAD (CALLE LOMAS ALTAS)**

- a. 36' PRIVATE EASEMENT AND GRADED WIDTH
- b. 4' GRADED SHOULDER, 6" AC. BERM, TWO 12' DRIVING LANES, 6" AC. BERM, 8' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 300' MIN. RADIUS CURVES, 20% MAX. GRADES
- e. 25 MPH DESIGN SPEED
- f. EMERGENCY PARKING ONLY
- g. NO RESIDENTIAL ACCESS

**G. EMERGENCY ACCESS**

1. EMERGENCY VEHICULAR, PEDESTRIAN AND EQUESTRIAN ACCESS ONLY.

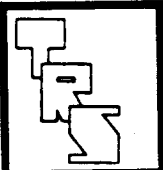
- a. 20' PRIVATE EASEMENT AND GRADED WIDTH
- b. 6' GRADED SHOULDER, ONE 12' DRIVING LANE, 6" AC. BERM, 2' GRADED SHOULDER
- c. 1-1/2:1 FILL, 1:1 CUT
- d. 100' MIN. RADIUS CURVES, 20% MAX. GRADES
- e. 10 MPH DESIGN SPEED
- f. NO PARKING ALLOWED
- g. NO RESIDENTIAL ACCESS EXCEPT AS DRIVEWAY TO ADJACENT LOT.



**Table 6**  
**On-Site Street Segment Levels**  
**of Service**

Roadway	Limits	Width	Parking	Capacity	Volume	LOS
Rockwood Road	West of Calle Las Piedras	44'	No	15,000	6,940	B
Las Piedras	Rockwood Road to Commercial	40'	No	10,000	6,940	C
	Commercial to Gate	44'	No	10,000	6,940	C
	Gate to Calle Lomas Santa	32'	No	5,000	3,470	C
Oak Creek Drive	Entire Length	32'	No	5,000	2,180	B

Note: The traffic study analyzes Engleman Way. That roadway has been renamed Oak Creek Drive.



demand include a championship golf course and club house, a resort complex, a neighborhood commercial center, and an equestrian center.

Site topography is exceedingly varied, with elevations ranging from 420 feet MSL (above mean sea level) near the southwestern corner to 1820 feet MSL near the northeastern corner. To provide adequate water supply and pipeline capacity over this elevational range, construction of an on-site water transmission system, including a number of pumping stations and pressure reduction stations, will be required. The water storage capacity necessary to meet both normal and emergency situations will be accommodated by a reservoir to be constructed at or near the northeasterly corner of the Specific Plan Area. A connection will be made to the City water system main line, constructed by the Rancho San Pasqual project in Rockwood Road at the southwesterly corner of the project SPA.

According to the Draft Environmental Impact Report for the City's Reclaimed Water Distribution System Project, it is the City's intention to build a water reclamation distribution system to deliver effluent, treated in accordance with Title 22 standards of the California Code of Regulations, from the Hale Avenue Resource Recovery Facility. The proposed two-phase reclaimed water distribution system will serve both the City of Escondido and the surrounding County area. Phase I of the system will deliver up to 2.9 million gallons per day (mgd) of reclaimed water for irrigation and agriculture to areas within the City which currently receive only potable water. Phase II will convey an additional 13.2 mgd of reclaimed water to future markets in Escondido and outlying areas.

The proposed Phase I facilities nearest to the Valley View SPA will be the Southern Reservoir and the 16-inch main in Ryan Drive at Via Rancho. Planned to serve water markets to the west of the reservoir, these facilities would not be capable of supplying the Valley View SPA, which lies to the east. Future Phase II improvements could potentially provide reclaimed water to the Valley View project, however. Since the Phase II water service markets have not yet been finalized and the timing for Phase II has not been developed, a detailed design of a reclaimed water system on the Valley View site would be inappropriate at this time. The Specific Plan does not, however, preclude the possibility of using reclaimed water at a future date for supplemental irrigation of the landscaped areas within the streets, golf course, commercial area,

equestrian area, and open space. To accommodate the potential for a future reclaimed water system on-site, the Valley View water facilities design allows for a minimum 10-foot separation between the reclaimed water and the domestic supply systems to avoid potential contamination of the potable water supplies should such a system be implemented. The construction of the improvement infrastructure will preserve area for the future addition of a reclaimed water system when (and if) such a system becomes economically feasible to implement.

Water conservation techniques, such as use of drought-resistant landscaping and grasses to vegetate the golf course, will be emphasized by the Valley View project. Where feasible, the golf course watering will also be supplemented by use of well water.

## 2. Sewer Plan<sup>16</sup>

Valley View will be served by a gravity flow sewer system. To handle 300 gallons per day (gpd) of effluent per household, as well as the commercial and resort uses proposed by the Valley View SPA, the on-site sewage system has been designed to transmit an average of approximately 0.21 million gallons per day, piped southwesterly to join the sewer outfall proposed for the Rancho San Pasqual project. Carried by the public sewer system, the sewage generated on-site will ultimately be transmitted to the existing Southside Pump Station.

None of the sewer outfall costs for Valley View will be borne by the City; all construction costs will be the responsibility of the developer.

## 3. Drainage Plan

As development occurs within Valley View, the rate of runoff will increase due to an increase in concentration and a reduction in soil permeability. On-site water collection systems and holding areas will be constructed to manage and control the runoff, and water quality and volume will be mitigated before storm water is released. All design will be based on City of Escondido Design Standards, unless alternatives to these standards are approved by the City of Escondido. Overall existing drainage patterns within the Specific Plan area will be retained following

<sup>16</sup>The City of Escondido is in the process of updating the wastewater master plan, and will include the area of SPA 4 within this update.

development.

4. Utilities

a. Telephone

Valley View is situated within the service area of Pacific Bell, which will provide telephone service to the project.

b. Gas and Electric

San Diego Gas & Electric will provide gas and electric services to the Valley View project, which is located within its service area.

**H. PUBLIC SERVICES**

1. Police

The City of Escondido Police Department, which renders general law and traffic enforcement services to the City of Escondido, will provide police protection to Valley View.

2. Fire

The City of Escondido provides fire protection services to Valley View. The project site is presently situated outside of the response time limits set by City of Escondido standards; therefore, certain facility upgrades will be required to bring the project into reasonable compliance with City response standards. Although several scenarios are presented (see Section II.A.3.c., Fire Protection, page 14), the city-wide fire protection district upgrade most likely to be pursued (known as Scenario Three) would involve construction of a Type II eastside station at or near the intersection of Cloverdale Road and San Pasqual Valley Road or, alternatively, on the Wild Animal Park access road, just south of the Cloverdale SPA border.

Were a station to be located at the intersection of Cloverdale Road and San Pasqual Valley Road, portions of Valley View would continue to fall outside of the five-minute response limits and, depending on project circulation, some of Valley View could fall outside the goal of ten-minute paramedic response limits, but within the fifteen-minute limits denoted in

the City of Escondido's service level standards. A station on the Wild Animal Park access road would, however, bring most of Valley View within a five-minute response level and the entire Valley View area within a ten-minute response time, based on recent discussions with the Julian Fire District.

3. Schools

Valley View is located within the San Pasqual Union School District and the Valley Center Union School District for grades K through 8 and the Escondido Union High School District for grades 9 through 12. The common border between Sections 16 and 21 provides the separation on-site between the two elementary school districts, with the northerly portion (Section 16) falling within the Valley Center Union School District, and the southerly portion of the property lying within the San Pasqual Union School District. No school sites are presently proposed on the Valley View property.

4. Library

Library services are provided at several locations within the City of Escondido. No library facilities are proposed within the Valley View Specific Planning Area.

5. Solid Waste

Solid waste disposal is performed for the Valley View property by Escondido Disposal, Inc., which disposes of solid waste (after dispensing with the recyclables) at the San Marcos landfill.

## V. COMMUNITY-WIDE DESIGN PROGRAM

### A. PURPOSE

The Community-Wide Design Program is intended to:

- \* Develop a community structure which integrates site planning, architecture, and landscape design; and
- \* Provide guidelines and standards for reviewing neighborhood development plans and individual projects to insure conformance with the unique image envisioned for Valley View.

Guidelines and standards are developed in this Specific Plan text at the community-wide level. While intended for application at both the community-wide and the neighborhood development levels, reasonable variations are to be taken into account. The Community-Wide Design Program generally establishes guidelines, standards, and practices for the entire Valley View area, creates the framework underlying all project development, and provides greater specific detail only in relation to particular, or uncommon, architectural, structural, landscaping, or neighborhood elements of note.

To provide the high quality standards planned for Valley View, the Master Developer or his/her assignee will build on-site private streets and infrastructure. All rough grading will be provided except for grading on estate or large lots. Grading on estate or larger lots is to be initiated and completed by the purchaser of the lot. The common landscape program will be completed as part of the overall community improvements.

### B. DESIGN REVIEW

In order to implement the overall design approach imagined by the Valley View developers, a Development and Design Review Committee (DDRC) will be established, composed of representatives of the Master Developer or his/her assignee. The committee will be charged with evaluating the compatibility of any proposed project with the design and development intent of the guidelines and criteria contained in the Specific Plan Program. The Valley View DDRC will operate independently of the Valley View Homeowner's Association and any landscaping or architectural review function which the Association may establish. Once 50% or more of the dwelling units/lots are sold, the homeowner's association will assume the duties and responsibilities of the



DDRC. Further, grading on roadways will be confined to an area delineated as "Limits of Grading".

The design framework established within this document shall be used as the basis against which all Valley View development shall be reviewed; however, the DDRC may, in its judgement, suspend any specific design requirements when appropriate mitigation has been demonstrated.

Objectives underlying the DDRC's review of projects are:

- \* Emphasis on a unified design theme through a coherent and cohesive relationship between architecture, landscape, and site design;
- \* Primary design focus on overall street scene and design theme, rather than individual structures;
- \* Emphasis on preservation of views, important land forms, drainage patterns, and special edge conditions.

Any proposed development on the Valley View property must be submitted to the DDRC and approved in writing. Submissions are to include, at minimum, site plans, grading plans, preliminary architectural plans and color schemes, landscape plans, and material usage.

## **C. COMMUNITY DESIGN CONSIDERATIONS**

### **1. Natural and Naturalized Forms**

Sensitivity to natural features should be a goal in the design and siting of development, with a focus on creating development which appears to be a natural extension of the land. This can be accomplished by:

- a. terracing roof lines; where possible, extended horizontal lines and flat roofs (particularly in areas of hillside terrain) should be avoided, as pitched, gabled, and hipped roofs are more visually compatible with hillside areas.
- b. utilizing building forms which follow hillside slope to increase integration of building and land;

- c. using natural colors and materials that compliment adjacent landscaping;
- d. blending structural forms into adjacent vegetation through the use of edge landscaping;
- e. using transition landscaping;
- f. extending walls into the landscaping;
- g. dividing retaining walls, if possible, into smaller elements with planted terraces or other techniques designed to articulate the otherwise straight, flat surface;
- h. utilizing a facade of stone or of earth-colored and textured concrete on retaining walls, where possible;
- i. integrating rock outcrops on slopes, parkways, street medians, and focal points;
- j. using contour grading techniques and natural-appearing cut slopes;
- k. avoiding, preserving, and, where appropriate, replacing, tree stands and sensitive habitats;
- l. emphasizing natural and naturalized drainage; and
- m. developing a road design using hillside standards, incorporating narrower cross-sections of pavement, reduced curve radii, horizontally split roads around tree stands and medians, and vertically split roads where topographically permissible.

## 2. Grading

With respect to earthwork, the intent of the Valley View design program is to minimize grading and landform alteration as much as possible. Mechanisms to achieve this goal include (1) design of the primary internal roadway network to follow natural contours wherever feasible, and (2) the sensitive placement of projected land uses. To offset the tendency of higher densities and more intense land uses to require more grading, such uses generally have been situated in the flatter areas of the

site. In this regard, mass grading will generally be limited to site preparation for the resort and golf course, the commercial area, the equestrian center, and the patio homes in Neighborhoods 1, 2, and 5.

Architectural techniques can also be used to accommodate changes in elevation and reduce the amount of grading. These methods include split level or terraced building configurations which adapt to slopes, as well as landscaped retaining walls which can both reduce manufactured slopes and increase usable site area.

Contour grading is an important method for both reducing grading quantities and camouflaging grading effects, particularly in areas of highly visible manufactured slopes where the new slope transitions into a natural slope edge. In such locations, variation in longitudinal gradients can help to create and maintain the appearance of natural slopes. Generally, grading within Valley View will be to guided by the desire to produce as natural an appearance as practicable, with contour grading used wherever feasible to emulate natural slopes. However, due to the wide variety of naturally-occurring slopes in excess of 2:1 on the site, manufactured slopes steeper than 2:1 shall be allowed in any of the following circumstances:

- a. **Sliver Fills/Cuts:** When natural slopes are steeper than 2:1, using manufactured slopes at 2:1 can create very large but shallow fills/cuts. These "sliver" fills/cuts should be avoided, if possible, primarily due to the large impact area. Appropriate grading actions for these areas include slopes steeper than 2:1 where geotechnically feasible, and/or retaining devices combined with landscape screening.
- b. **Geotechnical Conditions:** In locations where substantial rock and boulders are encountered, manufactured slopes steeper than 2:1 may be used to limit grading impacts. To create more natural appearing slope faces in such circumstances, major cut slopes over 2:1 may contain rock or other suitable geological formations and may be engineered in a terrace-graded fashion to reflect natural land forms;
- c. **Environmental Habitat:** Where it can be demonstrated that manufactured slopes steeper than 2:1 reduce impacts to sensitive existing environmental habitat, such grading shall be encouraged,

given geotechnical feasibility. Landscaped retaining devices may also be considered appropriate in such circumstances.

- d. Access/Utilities: Minimum engineering criteria to satisfy health, safety, construction, and maintenance requirements should be followed in developing access routes and providing utilities to developable portions of the site. Where access and utilities must cross constrained areas, manufactured slopes steeper than 2:1 should be evaluated as a means to minimize more extensive impacts.
- e. Rockwood Road, which is a Circulation Element Road, and the resort access road, have slope ratios that are steeper than those recommended in the Grading Ordinance. This is necessary to minimize the amount of grading undertaken. The exact heights and cut/fill slopes and requested exemptions, will be provided at the time of preparation of final grading plans.

### 3. Drainage

#### a. Modifications and Channels

Specific drainage patterns within the Valley View property may be modified, however, such modifications must be generally consistent with the drainage basin boundaries identified in this Master Specific Plan (the reader is referred to Figure 6, page 31, Drainage Basins). Runoff from impervious surfaces such as roofs and pavement areas will be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas whenever feasible. Surface drainage will be designed to transport runoff onto the street, as feasible, rather than across adjacent lots.

When natural or naturalized drainage areas are visible, channels will include random rock and boulder placement and riparian vegetation. The use of visible bench drains should be minimized to the extent possible; when their use is necessary, the edges shall be softened with plant materials.

#### b. Erosion Control

Although the project area has relatively low erosion potential

because of existing vegetation and abundant surface rock, any proposed development should address the potential for erosion and concomitant sediment deposit. Erosion control measures discussed in Section 7013 of the Escondido Zoning Code identify landscaping and vegetation re-establishment as a permanent means of controlling erosion. The drainage design for Valley View will include provision for temporary sediment trapping devices to capture sediment during construction, as required by the reviewing jurisdictions. Once landscaping has reached maturity, sediment storage and facility maintenance requirements will decrease.

#### 4. Ridgeline Visibility and Protection

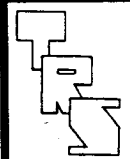
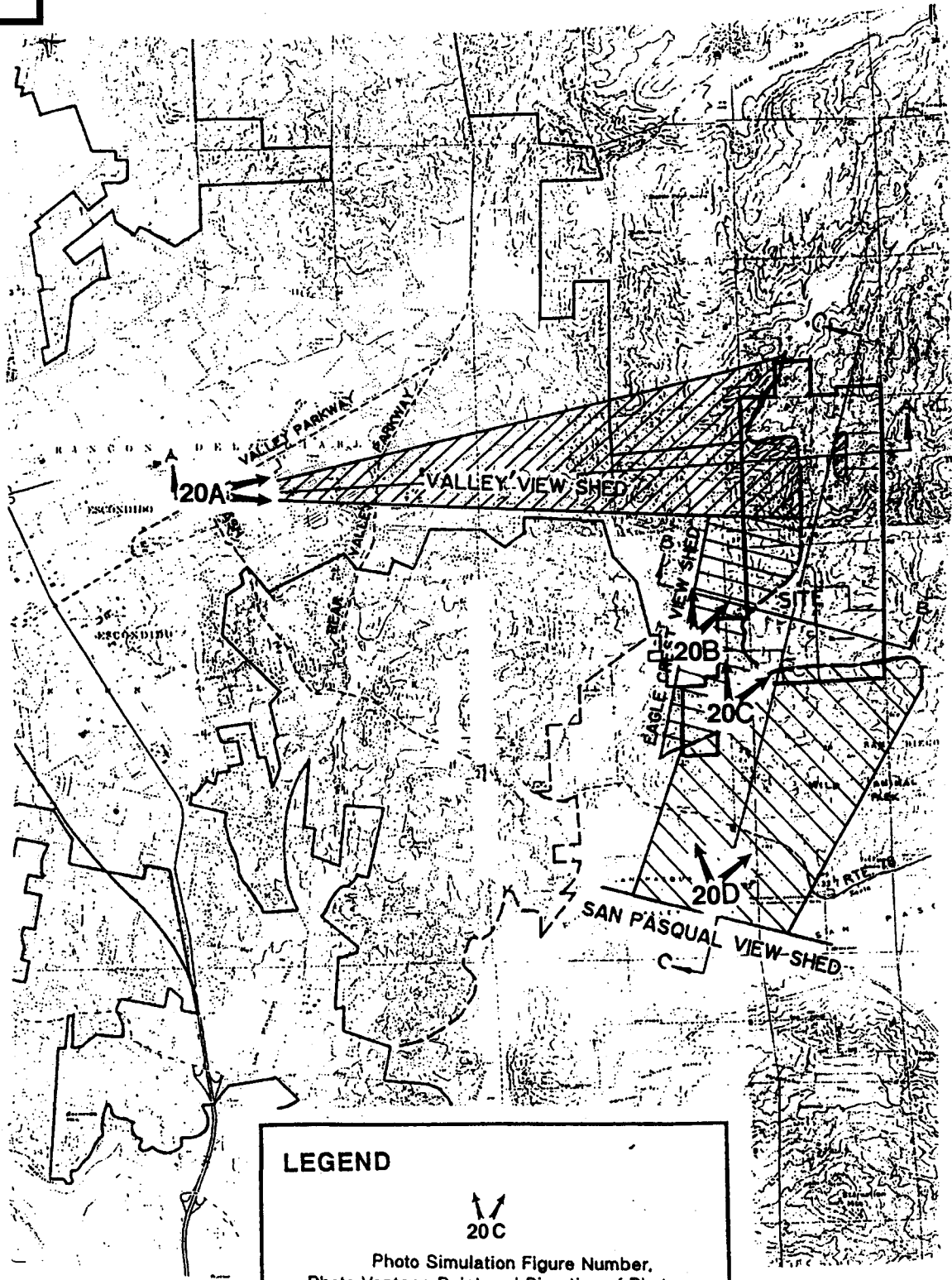
Internal views and views from off-site are largely dominated by a series of intermediate ridgelines which extend throughout the property. It should be noted that abrupt natural landform changes and existing vegetation screen most on-site land use from visibility off-site. Cross-sections have been developed by Hofmaister Engineering which demonstrate, in conjunction with related photo-simulations, the lack of abrupt visual impacts to both proximate and distal future observers of the finished Valley View project. The View Shed Map (Figure 18, page 103) depicts an overview of the visual impact and provides a key to cross-sections and photo simulations that follow. The cross-sections A-A through C-C (Figure 19, page 104) were constructed by locating a point, or a series of points, which represent possible viewing positions of residents and/or travelers within the City of Escondido, the adjacent City of San Diego, and the portion of the unincorporated County of San Diego to the south of the site. The various viewing perspectives distinguished on the cross-section key map are represented in cross-section form with portions of the site visible from that particular vantage point identified in "shading" on the respective cross-section.

Views onto the site are generally from the west and south. From Valley Parkway and Ash Street, the upper, west-facing hillsides of the site are visible (Figure 19, Section A-A). Neighborhoods proposed here consist of mixed open space and estate homes, and open space (Figure 8, page 59). From the same vantage point but looking southeast into the Rancho San Pasqual View Shed (Section B-B), the southern portion of the site are visible. A mix of homes, the retail and equestrian complexes are proposed for this area. The view shed from the center of San Pasqual Valley into the hills of the site (Section C-C) is limited by a ridge line





No Scale

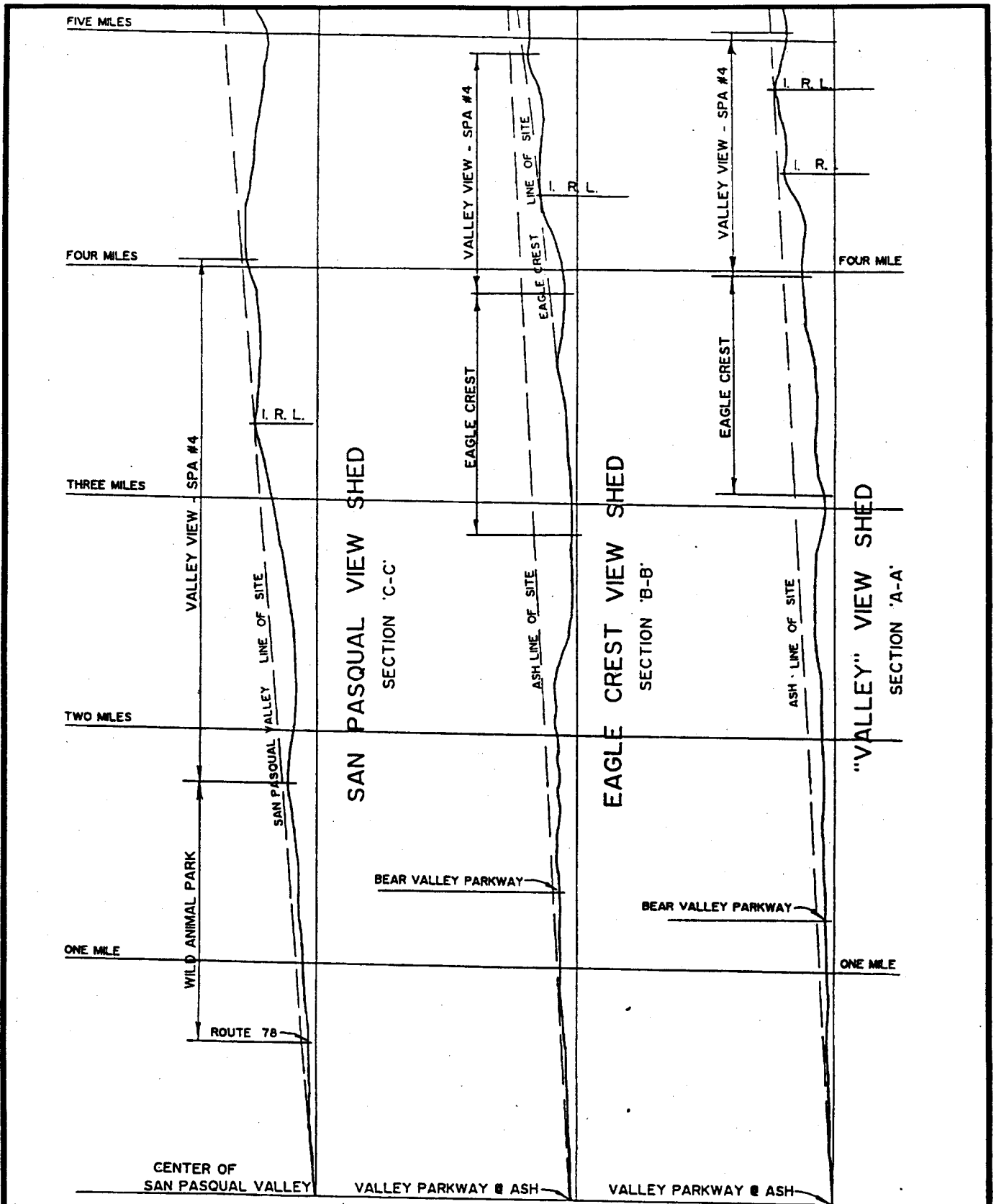


View Shed Map

Figure 18







Scale: Horizontal = Vertical

NOTE: I.R.L. MEANS INTERMEDIATE RIDGE LINE

	<h2>View Shed Cross Sections</h2>	<h2>Figure 19</h2>
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near the southern boundary of the property, which shields the project to approximately the intermediate ridge line in the plateau area in the north (Figure 9, page 60). It should be noted that the northern plateau area, planned for the golf course, resort, mixed homes and open space, generally falls outside the three major view sheds depicted.

The photo-simulations (Figures 20 A through 20 D, pages 106-109) are the product of a photograph shoot of the site on April 30, 1994, between 11:00 A.M. and 11:50 A.M. The photographs were taken from the locations identified on the View Shed Map (Figure 18, page 103) and generally correspond to the cross-section viewer locations. The photographs were digitized, as was the topographic map of the site. From this digitized information, the site and the proposed development were overlaid in the same field, presenting an accurate depiction of the project at completion.

It is important to note that, in order to evaluate a "worst case" visual scenario, the most visible locations from which to view the site were chosen. Additionally, although the proposed structures are depicted in red for illustrative purposes, the actual colors of the structures will be consistent with the materials and color palette discussed in this specific plan text.

Photo-simulations of four views of the site have been included, as noted above. Figure 20 A, page 106, depicts the site from the intersection of San Pasqual Valley Road and Ash Street, a distance of approximately four miles. As can be seen, the site appears as part of the distant San Pasqual Mountain ridge system. Structures are indistinguishable from this distance. Figure 20 B, page 107, simulates a view into the Rancho San Pasqual View Shed from a point just west of the project. Impacts related to the estate lots in Neighborhood 6 (indicated as points IIa, IIb, and IV on the graphic) are visible on the flanks of the ridgeline and to the right (south) of the road in the foreground. The edge of the golf course on the northern plateau is just visible on the left. Figure 20 C, page 108, simulates the view north from the vicinity of Rockwood Road. The patio homes of Neighborhood 5 are depicted in the center of the photo. More detailed views into the site are blocked by the intervening hillside right of center. Depicting the view from Highway 78 in the vicinity of the Wild Animal Park, (Figure 20 D, page 109), structures on the northern plateau are visible near the off-site peak in the center of the montage.

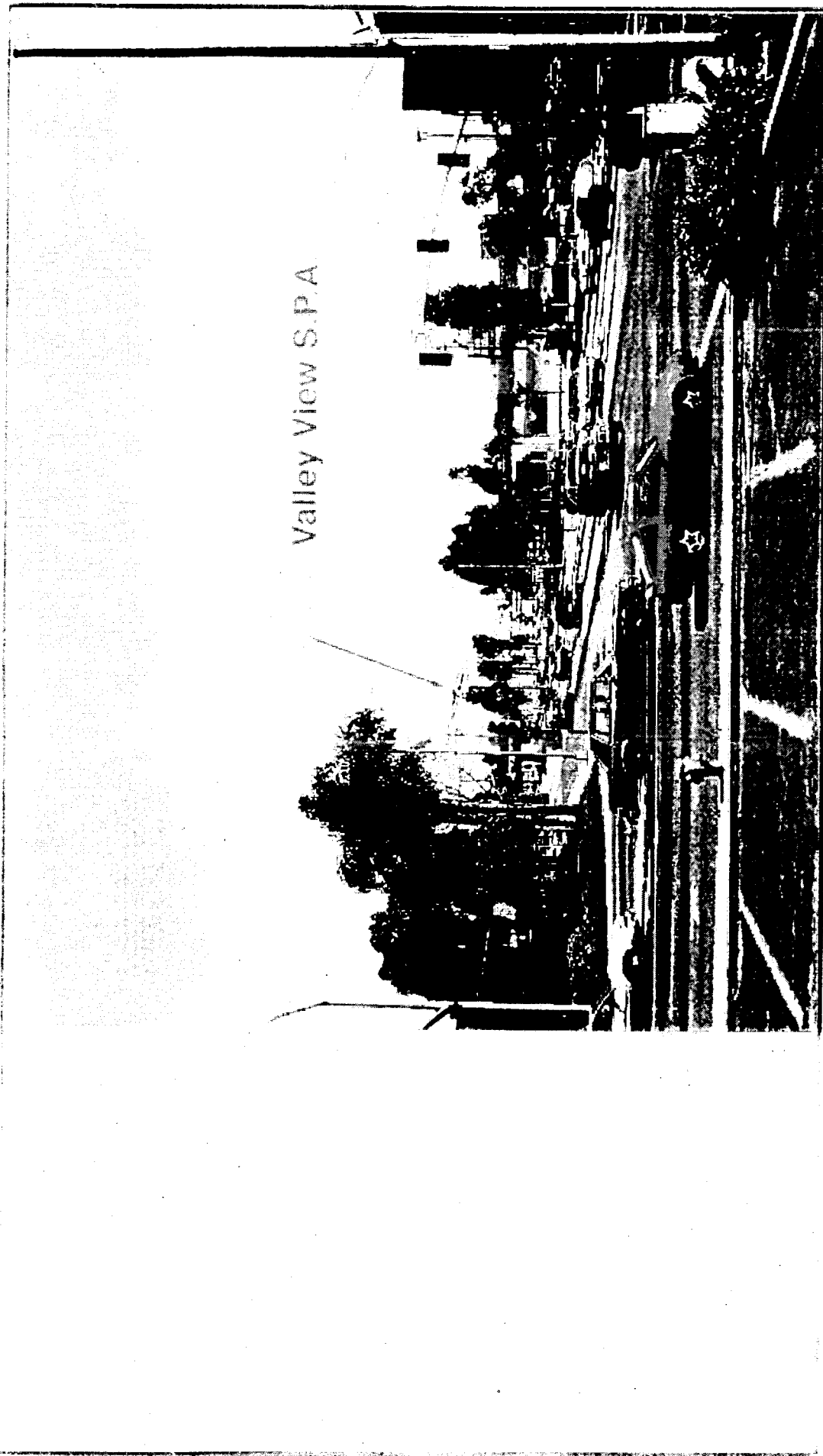


Photo-Simulations

Figure 20 A

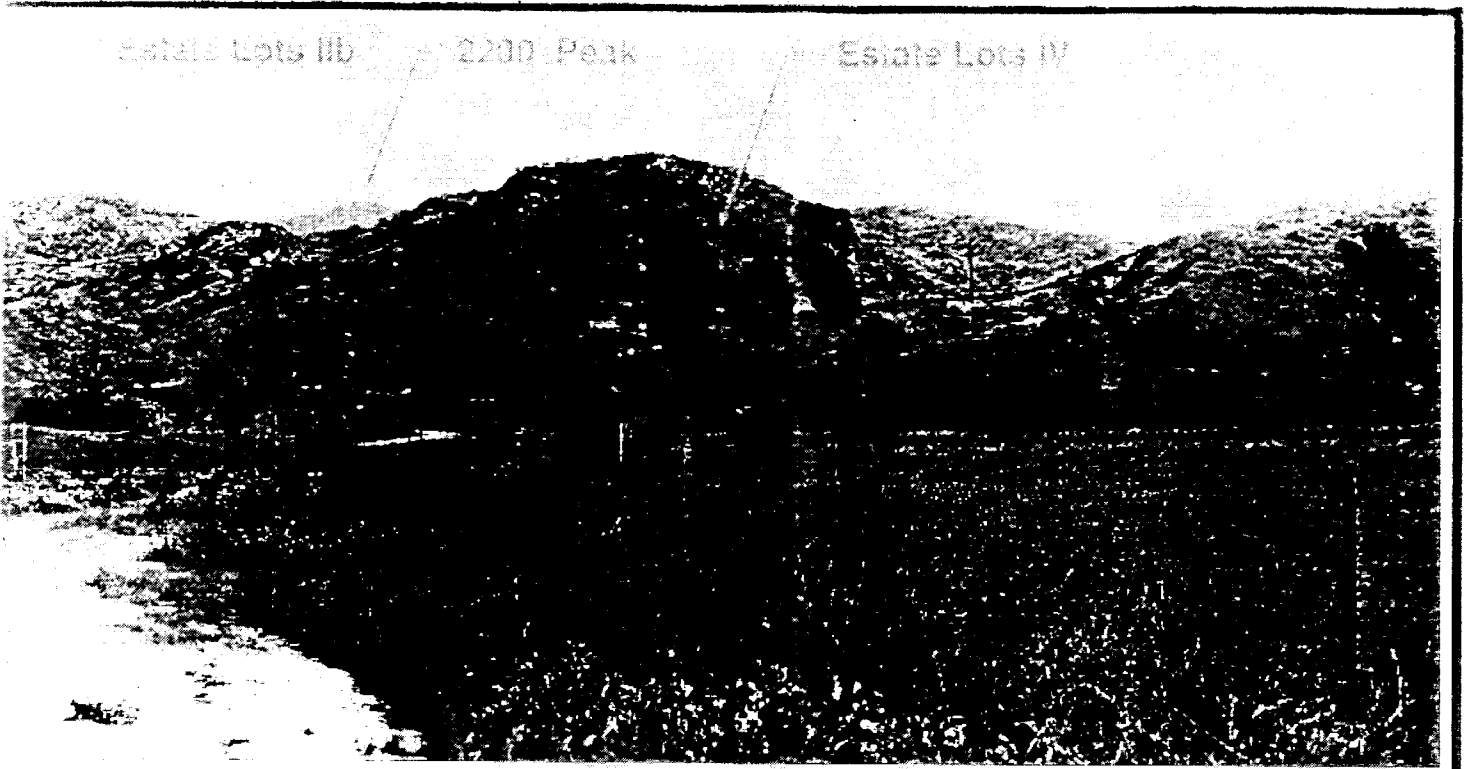


Photo-Simulations

Figure 20 B



Rockwood Street, 1900s

Patto Homes IV

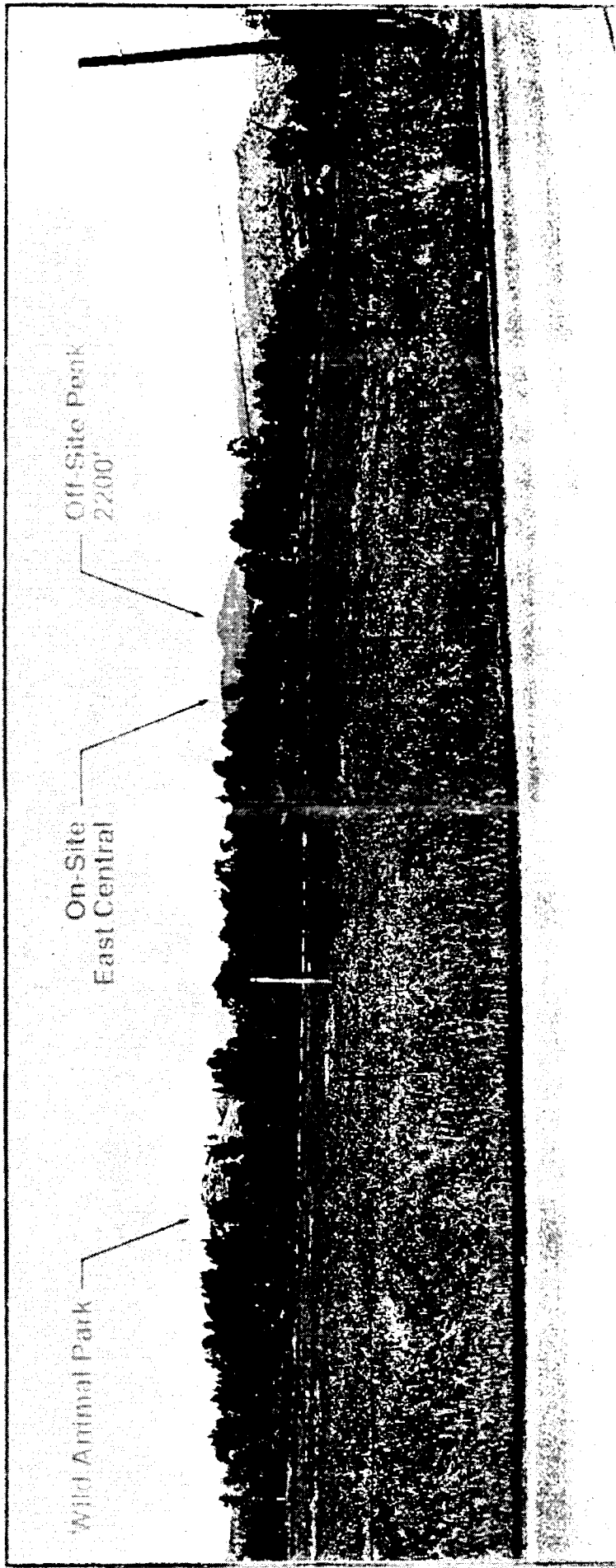


Figure 1: Site Location

Figure 2: Site Location

Figure 3: Site Location

Figure 4: Site Location

Figure 5: Site Location

For the intermediate ridgelines identified in Figure 9, page 60, the following development standards shall apply:

- a. Significant view corridors will be accommodated from major or collector streets within 1,000 feet of the property line;
- b. Substantial open space will occur between development groups;
- c. Mass grading will be of limited scope in relation to the overall development size;
- d. Development will be concentrated in the less visible areas as viewed from outside Valley View;
- e. For that portion of the ridge greater than 35 percent slope, development shall be minimized and shall primarily include trails, fuel modification zones, golf course traversing natural terrain, emergency access roads, and utilities.

5. **Fuel Modification and Native Area Buffer Program**

A Fuel Modification Zone becomes necessary when development abuts open space areas and a wildfire potential exists. For Valley View, Fuel Modification Zones are designed to protect residential development and access streets from wildfire and to buffer native wildlife and vegetation from development. (The reader is referred to Figure 21, Brush Management Plan, page 111.) On canyon slopes and natural habitat areas adjacent to residential lots, a 100-foot fire buffer zone will be designed and maintained in accordance with the City of Escondido Fire Departments' "Wildlife Interface Policy For Subdivisions".

The Fuel Modification Zone, comprised of two distinct areas, also acts as a buffer to native wildlife and habitat areas from the developed areas of Valley View. Generally in areas characterized by residential use, the first 50 feet extending beyond the residential structure wall is considered the Primary Fuel Modification Zone, and the succeeding 50 feet is identified as the Secondary Fuel Modification Zone.

BRUSH MANAGEMENT PLAN

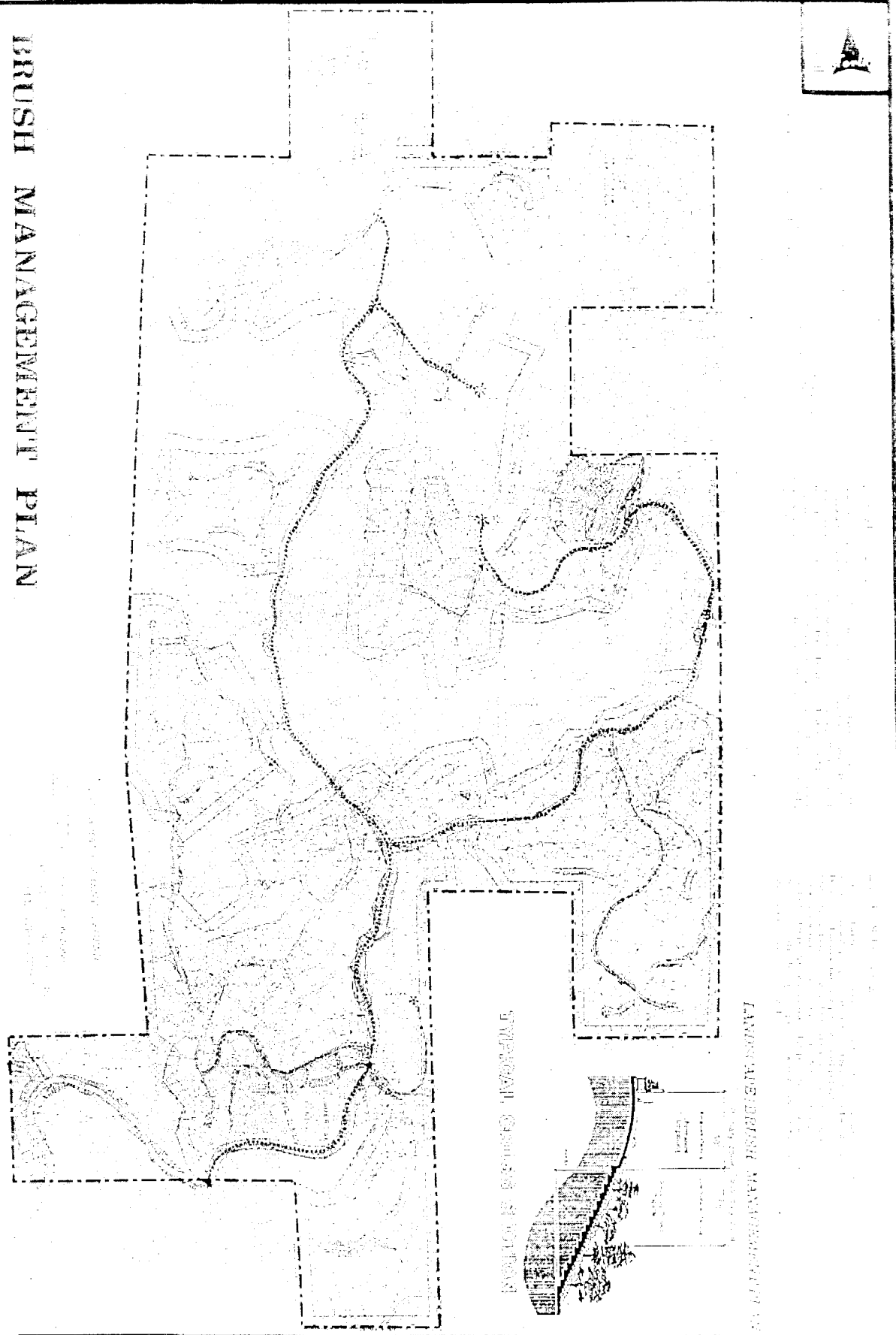


Figure 21

Brush Management Plan



**Valley View Golf Clubhouse and Resort Specific Plan**  
Escondido, California

**VALLEY VIEW PARTNERSHIP**  
Escondido, California 92025

**KRIZAN DESIGN ASSOCIATES**  
Landscape Architecture  
5143 Shore Drive  
Carlsbad, California 92008  
(619) 438-5640 voice (619) 431-2812 fax

**TRS CONSULTANTS**  
Planning  
7887 Conway Court #112, San Diego, California 92111  
(619) 498-2525 voice (619) 498-2527 fax

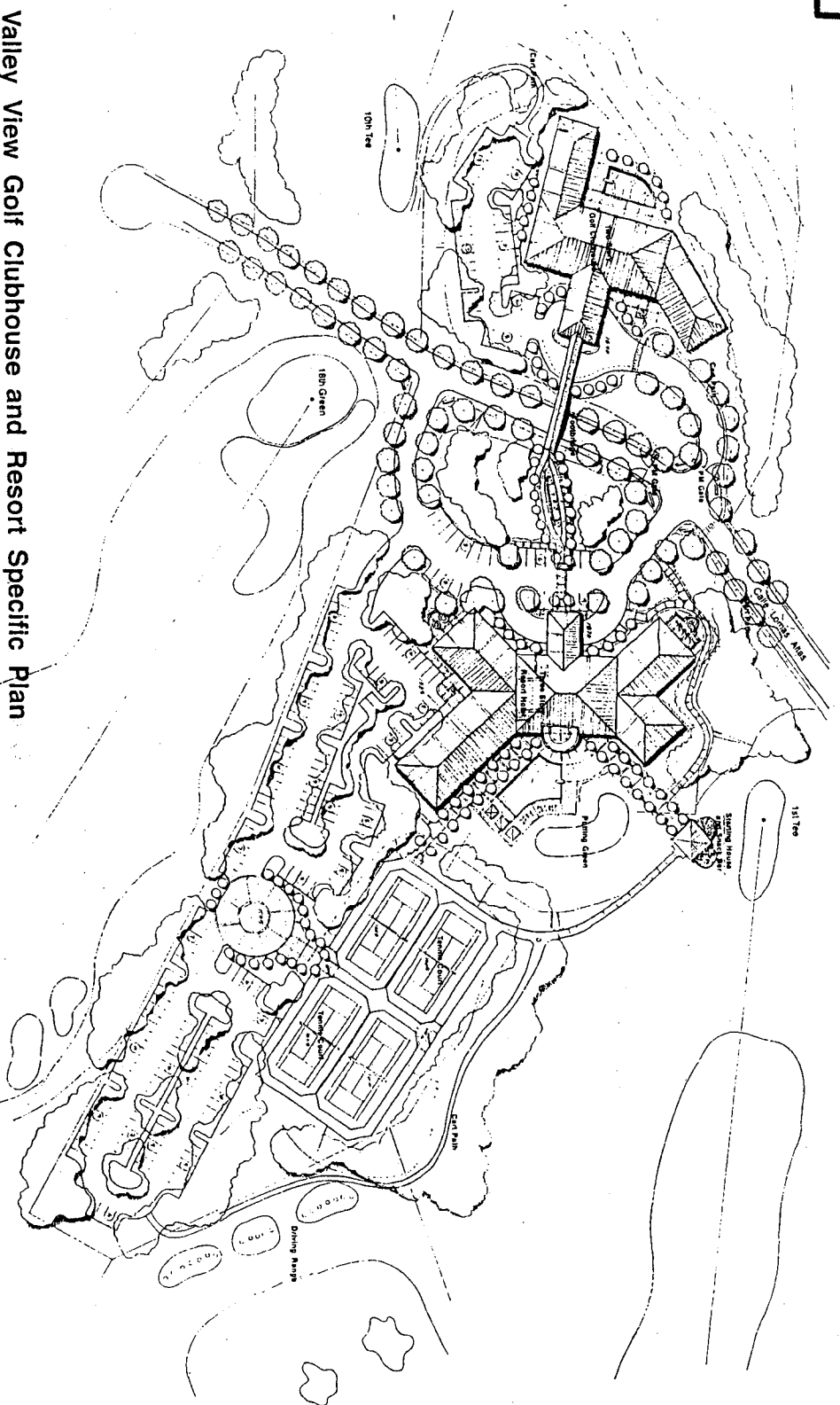
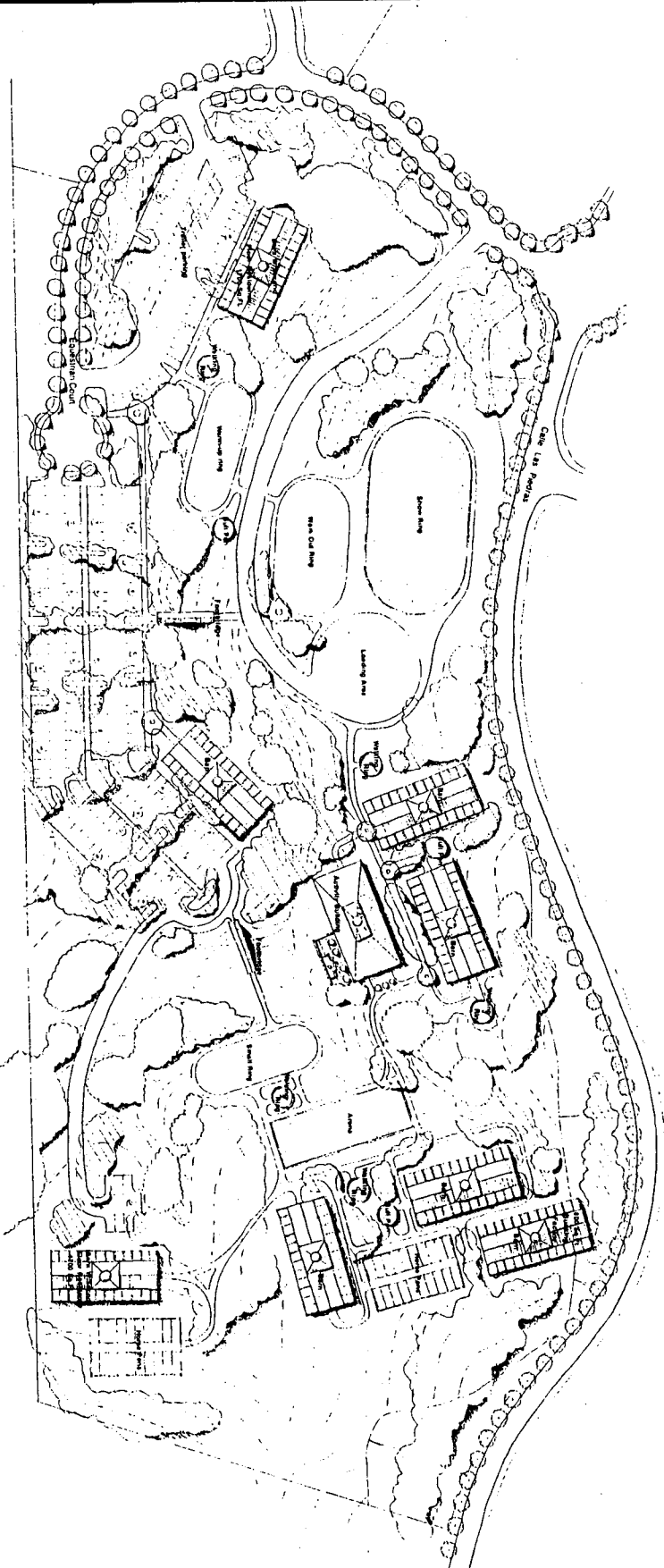


Figure 22

Resort Concept Plan



**Valley View Equestrian Center Specific Plan**  
Escandido, California

**VALLEY VIEW PARTNERSHIP**  
Escandido, California 92025

**KRIZAN DESIGN ASSOCIATES**  
Landscape Architecture  
5144 Shore Drive, Carlsbad, California 92008  
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**TRS CONSULTANTS**  
787 Camino Real #12, San Diego, California 92108  
(619) 442-2522 Fax: (619) 442-2527

Figure 23

Equestrian Center Concept Plan



### Primary Fuel Modification Zone

As required by the City of Escondido Fire Department, the primary fuel modification zone lies within the first 50 feet of a dwelling unit adjacent to natural open spaces. Where residential property lies immediately adjacent to paved roadways, greenbelts, or hardscape areas, a fuel modification zone would not be required. The plant palette for the primary fuel modification zone, which requires irrigation, includes low fire retardant groundcovers, lawn, or a hydroseed mix, and low fuel volume plant materials. This zone can occur between residences and the natural landscape or within a manufactured slope adjacent to a residential property line. To maintain soil stability, existing specimen trees, shrubs, and non-weedy vegetation in fuel modification zones along natural slopes should be retained where possible.

### Secondary Fuel Modification Zone

A secondary non-irrigated fuel modification zone would be placed around primary fuel modification zones which are directly adjacent to non-disturbed natural grassland or chaparral areas. The extent of the secondary fuel modification zone depends upon terrain, wind patterns, and existing plant materials, and may be prescribed by the City of Escondido Fire Department. The zone is typically required to provide, at a minimum, an additional 50 feet of width, planted with natural and revegetated low fuel materials. High fuel materials would be thinned out, pruned or removed as necessary and existing lower fuel materials maintained. Mowing or discing of fire breaks within natural grasslands may be advised in high fire seasons.

The Fuel Modification Program for Valley View includes the following criteria and guidelines:

- a. To avoid impacting adjacent existing native vegetation, construction activity will be monitored and controlled when grading the Fuel Modification Zone. This will be accomplished through the use of visible construction staking and temporary fencing. When the Fuel Modification Zone is established within private ownership, an access and maintenance easement over such areas will be dedicated to the Homeowners' Association, if responsibility for controlling and maintaining the Zone lies with the association rather than the individual property owner.

- b. Plants for use in the brush management zones should be selected for low growth potential, drought tolerance, fire retardance, deep rooting habit, aesthetically pleasing effect, and compatibility with different species. It should be noted that any plant can burn during extreme fire weather conditions, and, therefore, labeling any plant as fire retardant or fire resistant is somewhat misleading. The term "fire retardant" denotes a plant which is capable of surviving a fire, describing a plant that is less flammable than other plants containing the same amount of fuel, possibly due to the proportional differences of live to dead woody fuel present, the oil and mineral content of the foliage, or the percent of fuel moisture. "Fire resistant" plants, on the other hand, have adapted to fires in a variety of ways; some plants such as oak and pine are protected by thick bark, some will readily resprout from the trunk or crown after burning, and others produce seeds which germinate after being scarified by fire.

Plants such as prostrate rosemary, coyote brush and rockrose, which burn readily, are actually very good species for use in brush conversion. These plants are drought-tolerant, generally low-growing, have relatively low fuel volumes, are aesthetically pleasing, and are adapted to the Southern California climate.

- c. The following guidelines are useful when reducing the fuel load either by pruning and thinning of native chaparral or through brush conversion:
- 1) Shallow-rooted plants should not be used as permanent cover on steep slope unless interplanted with deep rooting plants. Most non-woody ground covers and grasses have an effective root depth of less than 3 feet and are labeled shallow-rooted. Woody groundcover shrubs are typically moderately deep-rooted (3-6 feet in depth).
  - 2) Avoid the use of irrigated groundcovers around native plants such as sumac, (Laurel, Sugarbush or Lemonade Berry) and Oaks, as root rot may occur and kill the native plants.
  - 3) Avoid using "ice plant" on steep slopes. Ice plant is low growing (low fuel) with high moisture content (highly fire

retardant) but has weak shallow roots and generally should not be used on steep slopes. Of the many types available, *Drosanthemum* is the best for steep slopes over 2:1 with poor soil. White trailing ice plant (*Delosperma alba*) does well on slopes 2:1 or less if irrigated. "Freeway ice plant" (*Carpobrotus*), because it can survive without irrigation, can be invasive and should not be used where invasiveness is a problem, and should only be planted on slopes of 2:1 or less. *Malephora crocea* is a good substitute for *Carpobrotus*, as it is not as invasive and requires no irrigation.

- 4) Annual grasses provide quick cover but should be used only to control short term erosion problems. Successful revegetation with grasses can contribute to population explosions of burrowing rodents by providing a plentiful source of seeds. Burrowing rodents can be very detrimental to slope stability.
- 5) Avoid locating too many trees in the Fuel Management Zone. Although most trees can be kept fairly fire retardant through periodic pruning, their flammability increases when left unpruned.
- 6) Except for prostrate varieties, acacias, cedars, cypress, eucalyptus, juniper, pines, rosemary, and California pepper should not be planted between native chaparral and structures. Conifers and other plants with small leaves and high resin or oil content can be relatively flammable, even if irrigated.
- 7) When thinning or converting brush, remove highly flammable plants such as sages (white, black, purple), buckwheat, Chamise, and California sagebrush wherever permanent slope stability permits. Since most chaparral species will resprout, this process must be repeated regularly depending upon the rate of regrowth. Eradication of these species should be done only in conjunction with revegetation.
- 8) The following are valuable watershed species that provide

good slope and soil stabilization and should be retained in limited numbers. When retained, these plants should be thinned to reduce their foliage mass.

- Arctostaphylos species - Manzanita
- Ceanothus species - Wild Lilac
- Comarostaphylis - Silk Tassel
- Heteromeles arbutifolia - Toyon
- Rhamnus species - Buckthorn
- Rhus species - Sumac
- Quercus species - Oak

9) The following are low fuel volume native plants recommended for retention where conditions warrant.

- Eriophyllum species - Yarrow
- Eschscholzia californica - California Poppy
- Lotus scoparius - Deerweed
- Lupinus species - Annual Lupines
- Mimulus species - Monkey Flower
- Penstemon species - Penstemon
- Salvia columbariae - Chia
- Salvia sonomensis - Creeping Sage
- Trichostema lanatum - Woolly Blue Curls
- Zauschneria species - California Fuchsia
- Iva hayesiana - Hayes Ivy

Fuel Modification Zones will also serve as landscape buffers in providing transitions between urban/residential areas and preserved open space areas. The buffers will limit public impacts on the natural areas by screening development from wildlife, restricting public access, capturing excess runoff from landscape irrigation, and providing many native plant species valuable to wildlife. The use of fertilizers and pesticides within the buffer zone will be minimized, therefore, and only non-residual herbicides will be used to control persistent invasive species in these Zones. Mechanical clearing techniques such as grubbing, mowing, and hand removal will be utilized to eliminate less persistent invasive species. Prior to issuance of use and occupancy permits, specific guidelines will be developed for the homeowners' association to insure proper management and maintenance of the transition zones. In

addition, a brochure will be developed to provide residents with information on surrounding natural habitats, resident wildlife, landscaping around mature oaks, native landscaping, and appropriate behavior in natural open space areas.

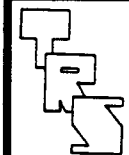
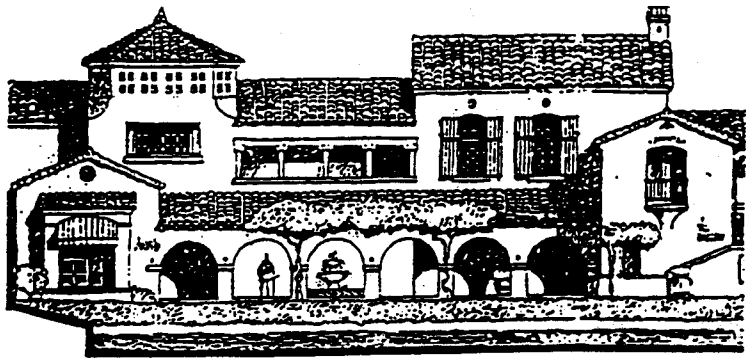
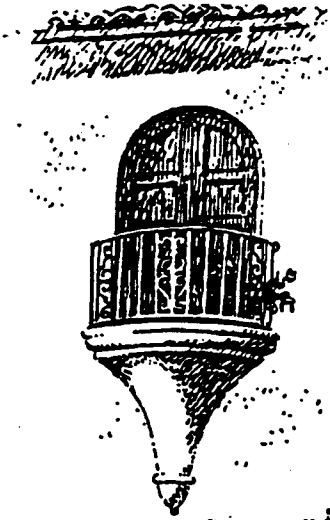
## **D. ARCHITECTURAL THEME**

A "Spanish Mediterranean" conceptual architectural theme will be emphasized for all land use and development throughout Valley View, with a touch of "Mission Design" in some commercial buildings. While reflecting the architectural heritage of Southern California, these themes will be updated to adapt to current market preferences and product availability. Figures for these architectural features are included as Figures 20 A through 20 P, pages 119 through 134.

### **1. General Architectural Features**

#### **a. Materials**

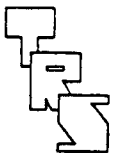
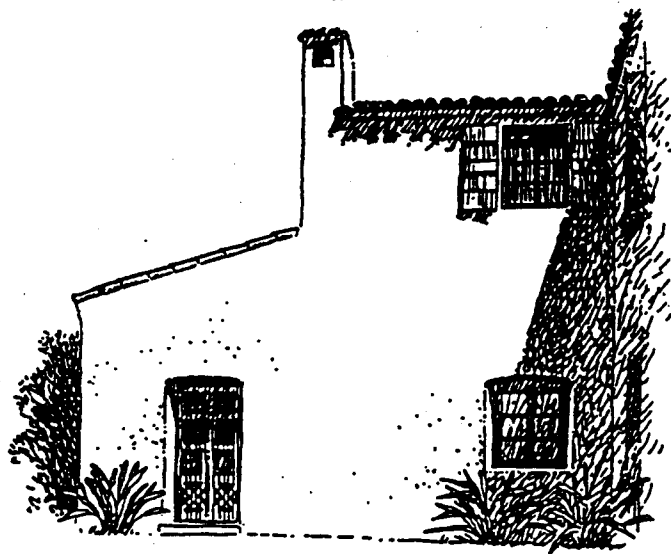
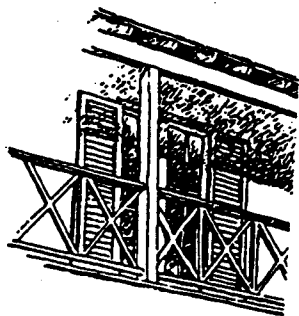
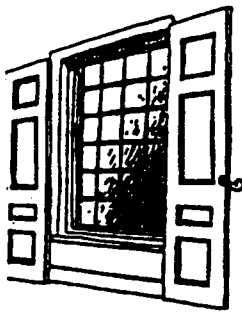
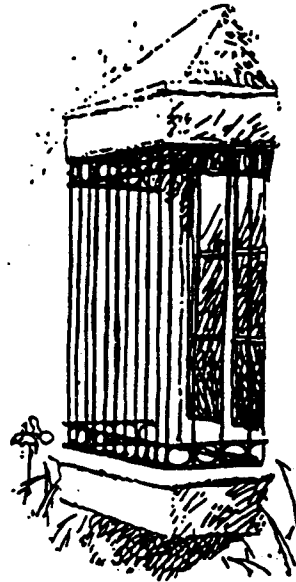
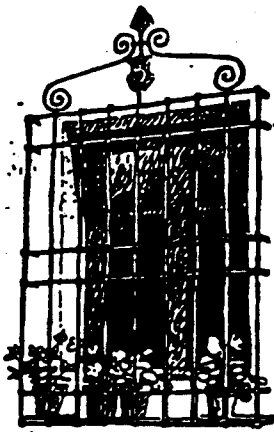
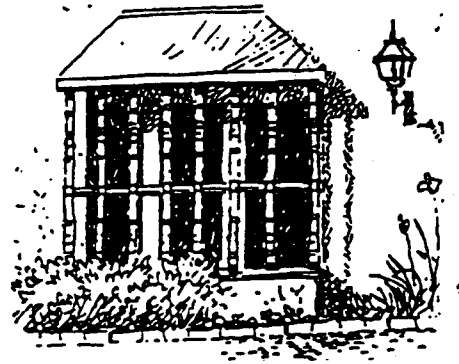
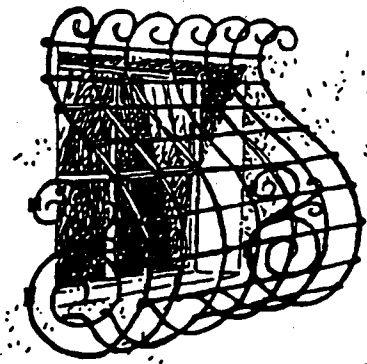
Wood, plaster, clay tile, masonry, wrought iron, and ceramic tile are generally the materials which will be used in the "Spanish Mediterranean" style architecture which will characterize Valley View. Walls will be predominantly smooth plaster, with a gentle hand-applied texture and rounded corners. Wood is to be used for posts, beams, handrails, spindles, balcony floors on cantilever balconies, window grilles, vents, windows, shutters and doors. Heavy wooden beams will be incorporated where they compliment overall design. Exposed wood details can be stained or painted, and rough cut or finished. Natural wood textures and tones will be emphasized. Figure 24 A, page 119, is illustrative of the types of balconies and colonnades suggested. Windows will also be wood, deeply inset, and articulated. Windows should be casement or double hung, with rectilinear arch-topped windows used sparingly. A variety of window surrounds, or shutters, will be used to flank the windows. When shutters are used, they should appear to be operational and completely cover the window when closed. Occasionally colorful canvas awnings can be used for decoration and sun control. Figure 24 B, page 120, depicts various window configurations which would be considered to be appropriate in the Valley View architectural program. Large expanses of glass shall



Balconies and Colonnades

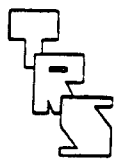
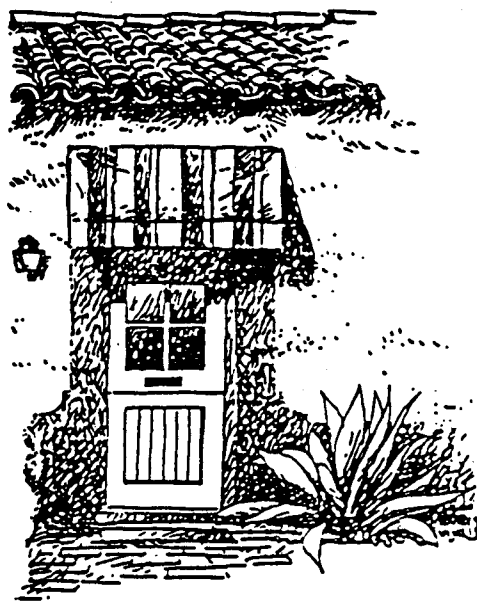
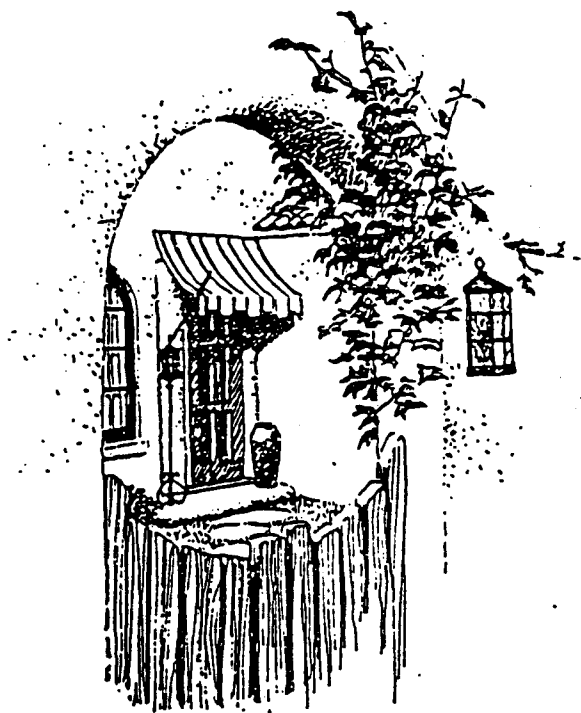
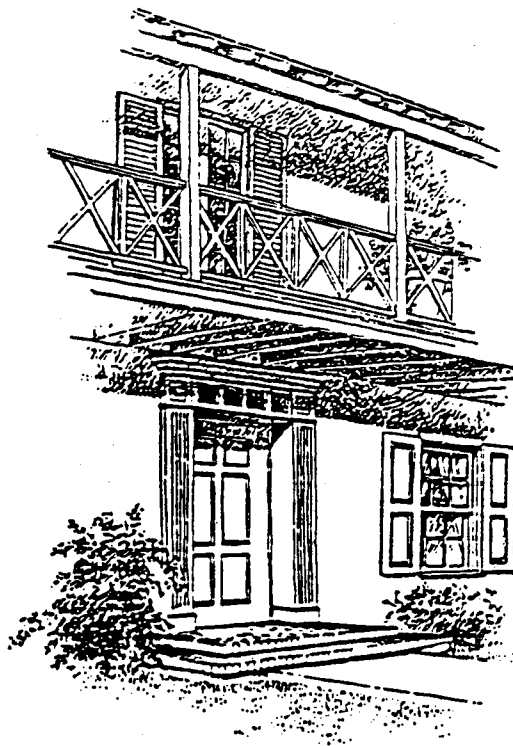
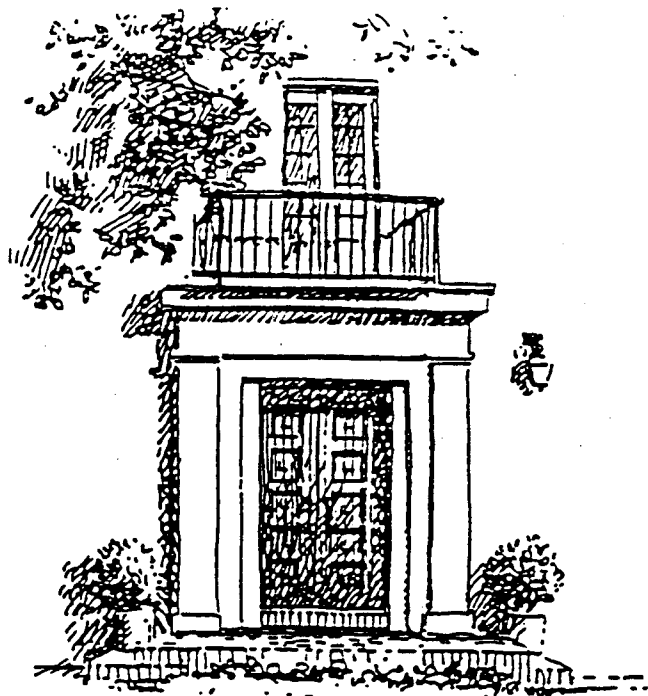
Figure 24A





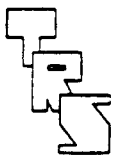
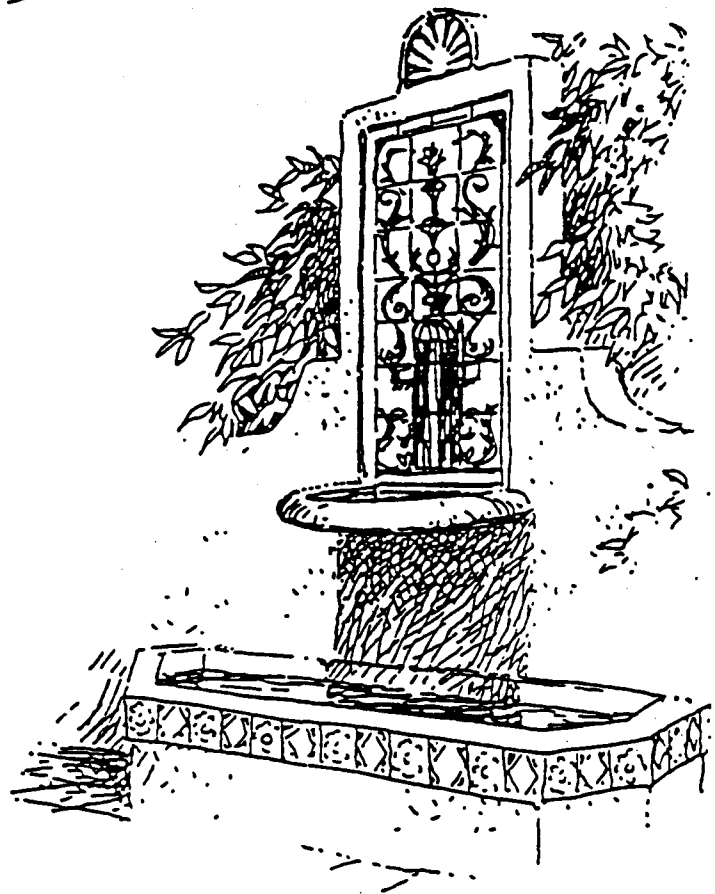
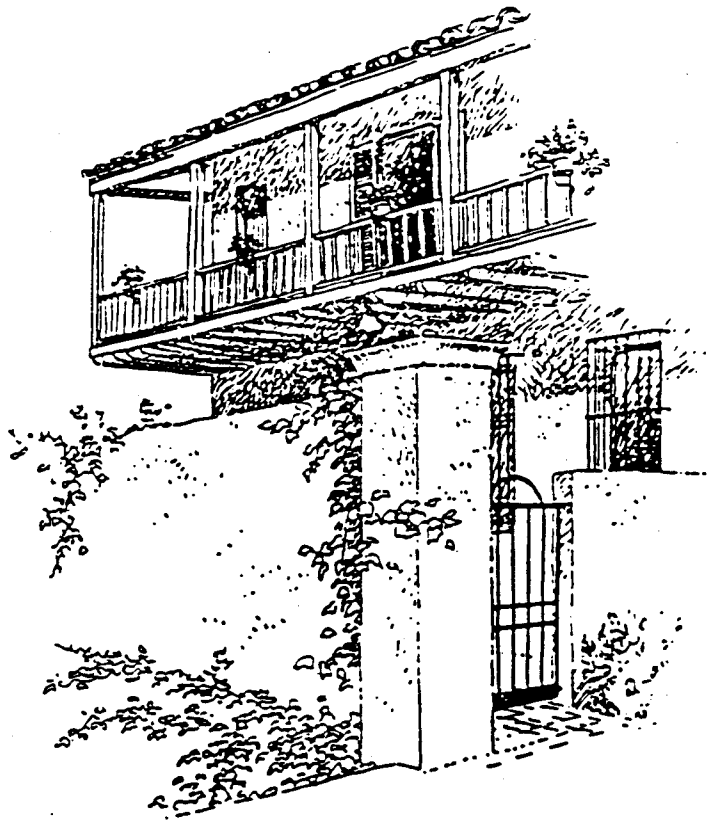
Windows

Figure 24B



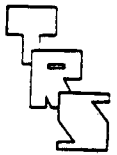
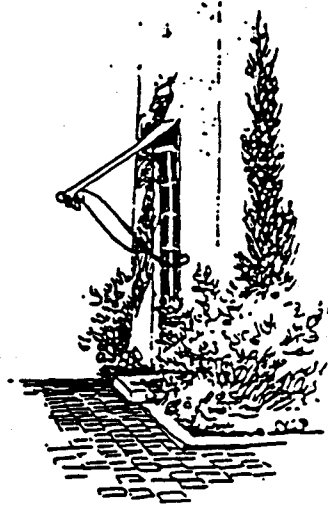
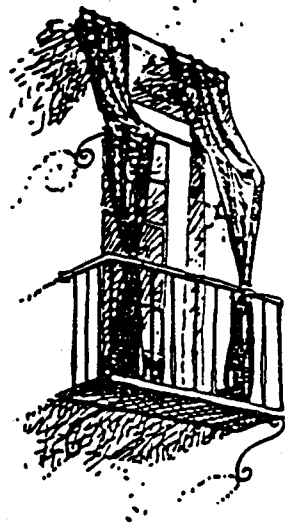
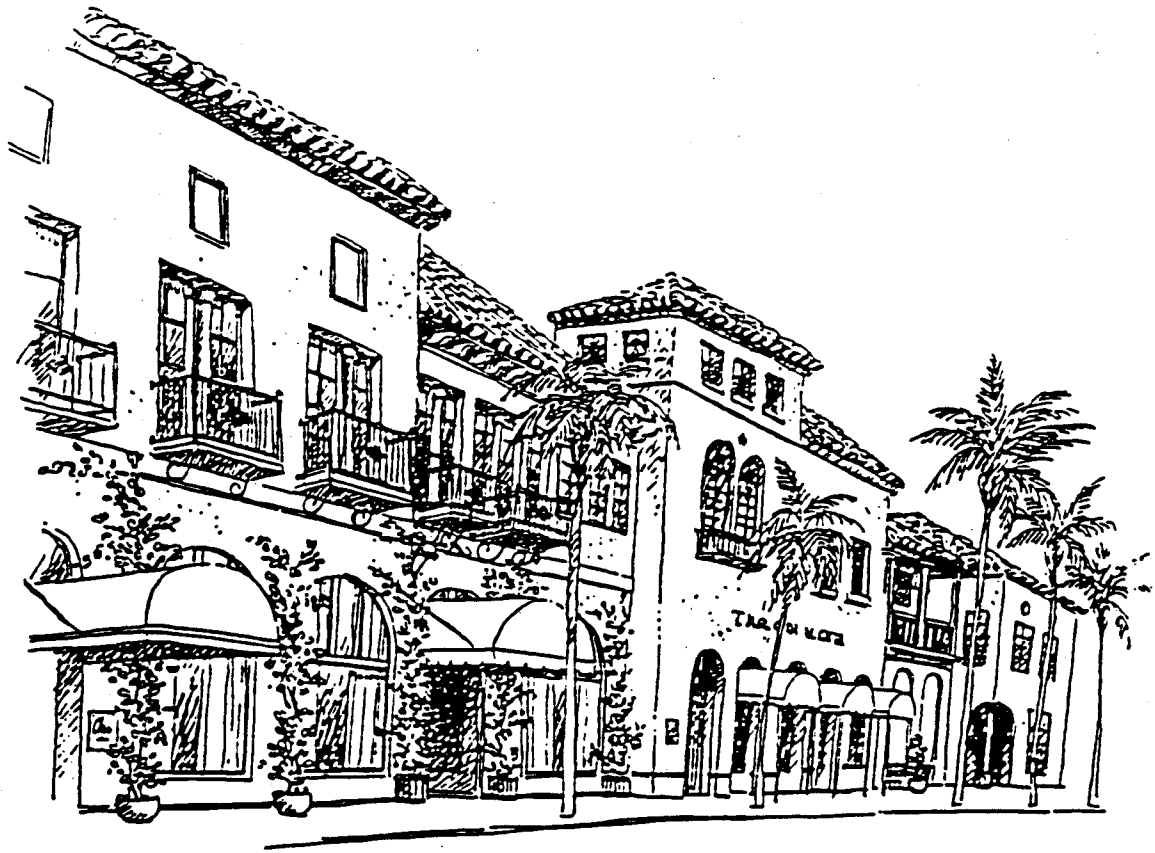
Doors

Figure 24 C



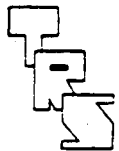
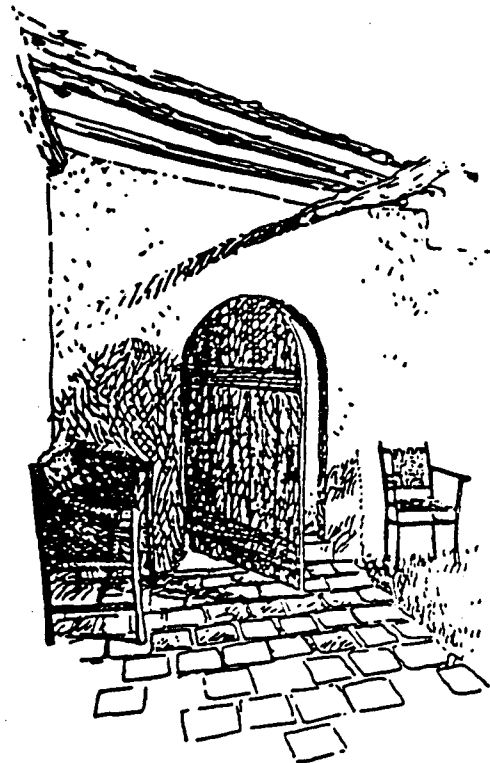
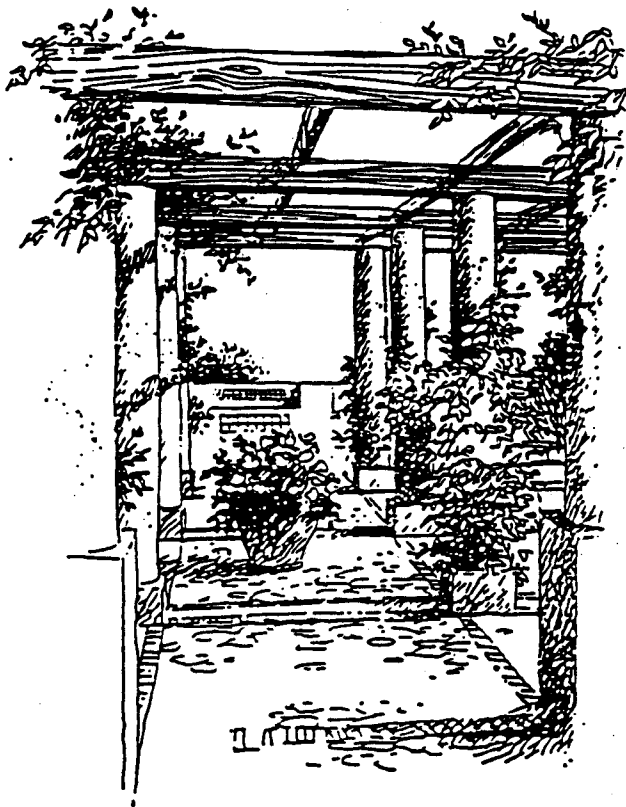
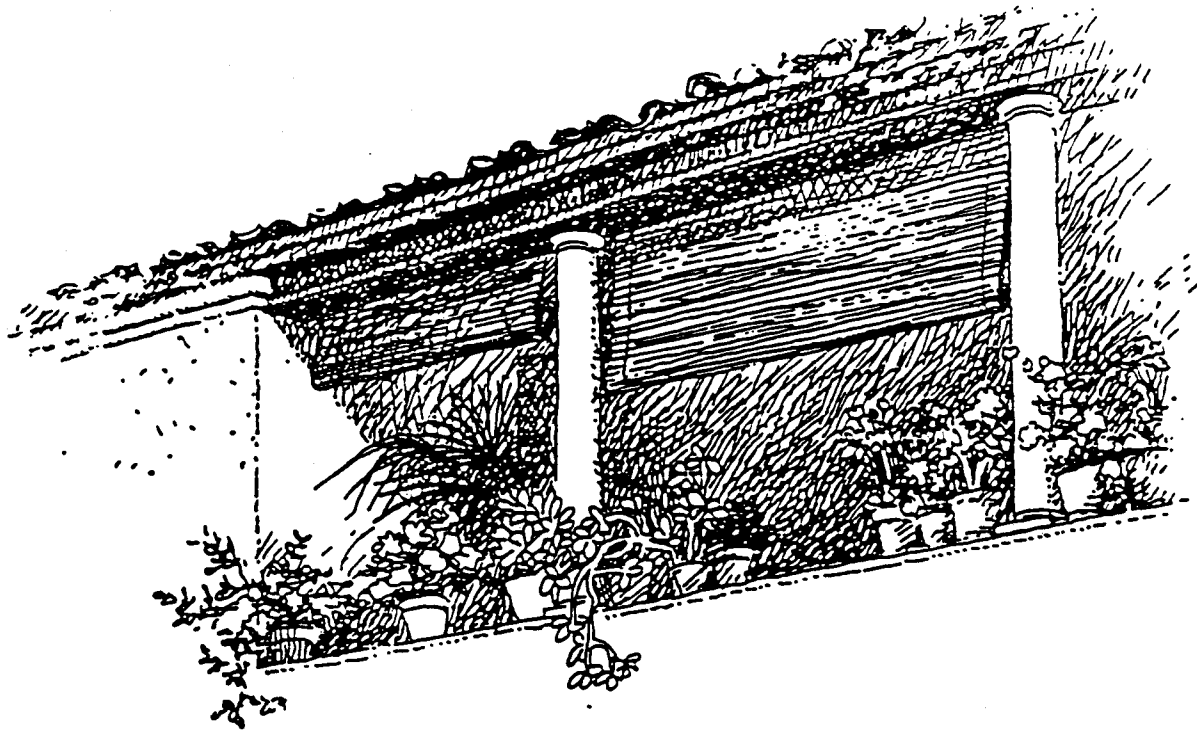
Walls, Masonry Accents

Figure 24 D



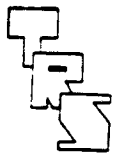
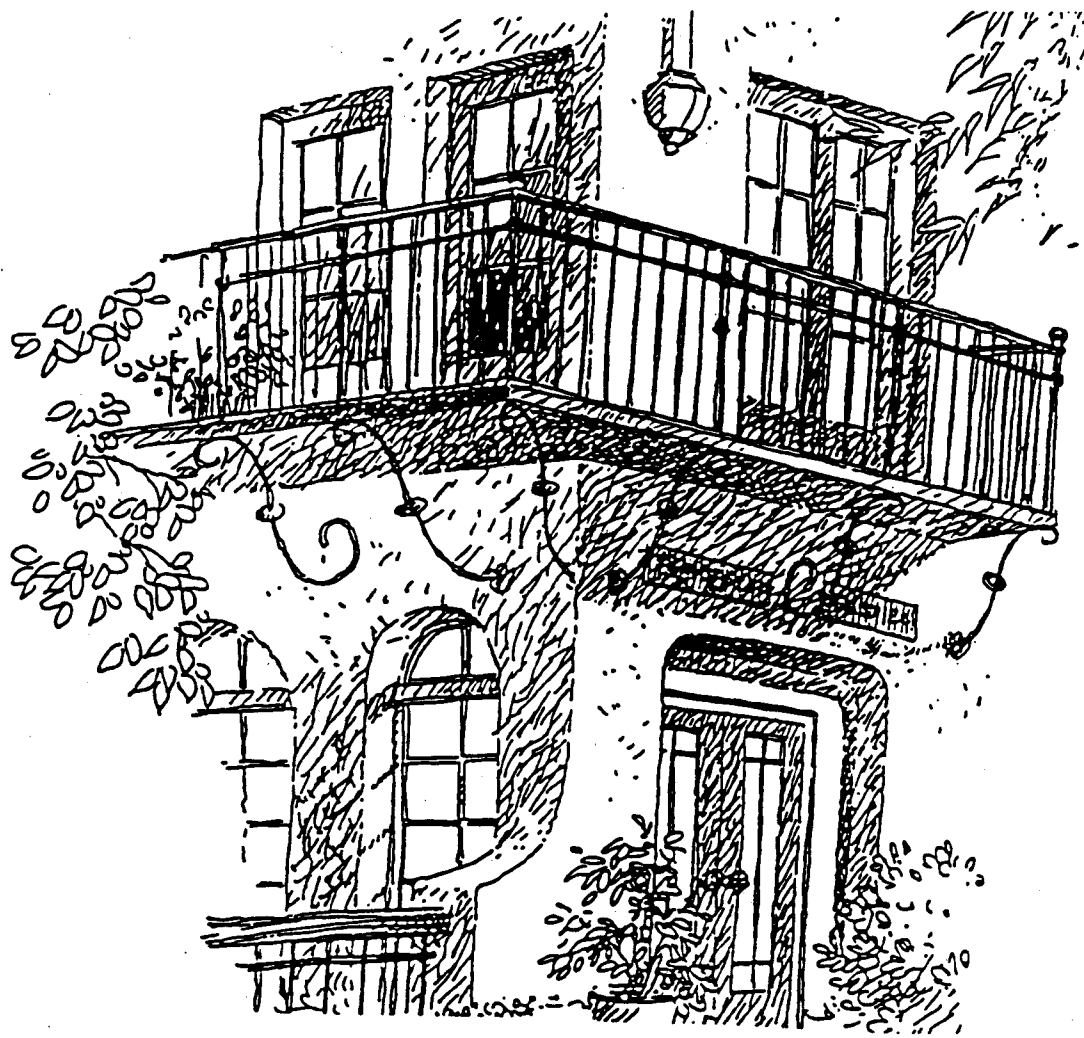
Architectural Form,  
Wrought Iron Detail

Figure 24 E



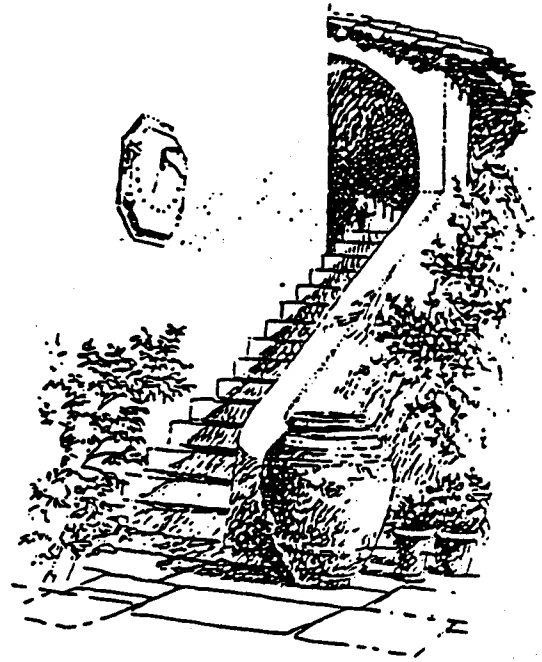
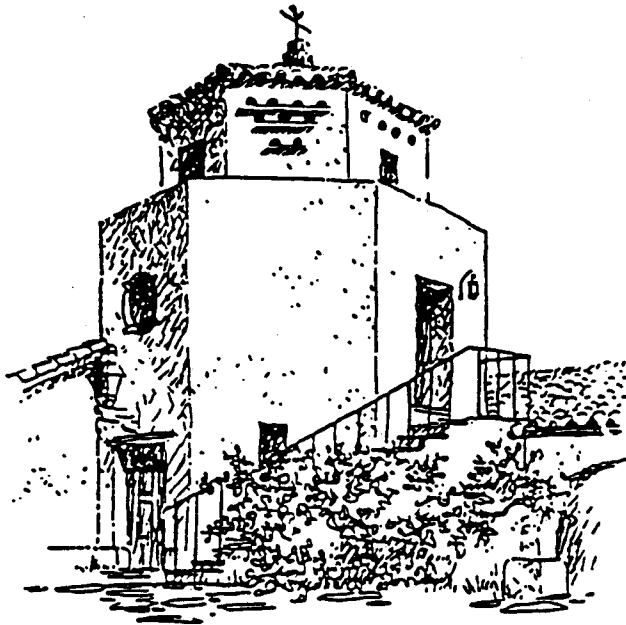
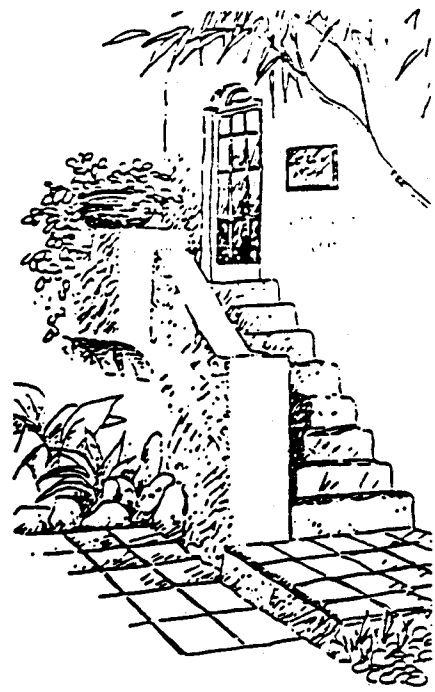
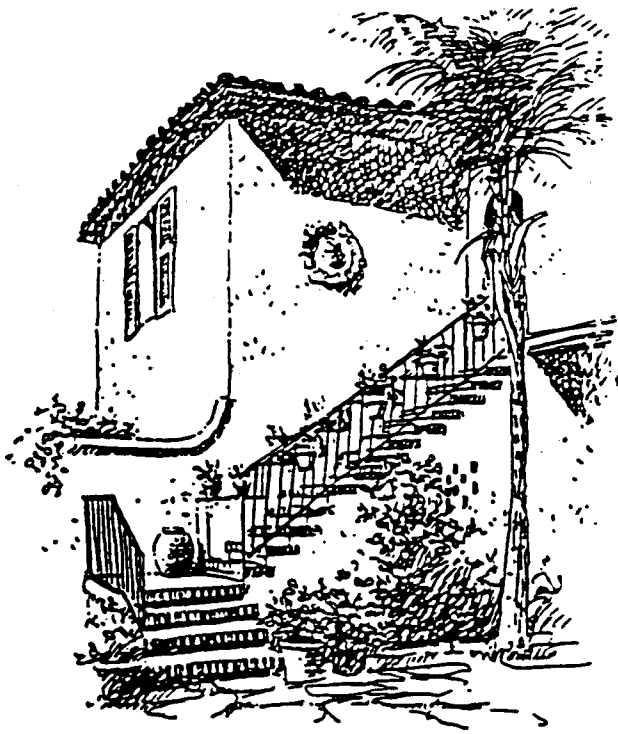
Courtyards, Patios

Figure 24 F



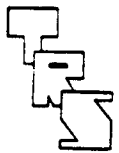
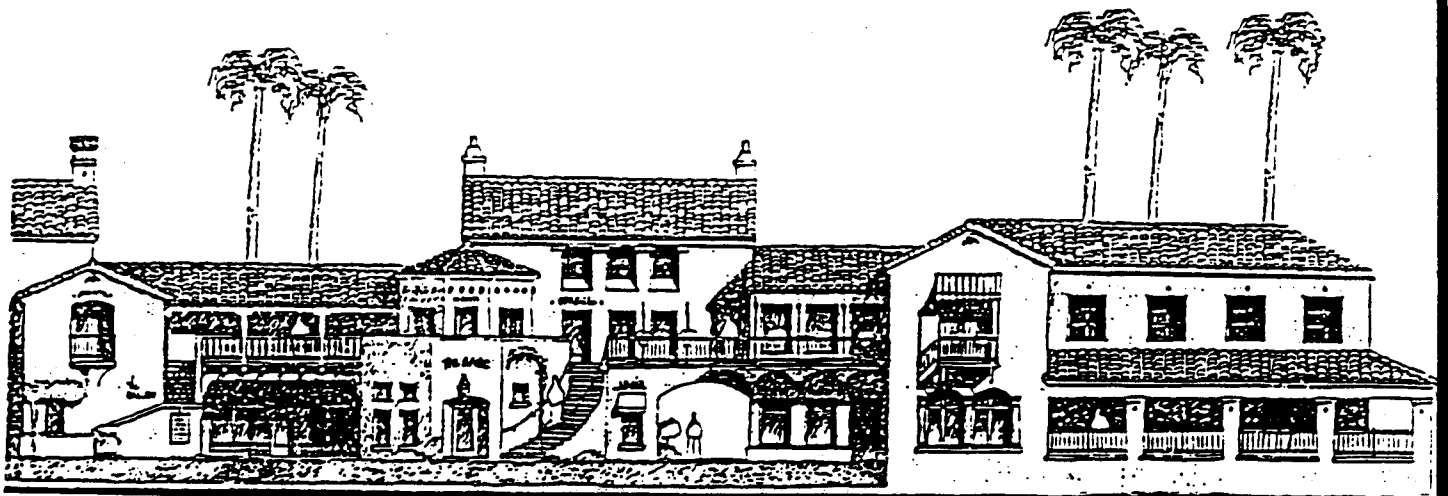
Porches

Figure 24 G



Raised Turrets, Balconies, Stairs

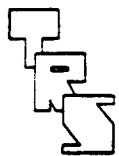
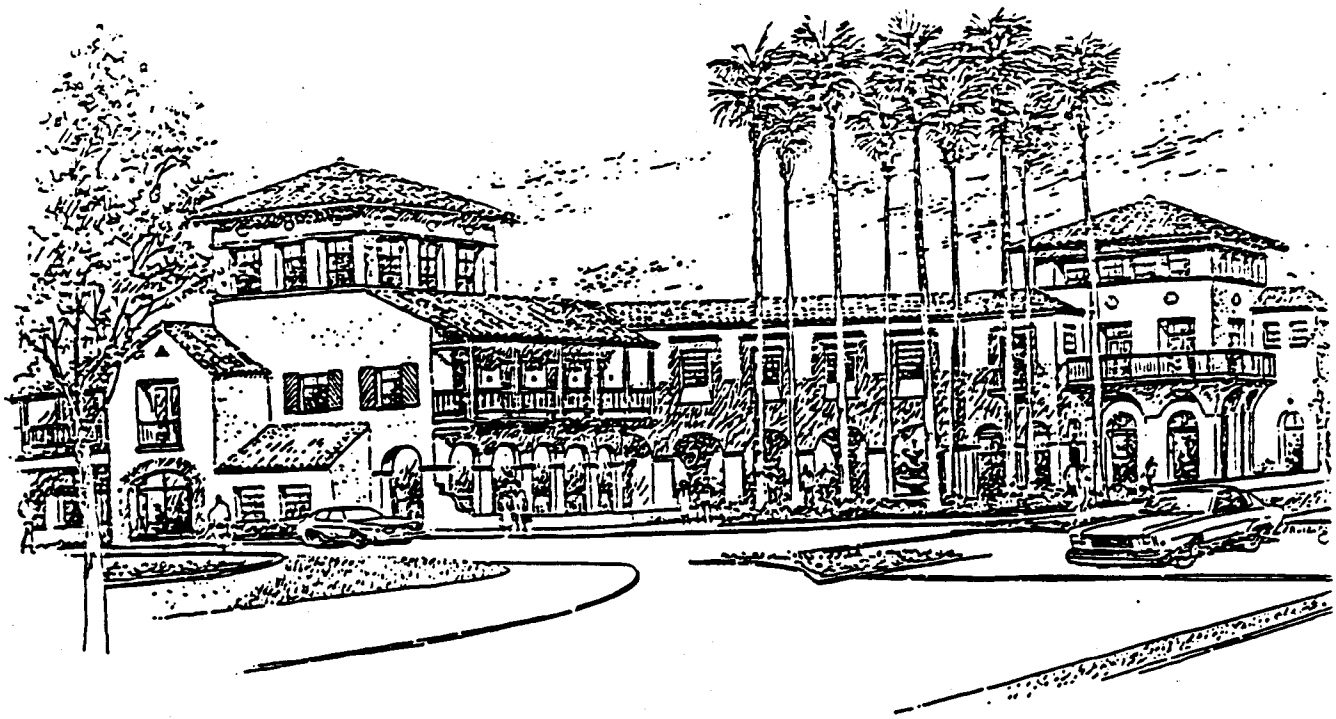
Figure 24 H



Architectural Form

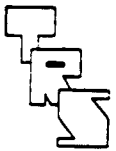
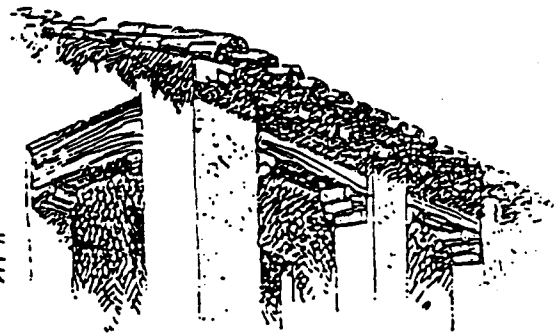
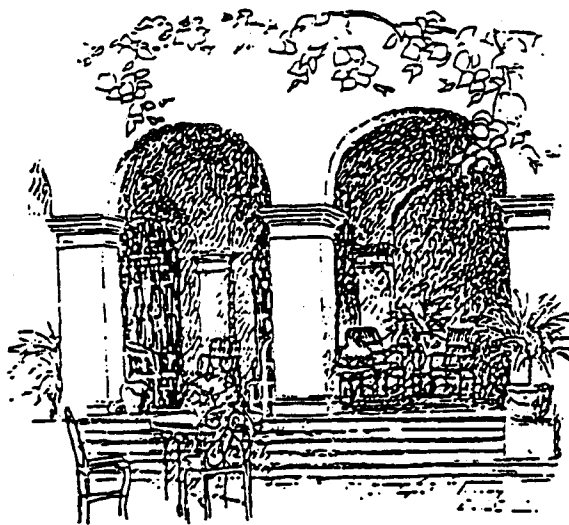
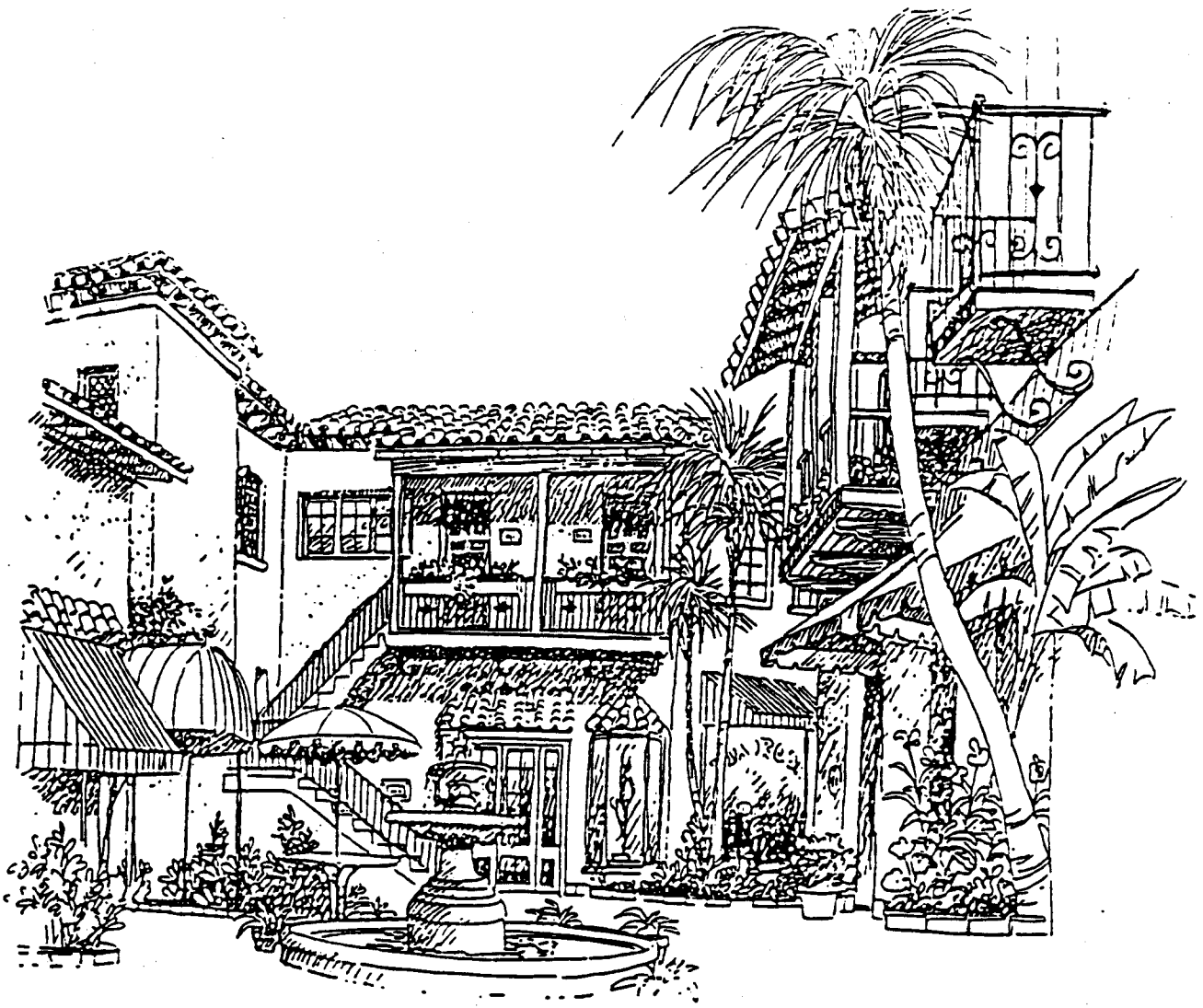
Figure 24 I





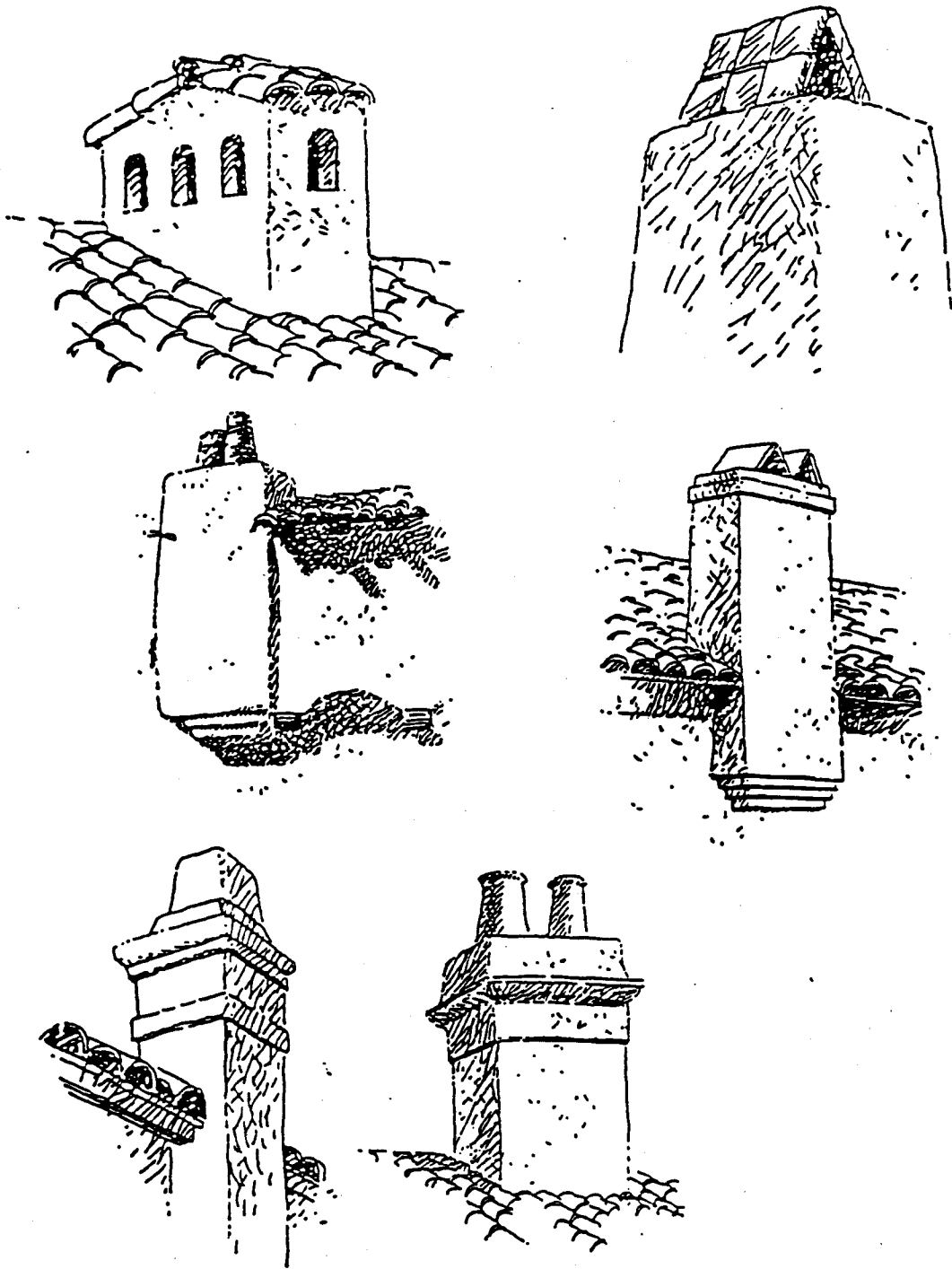
Turrets, Balconies

Figure 24 J



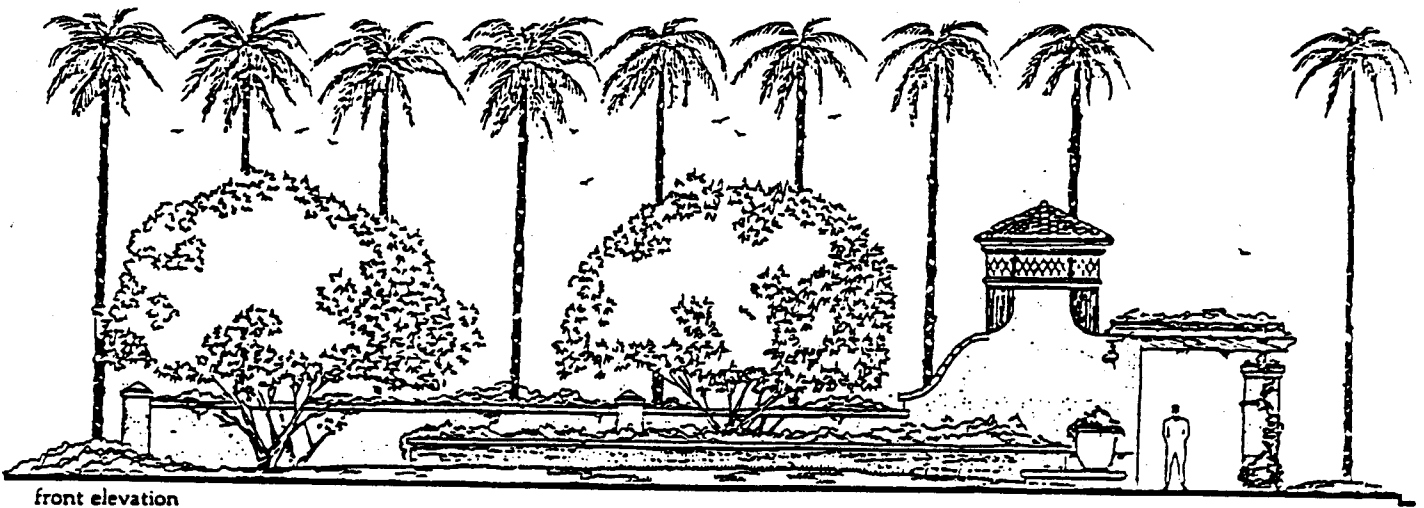
Roofing Patterns

Figure 24 K

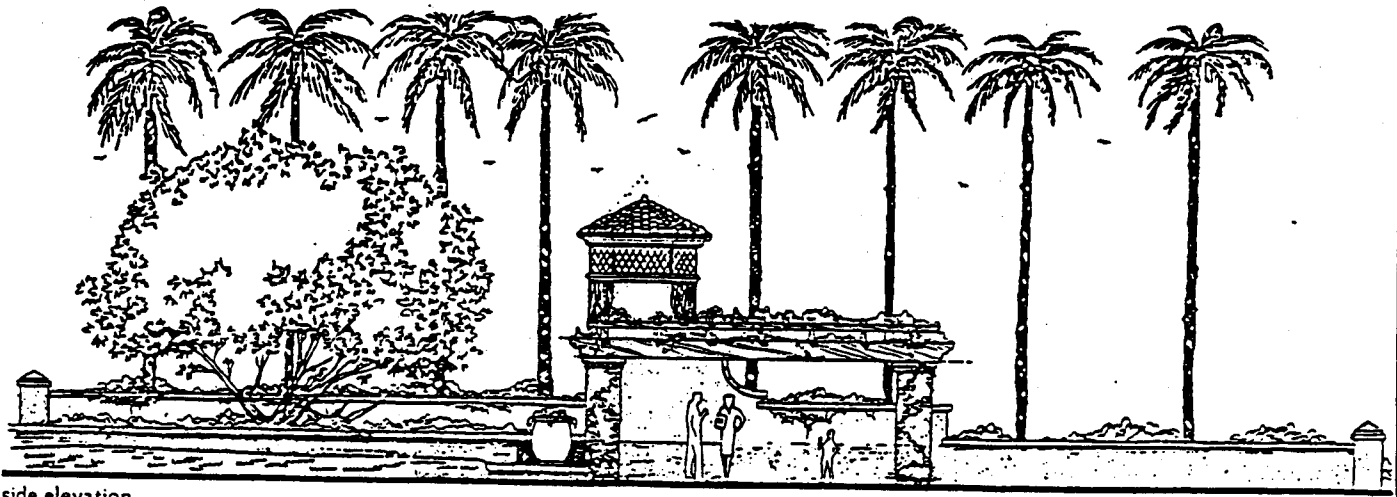


Chimneys

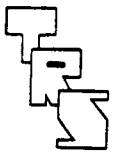
Figure 24 L



front elevation

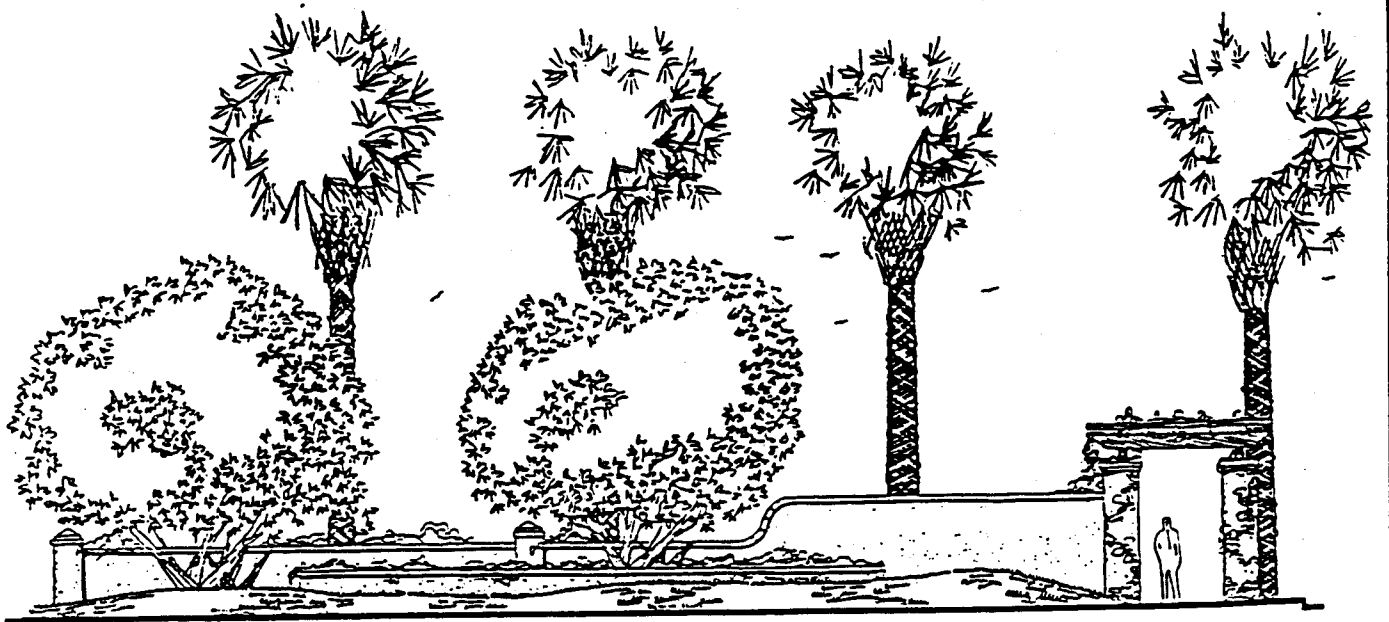


side elevation



Major Entry

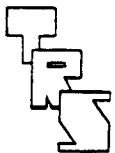
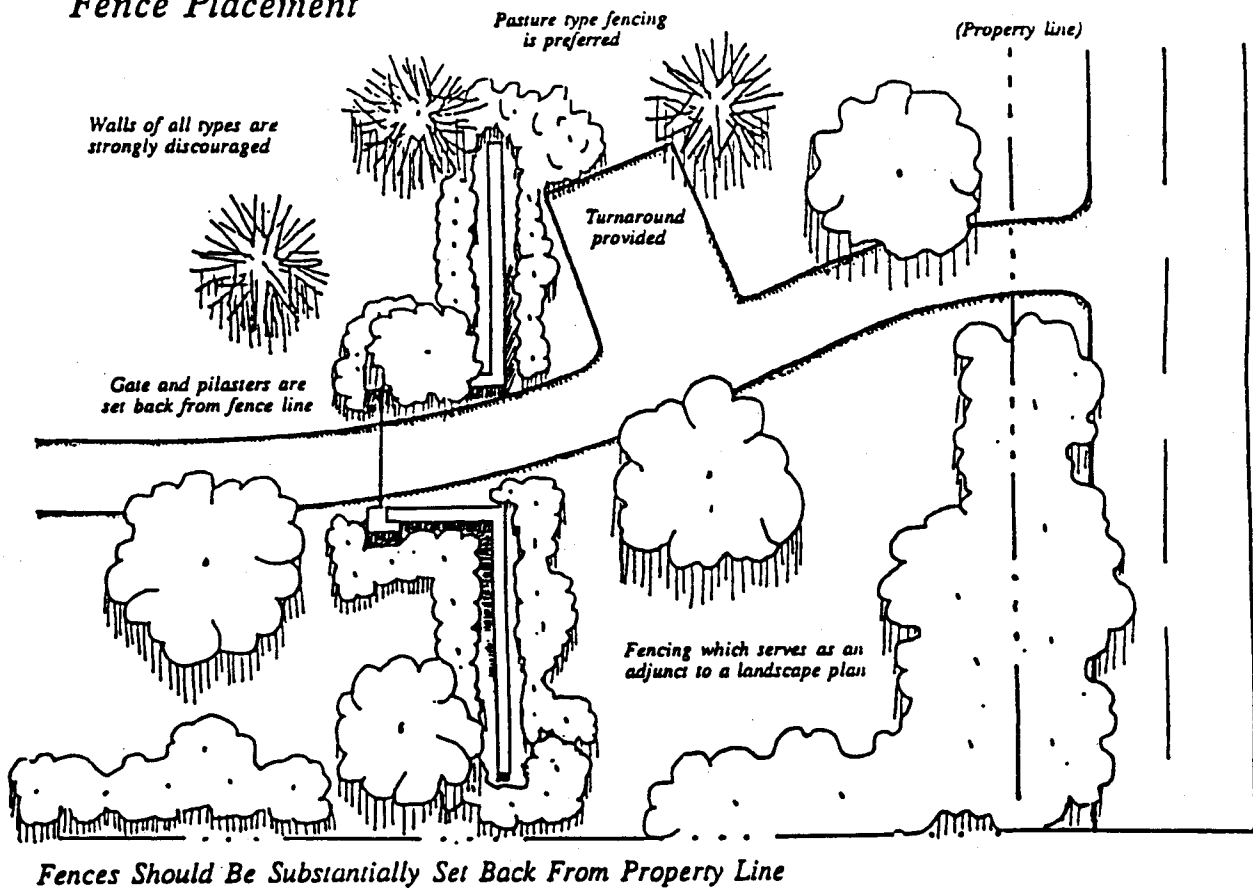
Figure 24 M



Secondary Entry

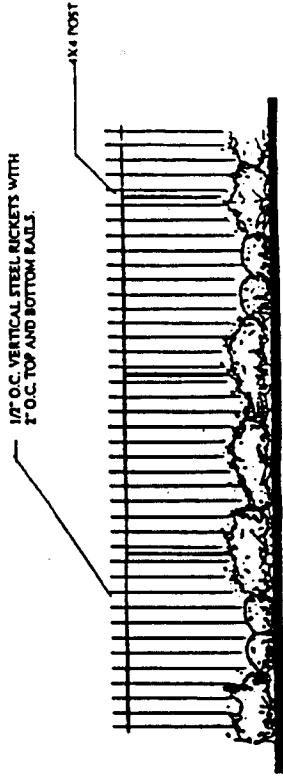
Figure 24 N

## Fence Placement

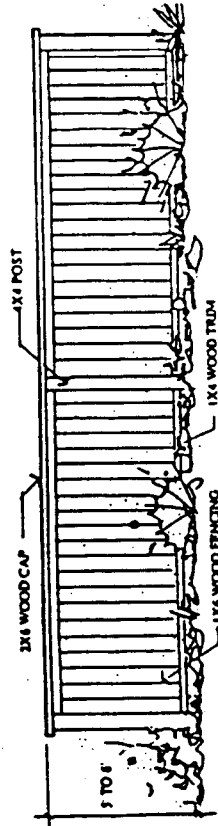


Fence Setback

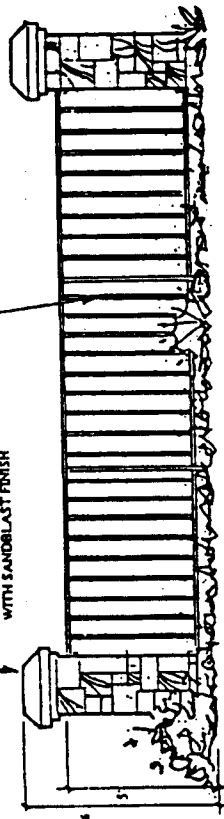
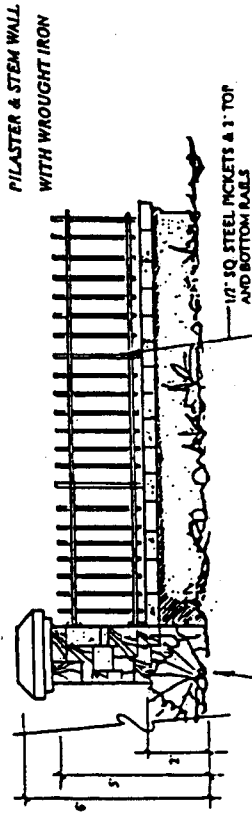
Figure 24 O



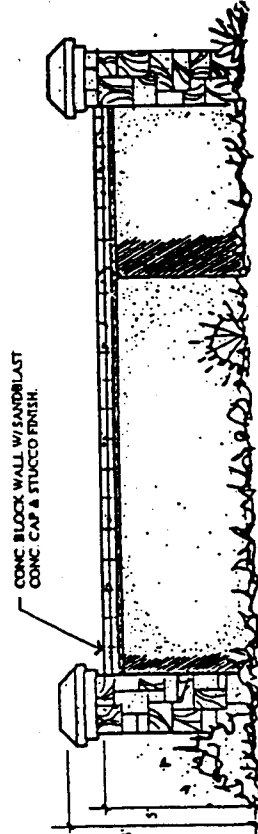
MAX 6' HIGH WROUGHT IRON FENCE WITH WOOD POSTS  
(FOR INDIVIDUAL LOTS)



MAX 6' HIGH WOOD FENCE (FOR INDIVIDUAL LOTS)



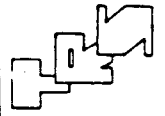
Open Theme View Walls



Solid Wall with Pilasters

# Fences

Figure 24P



be avoided.

Door surrounds are to be used, with ornamentation ranging from a deep-set slot in the wall to a finely detailed carved stone surround (Figure 24 C, page 121). In locations where doors are neither visible from the street nor to a great extent from neighboring homes, glass sliders may be used. Either a paneled door with shiplap detail between boards or a raised panel door in a variety of geometric patterns are recommended. The doors can be finished in either paint or stain, or left natural in order to take on an old weathered look.

Clay tile (either barrel or flat) is the primary roof material, and is to be used for patio pavers and wall caps. When flat cement tiles are used for roofing, they should be given a random exposure to the weather for an irregular appearance and should be 8 to 12 inches maximum in width. Other types of tiles may be acceptable at the discretion of the Master Architectural Review Committee.

Masonry, in the form of carved stone or cast concrete, can be used as ornamental door and window surrounds, wall caps, fountains and columns, as shown on Figure 24 D, page 122. Fieldstone can be used for dry-stacked walls, while brick is acceptable for paving and earth-toned brick and adobe can occasionally be used for courtyard walls.

Wrought iron can be used for handrails, window grilles, gates, lighting fixtures, signs, and door and shutter hardware, as illustrated on Figures 24 A and B, pages 119 and 120. Ceramic tile can be used on the exterior for door and window surrounds, wainscots on walls, wall fountains, and stair risers.

Natural rock will be used where feasible to accent and compliment structures.

**b. Building Forms**

An asymmetrical building character is desirable, and can be achieved by utilizing a variety of massing and arrangements of forms to break up larger surfaces into smaller segments. Special attention to scale, proportion and form to create architectural



beauty is required. (See Figures 24 A and 24 E, pages 119 and 123) Large structural mass will be avoided. The use of court yards and enclosed patios is an important part of the configuration of the buildings, as shown on Figure 24 F, page 124.

Architectural appendages, such as balconies can be added on or cut out of the building form itself to relieve flat surfaces of plaster walls with shades and shadows. Grilled or hooded windows and doors, flanked with shutters or topped with brightly colored canvas awnings are recommended, as illustrated on Figures 24 B and C, pages 120 and 121.

Recommended balcony designs include (1) a large cantilevered balcony, (2) a small projected balcony (usually with a single pair of French doors opening out onto a small standing area), or (3) a double stacked balcony supported on posts which create a veranda below. Balcony railings should be either vertical wood posts, or wrought iron spindles. Covered verandas and porches are recommended for one and two story structures, as shown on Figures 24 A and G, pages 119 and 125. Building forms vary from one to two stories, with the occasional "raised turret" (Figures 24 H and J, pages 126 and 128).

Rustic-looking roofing materials should include random patterns and exposure for irregular appearance (Figure 24 K, page 129). Clay bird stops may be used or the ends of the tiles can be closed off with cement grout. Barrel tiles applied to the ridges and hips are to be irregular in exposure and grouted into place, and eaves should be started with a stacking of two or three layers of tile.

Colonnade supports can be thick masonry, plaster columns, or cast concrete doric style columns with articulation at capitals and bases, either rectilinear or rounded, in series of arched openings, or rectilinear colonnades (Figures 24 A, F, and J, pages 119, 124, and 128). Where wood posts are used as support elements, they should have a minimum dimension of seven inches by seven inches. An appropriate courtyard formation would involve the use of low to medium height walls, as shown in Figure 24 D, page 122.

c. **Colors**

Buildings will primarily be neutral or earth tone in color, usually painted in off-whites, cream, tan, beige or darker stucco colors. Stark white will be avoided. Wood will be stained or painted in values of light to medium dark brown. Roof tiles will be in subdued earthtones (no bright colors) such as reddish brown, interspersed with naturally flashed tiles. Accent colors, such as yellow ocher, Tuscan red, blue, deep blue-green, yellow, and black, can be used to impart a festive quality to the building. Accented items include wainscots, window and door surrounds, painted or stained windows, doors, shutters, canvas awnings, exterior drapes, stained spindles at wood grilles, vents, and occasionally the sheathing of the roof overhang. The use of color is encouraged in order to impart a distinctive quality to the community .

d. **Prohibition Against Incompatible Architectural Design**

Architectural designs shall be compatible with the Spanish Mediterranean theme of the project. As such, wide variations shall be prohibited. These shall include styles that would clearly be at odds with the design, such as Tutor, Italian, Modern, Post-Modern motifs.

2. **Specific Architectural Features**

a. **Large Lot Residential**

1) **Siting Criteria**

The siting of residences on Valley View's estate-sized lots should conform, to the extent possible, to the following concepts:

- a) **Protect natural slopes, contours, ridgelines and other elevations;**
- b) **Preserve significant landscape features and patterns;**
- c) **Preserve, to the extent feasible, established vistas and**

view corridors of existing structures;

- d) Maintain the rural ambiance and character of the community when viewed from roadways and view corridors;
- e) Separate and screen structures from each other;
- f) Produce building sites which are not substandard in size or utility;
- g) To protect existing contours utilize restrained terracing and the technique of stepping structures into the site, to the extent feasible;
- h) Allow accessory uses which can be successfully integrated into a balanced and uncluttered site;
- i) Avoid creation of steep banks on building pads;
- j) Avoid raising pads on an artificial platform to create or enhance views;
- k) Avoid, to the extent feasible, creation of access roads which must cross steep or sensitive terrain;
- l) Minimize grading and site preparation to reduce erosion, soil exposure, and impacts to natural drainage systems;
- m) Minimize removal of tree masses to avoid disruption of the natural silhouette of the site and neighborhood;

## 2) Architectural Design

In order to maintain a consistent character throughout the large lot residential portion of the project, the following architectural design criteria is recommended:

- a) Structures should be low profile and site sensitive;

- b) Designs should feature horizontal rather than vertical lines;
- c) Structures on hillsides should step into the site and protect contours;
- d) Structures should be long or terraced rather than vertically massed;
- e) Plans should feature partial broken and varying, yet compatible, patterns of second story design as methods of mitigating vertical massing;
- f) Designs should blend the structure into the site and landscape;
- g) Structures should not dominate, overpower, or destroy the individual topographical features and landscape of the site;
- h) Designs should accentuate simplicity of line and form;
- i) Structures should be restrained and of understated elegance as opposed to overly ornate or monumental;
- j) Designs should harmonize, to the extent possible, with site, neighborhood, and community character;
- k) Structures should avoid features which accentuate visual prominence;
- l) Accessory structures and additions should be integrated with existing buildings by utilizing similar forms, colors, and materials;

### 3) Walls and Fences

The use of low to medium height walls to form courtyards at entries is appropriate, as illustrated in Figure 24 D, page

122. Wall and fence material should be of as wide a range of materials as possible, including brick, rock, and adobe, as long as all material meets high standards of quality in terms of appearance and durability. Where visible from the street, plaster coated walls and wrought iron fences and gates are desired, the exact placement of which is subject to determination by the CC&R review committee. Such structures may become standard vinyl dipped cyclone fence, galvanized rail or wire fence, or welded wire mesh-type fence (extensively landscaped to minimize visibility) in locations where fencing would be visible only to immediate neighbors. Chimneys should typically be plaster; however, stone, tile, or slate may be used as accents; the chimney cap is a type of architectural ornament and should be designed as such (see Figure 20 L, page 130).

The following criteria should guide the construction of walls, fences, and pilasters in large lot residential neighborhoods:

- a) Walls and fences should be provided with architectural relief along street frontages;
- b) Site perimeter walls should be confined to front-street view areas, and are not intended to run along the entire side property line;
- c) Galvanized chain link fencing, pipe corrals, or vinyl dipped cyclone fence will not be used unless their presence is not visible from community property, rights of way, or from outside the project;
- d) Fencing which displays framework facing neighboring property should be landscaped;
- e) Walls and fences should be low-level and should harmonize with the contours of the land;
- f) Solid walls should be set back as much as possible from the front of the property line to minimize visual impact;

- g) Walls and fences should not exceed 6 feet in height;
- h) Walls, fences and pilasters should be adequately landscaped and screened;
- i) Pilasters and gates should not exceed 6 feet in height;
- j) Entry gates should be off-set from the line established by fences and walls;
- k) Walls should utilize facade articulations or other architectural elements to break-up wall surface expanses;
- l) Walls should step down slopes rather than mirror the contours of the land;
- m) Chain link fencing may include vinyl coated (black, brown, or green) fence, galvanized, pipe, or welded wire mesh-type materials and will only be permitted in areas of very low visibility.

**b. Patio Homes**

**1) Siting**

The siting of Valley View's patio homes should conform, to the extent possible, to the following concepts:

- a) Protect significant natural slopes, contours, ridgelines and other elevations;
- b) Preserve, to the extent feasible, established vistas and view corridors of existing structures;
- c) Produce building sites which are not substandard in size or utility: 5,000 s.f. lot size minimum;
- d) To protect existing contours, utilize terracing and the technique of stepping structures into the site, to the

extent feasible;

- e) Allow only those accessory uses which can be successfully integrated into a balanced and uncluttered site;
- f) Utilize contour grading to blend manufactured slopes into existing landforms rather than severe cutting, filling, padding or terracing;
- g) Minimize grading and site preparation to reduce erosion, soil exposure, and impacts to natural drainage systems;
- h) Minimize removal of or replace tree masses to avoid disruption of the natural silhouette of the site and neighborhood;

## 2) Architectural Design

In order to maintain a consistent character throughout the residential portion of the project which is comprised of patio homes, the following architectural design criteria is recommended:

- a) Structures should be low profile and site sensitive;
- b) Designs should feature horizontal rather than vertical lines;
- c) Structures on hillsides should step into the site and protect contours;
- d) Structures may be either one or two stories;
- e) Plans should feature partial broken and varying yet compatible patterns of second story design as methods of mitigating vertical massing;
- f) Designs should blend the structure into the site and landscape;

- g) Structures should not dominate, overpower, or destroy the individual topographical features and landscape of the site;
- h) Designs should accentuate simplicity of line and form;
- i) Structures should be restrained and of understated elegance as opposed to overly ornate or monumental;
- j) Designs should harmonize with site, neighborhood, and community character;
- k) Structures should avoid features which accentuate visual prominence;
- l) Integrate accessory structures and additions with existing buildings by utilizing similar forms, colors, and materials;
- m) Minimum residence size shall be 1,400 s.f. for patio homes and 2800 s.f. for estate homes (excluding garage);
- n) Automobile garages shall accommodate a minimum of two cars for patio homes and a minimum of three cars for estate homes.

### 3) Walls and Fences

The use of low to medium height walls to form courtyards at entries is appropriate, as illustrated in Figure 20 D, page 122. Wall and fence material should be of as wide a range of materials as possible, including brick, rock, plaster, and adobe, as long as all materials meet high standards of quality in terms of appearance and durability. Where visible from the street, plaster coated walls, and wrought



iron fences and gates are desired, the exact placement of which is subject to determination by the CC&R review committee. Such structures may become standard vinyl dipped cyclone fence, galvanized rail or wire fence, or welded wire mesh-type fence (extensively landscaped to minimize visibility) in locations where fencing would be visible only to immediate neighbors. Chimneys should typically be plaster; however, stone and tile may be used as accents. The chimney cap is a type of architectural ornament and should be designed as such (see Figure 24 L, page 130).

The following criteria should guide the construction of walls, fences and pilasters in residential neighborhoods comprised of patio homes:

- a) Walls and fences should be provided with architectural relief along street frontages and should be of high quality;
- b) Site perimeter walls should be confined to front-street view areas, and are not intended to run along the entire side property line;
- c) Galvanized chain link fencing, pipe corrals, or vinyl dipped cyclone fence will not be used unless their presence is not visible from community properties, rights of way or from outside the project;
- d) Fencing which displays framework facing neighboring property should be landscaped;
- e) Walls and fences should be low-level and should harmonize with the contours of the land;
- f) Solid walls should be set back as much as possible from the front property line to minimize visual impact;
- g) Walls and fences should not exceed 6 feet in height;

- h) Walls, fences and pilasters should be adequately landscaped and screened;
- i) Pilasters and gates should not exceed 6 feet in height;
- j) Entry gates should be off-set from the line established by fences and walls;
- k) Walls should utilize facade articulations or other architectural elements to break-up wall surface expanses;
- l) Walls should step down slopes rather than mirror the contours of the land;
- m) Chain link fencing may include vinyl coated (black, brown, or green) fence, galvanized, pipe, or welded wire mesh-type materials and will only be permitted in areas of low visibility.

**c. Commercial**

**1) Architectural Details**

Design concepts and guidelines related to architectural form, massing, aesthetics, and materials, as described below, should be followed as closely as possible:

- a) The use of pitched roofs is preferable; however, where flat roofs are used, special attention should be paid to roof area treatment materials and screening of mechanical equipment to preclude visibility of unsightly equipment from both on- and off-site "at grade" public vantage points. Screening features should be integrated with the building architecture utilizing such elements as decorative parapets, tile roof elements, or stucco masses. Wood or metal "fences" must be screened with appropriate landscaping elements.
- b) No disc type antenna or roof mounted equipment

shall project above the screening element when viewed in elevation.

- c) Parapets and roof elements shall vary in height to provide an interesting and varied skyline. Long, unbroken horizontal roof lines and parapets should be avoided, especially where they can be seen from off-site or on-site public areas. Architectural treatment is desired on building elevations visible from on- or off-site.
- d) Loading areas shall be screened from both public streets and residential areas through the use of landscape, trellises, fences, and/or walls.
- e) Base elements shall be articulated with moldings identifying wainscots on walls and column bases, or similar articulation.
- f) Parapet walls shall terminate with a crown molding or similar feature whenever possible, in keeping with the architectural theme.
- g) Public use pedestrian "plazas", designed for passive use and integrated with adjacent pedestrian circulation, are encouraged. These plazas should be connected to major pedestrian pathways as well as to parking areas.
- h) Walled patios, loggias, and arcades are encouraged as architectural elements to create places for outdoor activities and to create transitions between indoors and outdoors within small user commercial center areas. These elements should also be used to link individual buildings together.
- i) Building construction materials should complement landscaping materials, with special care given to structural details, particularly at building entrances, and to the quality of materials used.

- j) Building facades should be staggered, varying both levels and planes to avoid a commercial strip image, as well as to provide for additional visual interest and identification for separate retail stores. Varying eave heights, ridge and parapet heights, equipment screens, arcades, trellises, entry forms, and/or other features should be used to achieve the articulated effect (See Figure 24 E, page 123).
- k) Structures should be designed to create transitions in form and scale between large buildings and adjacent smaller buildings.
- l) When building development occurs at the base of slopes, the rear of the structure should be set into the slope whenever possible to help blend the structure into the site. Building materials on these structures should be of earthtone coloration, avoiding the use of bright colors except as minor architectural accents.
- m) Buildings should be designed to create comfortable scale relationships with adjacent open space areas.
- n) Tile roofs shall be used at entrance elements and elsewhere as appropriate. Vertical to horizontal pitch on the tile roofs shall be set at 4:12 to 5:12.
- o) Contour grading should be used to blend manufactured slopes into existing landforms rather than severe cutting, filling, padding or terracing.
- p) Designs should feature horizontal rather than vertical lines.
- q) Designs should accentuate simplicity of line and form.
- r) Designs should achieve compatibility with site, neighborhood and community character.
- s) Accessory structures and additions are to be

integrated with existing buildings by utilizing similar forms, colors and materials.

3) **Materials**

- a) **Roof:** clay barrel or flat tile
- b) **Walls:** plaster, stucco, or natural stone on all wall surfaces visible to the public
- c) **Storefront:** plaster, stucco, wood, or colored metal
- d) **Trellises:** stained or painted wood, wrought iron
- e) **Accent elements:** ceramic tile, raised concrete or plaster moldings, reveals, wrought iron, decorative lighting fixtures, decorative planters, and colored awnings.
- f) **Choice of materials should emphasize quality.**

4) **Colors**

- a) **Roof Tile:** traditional terra cotta-subdued earthtones
- b) **Walls:** Warm pastel colors in the earthtone and off-white range
- c) **Storefront:** plaster or stucco in subdued earthtones, wood-stained in light to dark brown or cream color range, treated and painted metal or kynar coated aluminum to simulate same colors
- d) **Glazing:** Clear or light gray tint-reflective glass is discouraged
- e) **Trellises:** dark brown stains in the Olympic #705, 708 range

5) Signage

The following list reflects the intended objectives of signage associated with the commercial elements of the Valley View development:

- a) Allow sufficient business identification devices so that the name of each business located in the commercial center is clearly and individually associated with the facilities it occupies when viewed by motorists passing by on fronting streets.
- b) Prohibit the use of signs and business identification devices for advertising, including, but not limited to, advertising of product, services, or job openings.
- c) All informational, vehicular control, and temporary signing shall be uniform in design, size, height, color, material, and typography.
- d) Permit sufficient, though not excessive, temporary signing identifying future occupants, design consultants, general contractor, lending institutions, sale or leasing agents, and the building product to be offered.
- e) Signing and identification devices shall not, because of their height, location or design, be allowed to contribute to a decrease in the safety and efficiency of traffic flow on fronting streets.
- f) Project identification signs should be located at the two primary entrances to the project. These permanent signs should be incorporated into a freestanding entry monument. Walls and pilasters used for the major and secondary entry monuments should be constructed of stucco with appropriate color accents consistent with the theme. (See Figure 24 M, page 131)

- g) Secondary site signs should include information signs for parking and traffic control, loading areas, directory data, etc., and should conform to other Valley View signage with respect to type, style, layout, form, detail, colors, and materials. (See Figure 24 N, page 132)**
- h) For a building housing multi-tenant users, the site sign may list the name of the building or the names of the tenants occupying the largest percentage of the building.**
- i) Detached Signs:**

  - (1) Detached business identification signs should be limited to the display of the name and/or symbol of the business or businesses occupying the site. No messages or advertising of any kind including, but not limited to, advertising of products, services, or job openings, should be permitted.**
  - (2) No more than one detached business identification sign should be permitted on each street frontage of a development parcel.**
  - (3) No detached business identification sign should exceed a sign area of 50 square feet per side without approval of the Design Review Committee. The sign area is defined as the area of the surface or surfaces which display letters or symbols identifying the business or businesses occupying the site, or, when the sign is of freestanding letters, the single rectangular area which fully encloses all letters or symbols identifying the business or businesses occupying the site. The sign area should not include the base or pedestal to which the sign is mounted.**
  - (4) All detached business identification signs**

should be permanent "ground" type signs and should not exceed a height of 6 feet above the underlying finish grade.

- (5) Materials and design of all detached business identification signs should be compatible with and complimentary to the on-site design concept as well as landscape and physical design features, and should be constructed of high quality materials.
- (6) Detached business identification signs may be illuminated by continuous and uniform internal illumination, back-lighting, or ground lighting. No flashing or moving lights will be permitted. Unprotected lamps providing sign illumination should not be directly visible when viewed from any angle from a distance of 20 feet or more. Sign illumination should avoid creating glare which would be visible from streets or access drives.
- (7) Location: Detached business identification signs should be located within 20 feet of a fronting street and the access drive, but should not exceed 30 inches in height when located in the first 10 feet adjacent to access drive closest to the street.

**j) Building-Mounted Signs**

- (1) Building-mounted business or building identification signs should be limited to displaying the building name or the name and/or symbol of the business occupying the site. No message or advertising, including, but not limited to, advertising of products, services, or job openings should be permitted.
- (2) Business or building identification signs may be mounted to any vertical surface of a



building or building-associated wall, provided such signs appear as an integral part of the overall architectural and site design concept.

- (3) No more than one building mounted sign should be permitted on each building side facing an internal street.
  - (4) Building-mounted business or building identification signs should not extend beyond the roofline.
  - (5) Building-mounted business or building identification signs may be illuminated by internal illumination or backlighting provided that the color and intensity of such lighting appears as an integral part of the overall architectural and site design concept.
- k) Signage may occur in four areas of a building:
- (1) On the fascia
  - (2) On the exterior of an arcade
  - (3) Suspended perpendicular to the storefront within an arcade
  - (4) Within the storefront itself
- l) Fascia signage may take several forms but should be uniform within a given building group
- m) Suspended signs:
- (1) Signage may be suspended within the openings into an arcade if height and configuration allow it.
  - (2) Suspended blade signage may be projected perpendicular to the vertical columns or posts

of the arcade (exterior signage should, however, occur at one location, fascia or arcade, only).

- (3) Blade signs may be suspended from the ceiling of the arcades perpendicular to the storefronts to provide easy reference for pedestrians moving within the arcades.
  - (4) Signage within storefronts may be applied to glass (gold leaf, paint, stained glass inset, etc.) or suspended behind the glass as part of the store's display design. Accent lighting for signage should be integrated into design of store.
- n) Signage should not dominate exterior building architecture or individual storefront design. Signage should respect the scale, proportion, color, and materials of the building to which it is attached.
  - o) Signage should use bright colors in limited areas as trim or accent.

## 6) Lighting

The following concepts related to site and project lighting criteria are general in nature but should be followed as closely as possible:

- a) All exterior lighting should be adequately controlled and shielded to prevent glare to adjacent properties or streets.
- b) The use of energy-conserving fixtures or lighting systems should be given primary consideration.
- c) High intensity security lighting fixtures should not be substituted for site or landscape lighting or general building exterior illumination, but should be limited to service areas and other similar locations.

- d) The use of walkway and landscape feature lighting is encouraged as necessary or desirable for safety and aesthetic purposes.
- e) All site, landscape or building exterior lighting should be of a configuration, style, and finish color that complements the architectural theme and materials established by the building architecture.
- f) Building illumination and architectural lighting should be indirect in character. The light source should not be visible. Indirect wall lighting or wall washing overhead, down lighting or interior illumination which spills outside is encouraged. Architectural lighting should articulate and provide lighting for the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- g) Lighting levels should emphasize the walking areas in order to clearly identify the pedestrian walkway and direction of travel. Stairway, steps and changes of vertical level should be clearly identified and safely lit.
- h) Service area lighting should be contained within service yard boundaries and enclosure walls. Light spillover should be minimized and the service area lights should not be obvious from the streets.
- i) Special lighting, combined with identity signing, may be introduced at gateways and other key entries (auto and pedestrian) to indicate points of entry.
- j) Exterior illumination designed to enhance building identity should respect and reinforce the architectural treatment of the building. Patterns of light and fixture concealment should be considered in order to avoid glare and intrusion into adjacent properties.
- k) Parking area light poles shall be standardized in

height, base design, materials, fixtures, and lighting styles.

- l) Non-lighted zones should exist between retail uses and adjacent light-sensitive uses (residential and open space areas). Direct source visibility and spillover from adjacent lighted areas shall be limited in these peripheral areas.
- m) Storefront access area lighting shall follow the following guidelines:
  - (1) The lighting used in storefront areas should be of high quality and consistent with the architectural character of the commercial center.
  - (2) Lighting intensity should be limited to that necessary to identify the storefront access and display area, and to a level consistent with the overall illumination patterns within the commercial center.
  - (3) The use of high pressure sodium lamps shall be limited to storage, service area, and security lighting functions. Low pressure sodium lamps are prohibited.
  - (4) Automatic time controls shall be installed for all non-security lighting systems. All such lighting shall be extinguished by 11:00 pm, except that lighting for businesses with extended hours or 24-hour operations may remain on during hours of operation.

## 7) Circulation and Parking

### a) Automobile guidelines

- (1) Emergency (police, fire, and ambulance) services should have complete access to

structures as required by fire and safety codes.

- (2) Driveway entrances into parking areas should be minimized in order to avoid breaking the pedestrian continuity of the sidewalk areas.
- (3) Automobile driveways should be carefully designed with the pedestrian crossing in mind.
- (4) Driveways should be minimized. Care should be taken that plazas and visual corridors are not compromised by these driveways.
- (5) Surface parking areas should be screened with landscaping and integrated with planting areas featuring large canopy trees to reduce glare and provide shade.
- (6) Surface parking areas should be setback a minimum of 10 feet from any building with an ample landscaped buffer. Safe, attractive walkways should link parking areas to building entrances.
- (7) Parking lots should be visually buffered from adjacent streets and properties through the use of earth berms or landscape screens.

b) **Pedestrian Guidelines**

- (1) Pedestrian walks should be fully integrated with the internal site vehicular circulation system to allow safe and convenient pedestrian traffic.
- (2) Pedestrian walkways should be at least 5 feet wide, well lit, and accessible to the handicapped.

- (3) Amenities such as sidewalk cafes, seating areas, shelters, and viewpoints that enhance the pedestrian experience are encouraged.
- (4) Equestrian oriented devices and signage are encouraged.

d. Equestrian Center

1) Siting

Barns, horse stalls, and other equestrian facilities should be sited in consideration of the following concepts:

- a) Protect natural slopes, contours, ridgelines and other elevations;
- b) Preserve significant landscape features and patterns;
- c) Preserve, to the extent feasible, established vistas and view corridors of existing structures;
- d) Maintain the rural ambiance and character of the community when viewed from roadways and view corridors.
- e) Where possible, only the cleanest and most well designed portion of the buildings should be visible from the street, and should be designed to block visibility of unsightly accessory uses.
- f) Allow only those accessory uses which can be successfully integrated into a balanced and uncluttered site;
- g) Avoid, to the extent feasible, creation of access roads which must cross steep or sensitive terrain;
- h) Utilize contour grading to blend manufactured slopes into existing landforms rather than severe cutting, filling, padding or terracing;

- i) Minimize grading and site preparation to reduce erosion, soil exposure, and impacts to natural drainage systems;
- j) Minimize removal of tree masses to avoid disruption of the natural silhouette of the site and neighborhood;

2) Architectural Design

The following architectural design criteria is to be followed in order to maintain a consistent character throughout the equestrian portion of the project:

- a) Structures should be low profile and site sensitive.
- b) Designs should feature horizontal rather than vertical lines.
- c) Structures on hillsides should step into the site and protect contours.
- d) Structures should be long, rambling or terraced rather than vertically massed.
- e) Designs should blend the structure into the site and landscape.
- f) Structures should not dominate, overpower, or destroy the individual topographical features and landscape of the site.
- g) Designs should accentuate simplicity of line and form.
- h) Designs should achieve compatibility with site, neighborhood and community character.
- i) Structures should avoid features which accentuate visual prominence.
- j) Accessory structures and additions should be

integrated with existing buildings by utilizing similar forms, subdued colors, and materials.

- k) The general design theme should be rustic, "Western" style with a Spanish touch where possible. Siding should be wood or exterior plaster, with exposed wood wherever possible.
- l) Roofing material may be standing seam metal or barrel tile type roofing provided that the color is a subdued earthtone.

### 3) Walls and Fences

Fences and posts should be designed as follows:

- a) For securing animals, the use of welded-wire mesh in combination with a post and rail fence is recommended.
- b) If wood frame fencing is utilized, any framework facing neighboring properties should be landscaped.
- c) Walls and fences should be low level and harmonious with the contours of the land.
- d) Walls and fences should not exceed 6 feet in height.
- e) Walls and fences should be adequately landscaped and in areas of high visibility or where they abut a residential lot.
- f) Entry gates should be recessed from the line established by fences and walls, as shown on Figure 24 O, page 136.
- g) Fences should be located as far back from property lines as possible.
- h) Walls at property entry should utilize facade articulations to break-up wall surface expanses.



- i) Walls should step down slopes rather than mirror the contours of the land.
- j) Appropriate fence styles for use in the equestrian areas are as follows (see Figure 24 P, page 137)
  - (1) Two or three rail pasture style post and rail
  - (2) Peeler log and other pasture types which reflect the rural character of the community
  - (3) Wrought iron, wood, concrete, plaster, stucco, stone, or combinations of these, may be used to design and construct fences.
  - (3) Welded wire mesh type fence may be used for areas not abutting public roads and private driveways, and must be appropriately screened or landscaped.
  - (4) Galvanized rail or wire may be used for internal fencing.

e. **Resort (Clubhouse/Hotel)**

1) **Siting**

The clubhouse and hotel should be designed to have a common arrival area. Siting of the buildings should conform to the following concepts:

- a) Protect natural slopes, contours, ridgelines and other elevations;
- b) Preserve significant landscape features and patterns;
- c) Preserve, to the extent feasible, established vistas and view corridors of existing structures;
- d) Avoid steep vertical cuts and minimize soil import or export;

- e) To protect existing contours, utilize restrained terracing and the technique of stepping structures into the site, to the extent feasible;
- f) Avoid raising pads on an artificial platform to create or enhance views;
- g) Avoid, to the extent feasible, creation of access roads which must cross steep or sensitive terrain;
- h) Utilize contour grading to blend manufactured slopes into existing landforms rather than severe cutting, filling, padding or terracing;
- i) Minimize grading and site preparation to reduce erosion, soil exposure, and impacts to natural drainage systems;
- j) Minimize removal of tree masses to avoid disruption of the natural silhouette of the site and neighborhood;
- k) The common arrival point may be covered.

## 2) Architectural Design

The following architectural design criteria is to be followed in order to maintain a consistent character throughout this portion of the project:

- a) Structures should be low profile and site sensitive.
- b) Designs should feature horizontal rather than vertical lines.
- c) Structures on hillsides should step into the site and protect contours.
- d) Structures should be long, rambling or terraced rather than vertically massed.
- e) Plans should feature partial broken and varying yet

compatible patterns of second story design as methods of mitigating vertical massing.

- f) Designs should blend the structure into the site and landscape.
- g) Designs should accentuate simplicity of line and form.
- h) Designs should achieve compatibility with site, and community character.

### 3. Design Treatment in Specialized Areas

#### a. View Corridor Guidelines

Projects should be sensitively located and designed to avoid blocking views of neighboring properties. High profile building masses are discouraged on sloping sites and in locations where another structure may have an existing view corridor. View corridors shall be studied in a three dimensional envelope study in a site-by-site review, and additional language shall be created and included in the future CC&R's to better describe the intent of preserving view corridors. Unsightly accessory uses should always be screened from view.

#### b. Hillside Site guidelines

Where a structure is located on a hillside, the *Escondido Excavation and Grading Guidelines*, Chapter 70, shall be followed. In conjunction with the referenced guidelines, the following standards should be followed:

- 1) A structure located on a hillside should be no higher than thirty feet along any perimeter wall.
- 2) To avoid the appearance of a large rambling mass, the structure should be designed to be narrow in the direction of the contour.
- 3) The structure should "step down" the hillside so that its

form is compatible with the slope of the hillside.

- 4) The length of a deck perpendicular to the hillside and located on the tall side of the structure should be minimized in the direction perpendicular with the contour lines.
- 5) No exposed understructure of enclosed space is allowed.
- 6) No pole structures are allowed.
- 7) No retaining walls over six feet on the exposed side of the structure are allowed.
- 8) Projects are to be located on flatter rather than steeper parts of a site. Undue scarifying by extensive use of retaining walls is to be avoided.
- 9) Structures should be located on the site away from the steeper slopes and edge of slopes.

## **E. COMMUNITY LANDSCAPING**

### **1. Landscaping Objectives**

The overall objective of the proposed landscape design concept for Valley View is to promote high quality aesthetic design throughout the community. Specific landscape implementation standards (i.e. plant spacing, container sizing, and/or hydroseeding specifications) will meet or exceed the intent of the landscape standard found in the City of Escondido's adopted design requirements (Article 62, Ordinance 93-12, or as currently amended). The total number of plants utilized by the overall project and their sizing requirements will exceed the cumulative total that current City of Escondido Design Guidelines would otherwise require. Specific locations for these plantings (i.e. manufactured slopes, streetscapes, open space buffers, etc.) may vary from these standards, however, in order to better meet specific environmental constraints and/or site specific design requirements for individual areas. These specific design parameters will be determined in conjunction with the City of Escondido and will be detailed prior to final approval of specific phases and/or individual final maps for the proposed project.

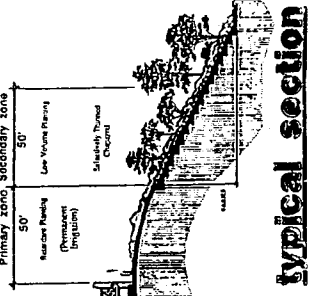
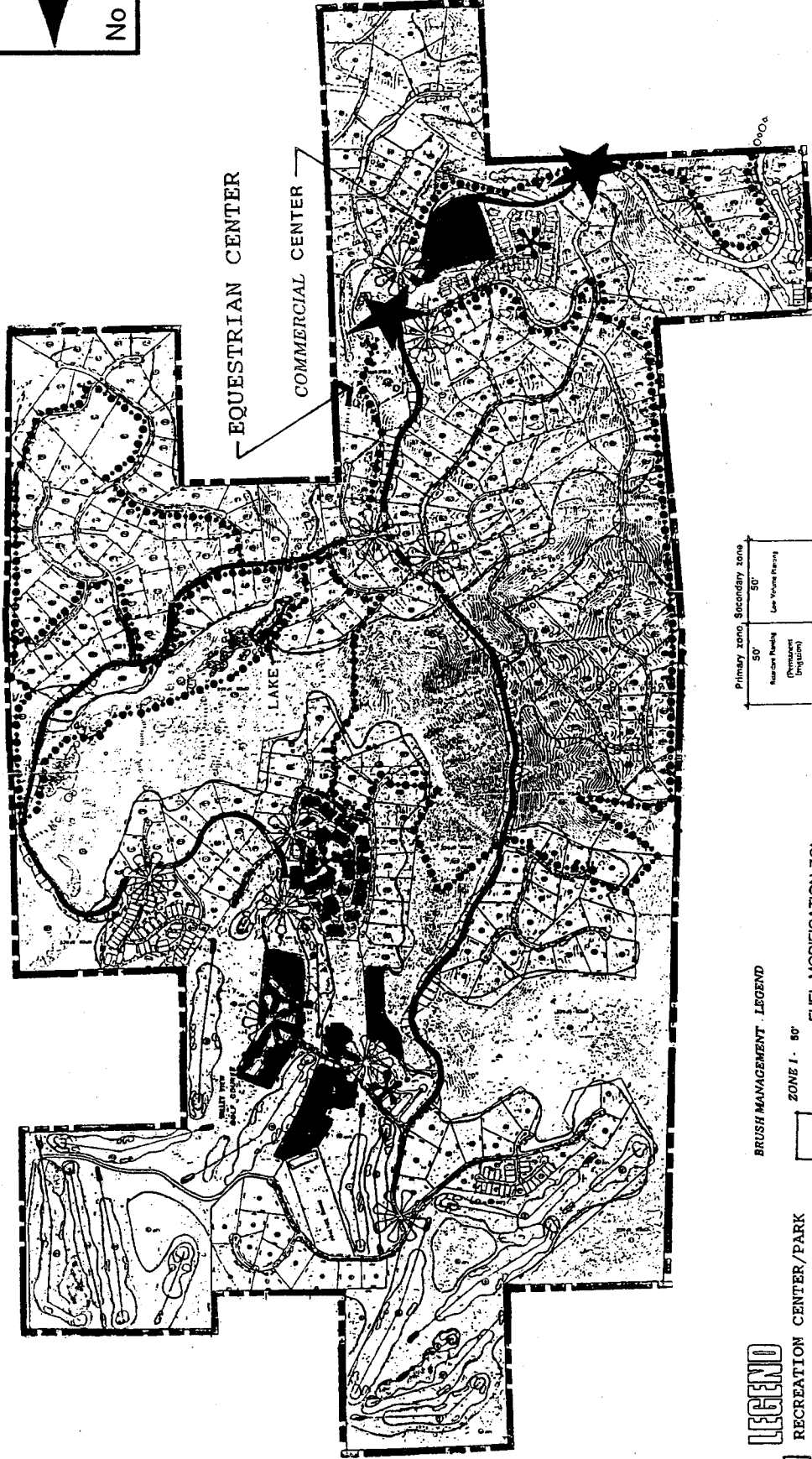
Landscaping will focus on Valley Views' special relationship to its environment, with the open space hillsides providing a community backdrop. Additionally, the proposed Spanish Mediterranean style architectural theme will be complimented through the use of drought tolerant 'xeriscape' type plant materials. A conceptual landscaping palette is included as Figure 25, page 165. Following are the overall goals represented in the project landscaping approach:

- a. Establish a sense of neighborhood continuity through integration and/or repetition of common "theme" landscape and streetscape features extending throughout the community.
- b. Along the greenbelt and habitat corridors, preserve open space areas to provide passive recreation and visual enjoyment, as well as protect floodways, creek habitat, and trail systems.
- c. Ensure that the open space network within the community ties into the existing and proposed open space systems for the City of Escondido and the San Dieguito Regional Park.
- d. Integrate the proposed development project with the natural habitat and open space areas located within and adjacent to Valley View, while maximizing the wildlife and biological habitat value of the open space.
- e. Encourage the use of low maintenance, drought-tolerant plant material.
- f. Encourage visually appropriate plant material, such as indigenous species adjacent to natural open space.
- g. Utilize plant material to create Neighborhood Identity while maintaining a unifying theme throughout Valley View.
- h. Accent desirable project elements, and delineate entries using landscaping as a prime objective.
- i. Provide transitional landscaping at the interface between graded and natural areas. Transitional plant materials should be drought tolerant, low maintenance, effective in erosion control, and fire retardant.



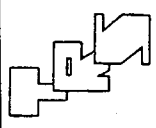


No Scale



- BRUSH MANAGEMENT LEGEND**
- ZONE 1 - 50'
  - ZONE 2 - 50'
- FUEL MODIFICATION ZON**
- NATURAL OPEN SPACE
  - EQUESTRIAN TRAIL / GREENBELT
  - RESORT/HOTEL

- LEGEND**
- RECREATION CENTER/PARK
  - MAJOR STREETScape
  - MINOR STREETScape
  - NEIGHBORHOOD ROADWAYS
  - MAJOR ENTRY
  - MINOR ENTRY
  - SLOPE PLANTING
  - MANUFACTURED SLOPES



Concept Landscape Plan

Figure 25

- j. All plant materials to be utilized in public areas and on graded slopes shall be subject to review and approval by the City of Escondido.

## 2. Landscaping Criteria by Functional Area

In order to insure the proper integration of landscape treatment within Valley View, separate landscape standards are established for different landscape areas as determined by their function: (1) Streetscapes, (2) Entry Treatments, (3) Manufactured Slopes, (4) Fire/Fuel Modification Buffer Zones, and (5) Greenbelt Areas - Habitat Enhancement and Revegetation.

### a. Streetscapes

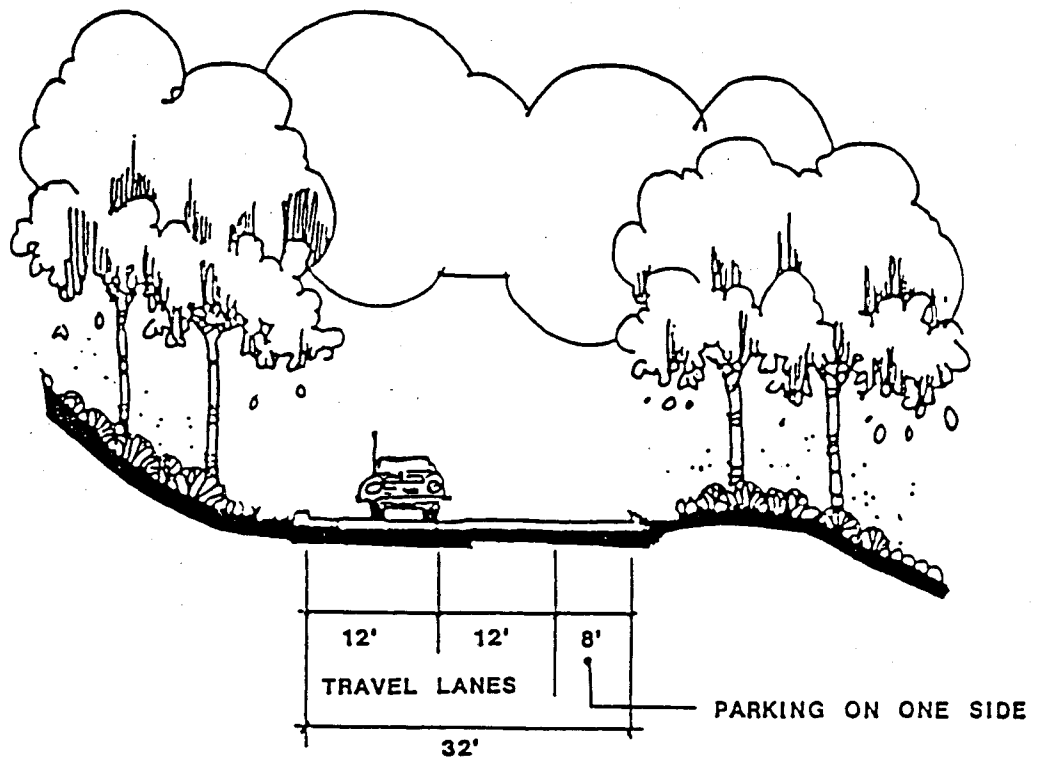
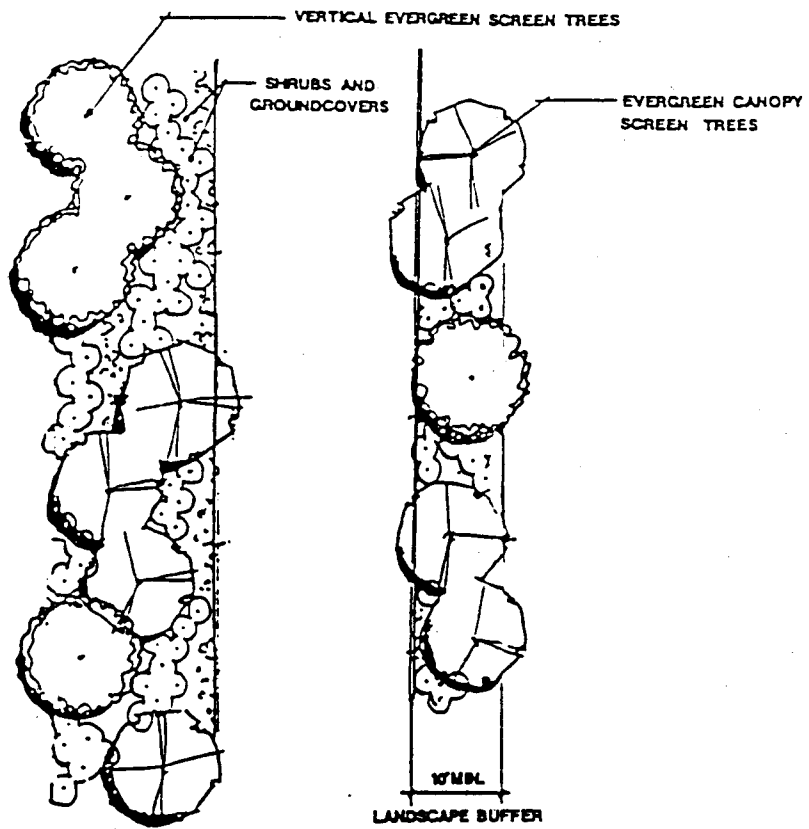
Landscaping for parkways and slopes adjacent to the community roadways should be designed in a similar fashion, visually screening out traffic. Trees allowed in or along roadways are discussed below under Street Trees. Figure 26, page 167, Roadway Cross-Section, illustrates a typical roadway landscape section for streets in the Specific Plan area.

The following streetscape guidelines shall be applied to all future development plans for Valley View.

- 1) Low maintenance, drought-tolerant plant materials should be used where possible.
- 2) Medians should incorporate trees, low shrubs and ground cover which do not visually obstruct drivers utilizing the roadways.
- 3) Signage within Valley View shall comply with the Valley View Sign Program.
- 4) All walls and fencing visible from the primary roadways shall comply with the wall and fencing guidelines outlined in this plan.

Table 7, pages 168-169, lists a suggested tree palette for various aspects of street-related plantings.





Roadway Cross-Section

Figure 26

# Table 7 Tree Palette-- Streetscapes

## STREET TREES

Collector or Primary Roadways: Suggested Plant Palette

- MEDIAN: (at project and neighborhood entries only)

ARECASTRUM ROMANZOFFIANUM	QUEEN PALM
LIQUIDAMBAR STYRACIFLUA	SWEET GUM
TRACHYCARPUS FORTUNEII	WINDMILL PALM

- PARKWAY:

ALNUS RHOMBILIFOLIA	CALIFORNIA WHITE ALDER
PINUS HALEPENSIS	ALEPPO PINE
TRISTANIA CONFERTA	BRISBANE BOX
EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PINUS PINEA	ITALIAN STONE PINE
QUERCUS ILEX	HOLLY OAK

- NEIGHBORHOOD ROADWAYS: Suggested Plant Palette

PINUS CANARIENSIS	CANARY ISLAND PINE
QUERCUS ILEX	HOLLY OAK
QUERCUS AGRIFOLIA	COASTAL LIVE OAK

- ACCENT TREES: Suggested Plant Palette

ALBIZZIA JULIBRISSIN	MIMOSA TREE
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHINIA BLAKEANA	HONG KONG ORCHID TREE
CHORISIA SPECIOSA	FLOSS SILK TREE
JACARANDA ACUTIFOLIA	N. C. N.
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
PYRUS 'BRADFORDI'	BRADFORD PEAR

- GROUND COVER

BACCHARIS PILULARIS	DWARF COYOTE BUSH
ROSEMARINUS OFFICINALIS	
'PROSTRATUS'	DWARF ROSEMARY
MYOPORUM PARVIFOLIUM	DWARF MYOPORUM

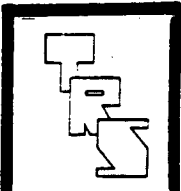


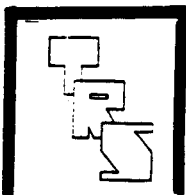
Table 7  
Tree Palette--  
Streetscapes

- FOCAL POINTS - SUCCULENTS, CACTUS AND OTHER PLANTS  
FOR SPECIAL TREATMENT AREAS

AEONIUM ARBOREUM	AEONIUM
AGAVE PARRYI	PARRY'S AGAVE
AGAVE AMERICANA	CENTURY PLANT
ALOE BARBADENSIS	ALOE VERA
ALOE FEROX	TREE ALOE
CAESALDINIA MEXICANA	MEXICAN BIRD OF PARADISE
CEREUS HILDMANNIANUS	HILDMANNS' CEREUS
CRASSULA FALCATA	CRASSULA
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE PARVIFLORA	RED YUCCA
KALANCHIE BLOSSFELDIANA	KALANCHOE
LANTANA MONTEVIDENSIS	TRAILING LANTANA
OPUNTIA ROBUSTA	TREE PRICKLY PEAR
PACHYCEREUS MARGINATUS	MEXICAN ORGAN PIPE
ROMNEYA COULTERI	MATILIJIA POPPY
ROSA BANKSIAE 'LUTEA'	LADY BANK'S ROSE
YUCCA ALOIFOLIA	SPANISH BAYONET
SALVIA CLEVELANDII	CLEVELAND SAGE
SANTOLINA VIRENS	N. C. N.
PHORMIUM TENAX	NEW ZEALAND FLAX
ECHIUM FASTUOSUM	PRIDE OF MADEIRA
STRELITZIA REGINAE	BIRD OF PARADISE
BRAHEA EDULIS	GUADALUPE PALM
BRAHEA ARMATA	MEXICAN BLUE PALM
DASYLIRION LONGISSIMUM	BEAR GRASS

SHRUBS: Suggested Plant Palette

CARISSA GRANDIFLORA	NATAL PLUM
CISTUS SPECIES	ROCKROSE
COTONEASTER PARNEYII	RED CLUSTERBERRY
GREVILLEA 'NOELLII'	N. C. N.
HETEROMELES ARBUTIFOLIA	TOYON
HYPERICUM CALYGINUM	AARON'S BEARD
PRUNUS ILLICIFOLIA	HOLLYLEAF CHERRY
PRUNUS LYONII	CATALINA CHERRY
RAPHIOLEPSIS INDICA	RAPHIOLEPSIS
RHAMNUS CALIFORNICA	COFFEEBERRY
RHUS INTEGRIFOLIA	LEMONADE BERRY
PHUS LAURINA	LAUREL SUMAC
DODONEA VISCOSA	HOPSEED BUSH
ESCALLONIA	N. C. N.
PHOTINIA FRASERI	N. C. N.
PITTOSPORUM	MOCK ORANGE
XYLOSMA CONGESTUM	XYLOSMA
BOUGAINVILLEA	N. C. N.



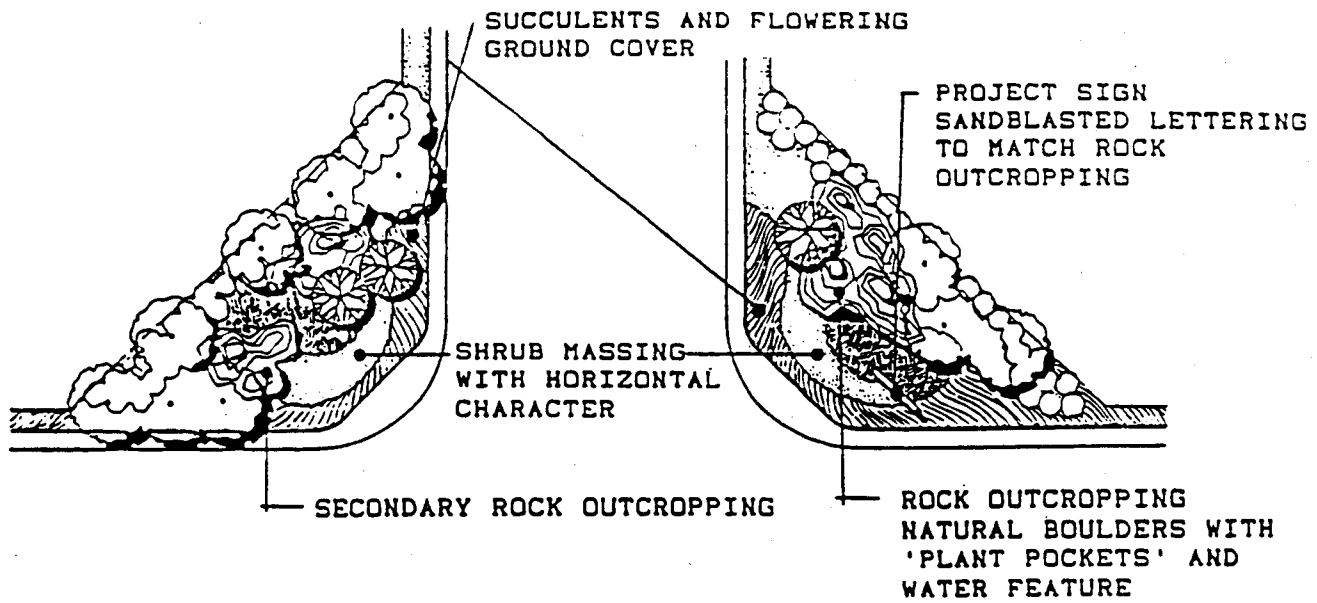
b. **Entry Treatments**

The type of plant material to be used will be largely determined by the specific entryway location within the community, depending, for example, on proximity to native open space and degree of visibility, as well as the significance of the monumentation. The reader is referred to Figure 27, page 171, which depicts typical landscaping of major and minor entry renditions. Generally speaking, natural rock and boulders found on site will be utilized as much as possible in entry treatments to visually link the project with its natural environment, as represented in Figure 28 Use of Boulders as Major Landscape Elements, page 172.

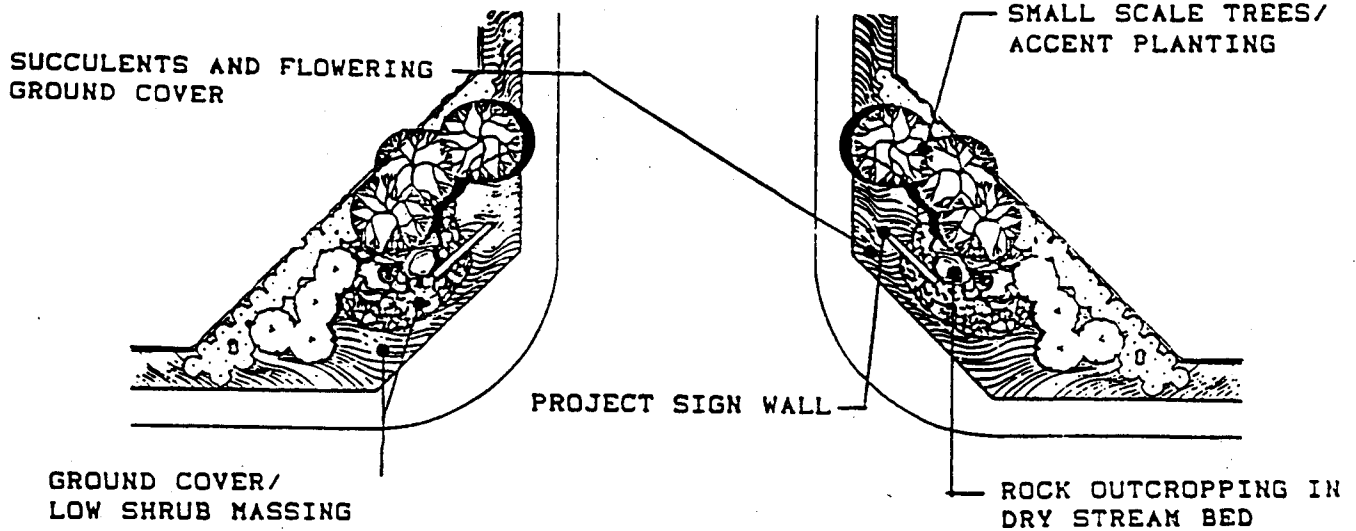
The main entry monument (Figure 24 M, page 131), whose primary function will be to identify the Valley View Community and its primary entrance, will be located at Rockwood Road. A second major entry monument and security gate will be located along Calle Las Piedras just north of the neighborhood commercial center. The principal function of this monument is to limit access and provide security for the residents of Valley View. Along the primary access roads at the main point of entry to each neighborhood, minor entry monuments are situated, the functions of which are to identify the specific neighborhoods, parcels, and land uses within the community.

The following guidelines shall be utilized in the design and siting of the Valley View monumentation:

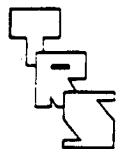
- 1) All monumentation shall be in proportion to the areas they are identifying.
- 2) All monumentation shall be designed to be natural or indigenous to the site and complement the community architectural style. Large boulders and water will be utilized at the main entry for expression of strength, permanence, and interest (see Figure 27, page 171).
- 3) The monumentation/signage will retain the slopes behind with a dense back drop of colorful vegetation and project theme trees.



## MAJOR ENTRY

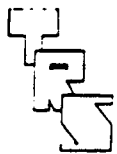
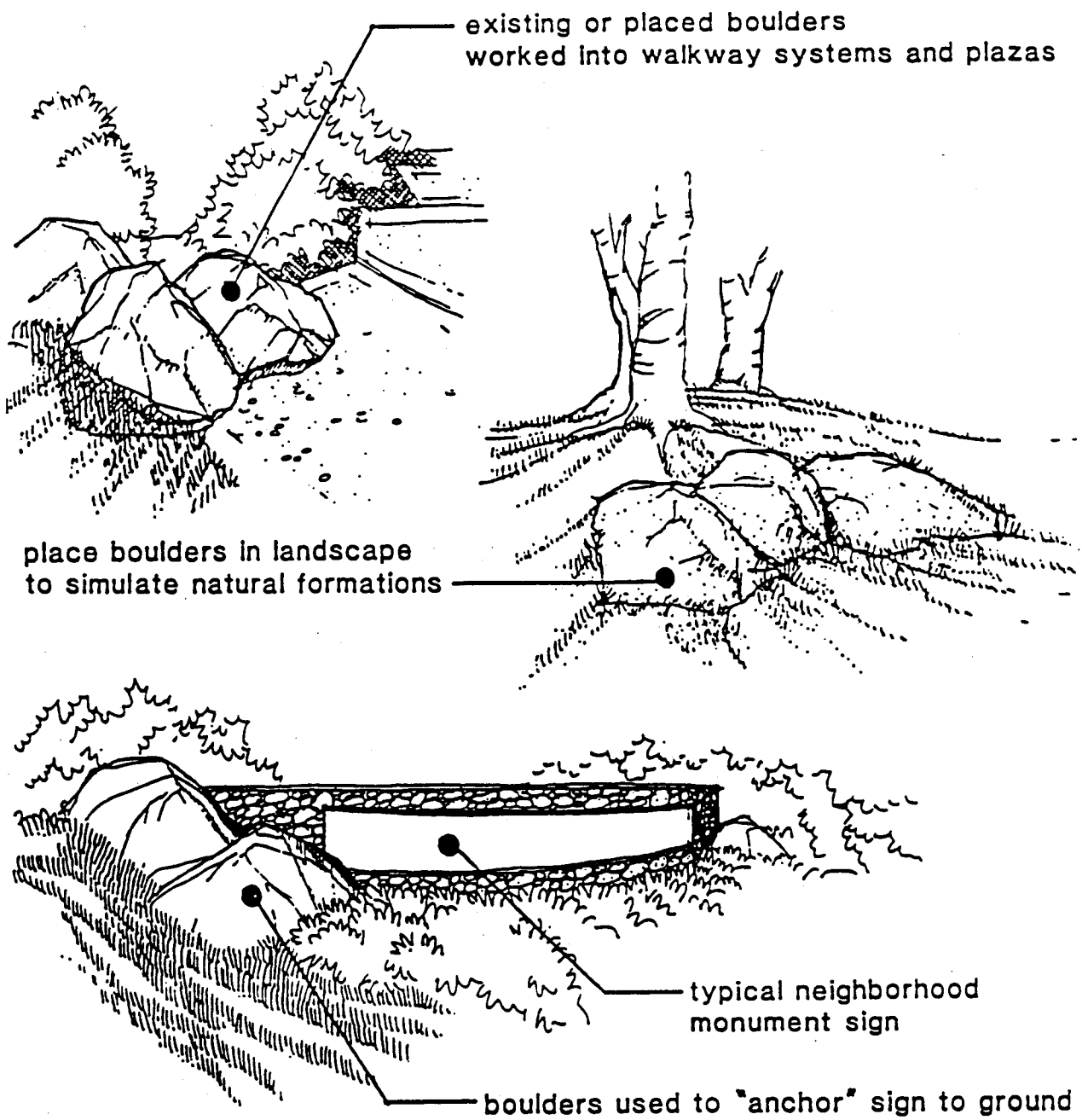


## MINOR ENTRY (Typical)



Typical Landscaping for  
Major and Minor Entries

Figure 27



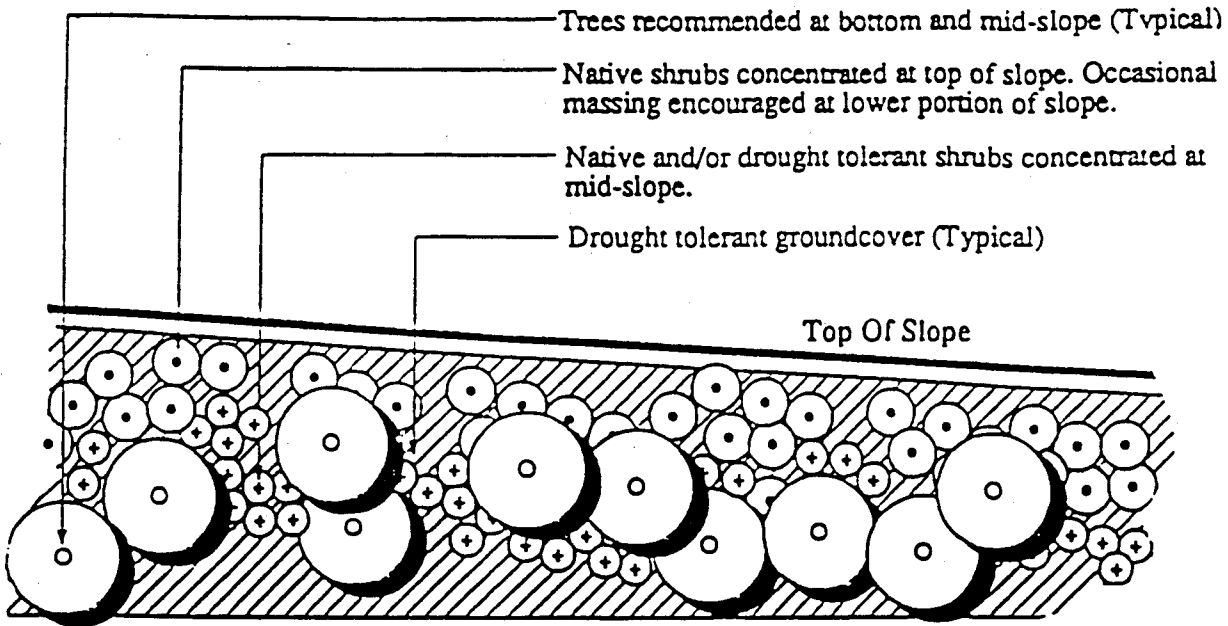
Use of Boulders as  
Major Landscape Elements

Figure 28

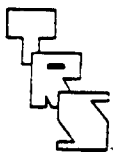
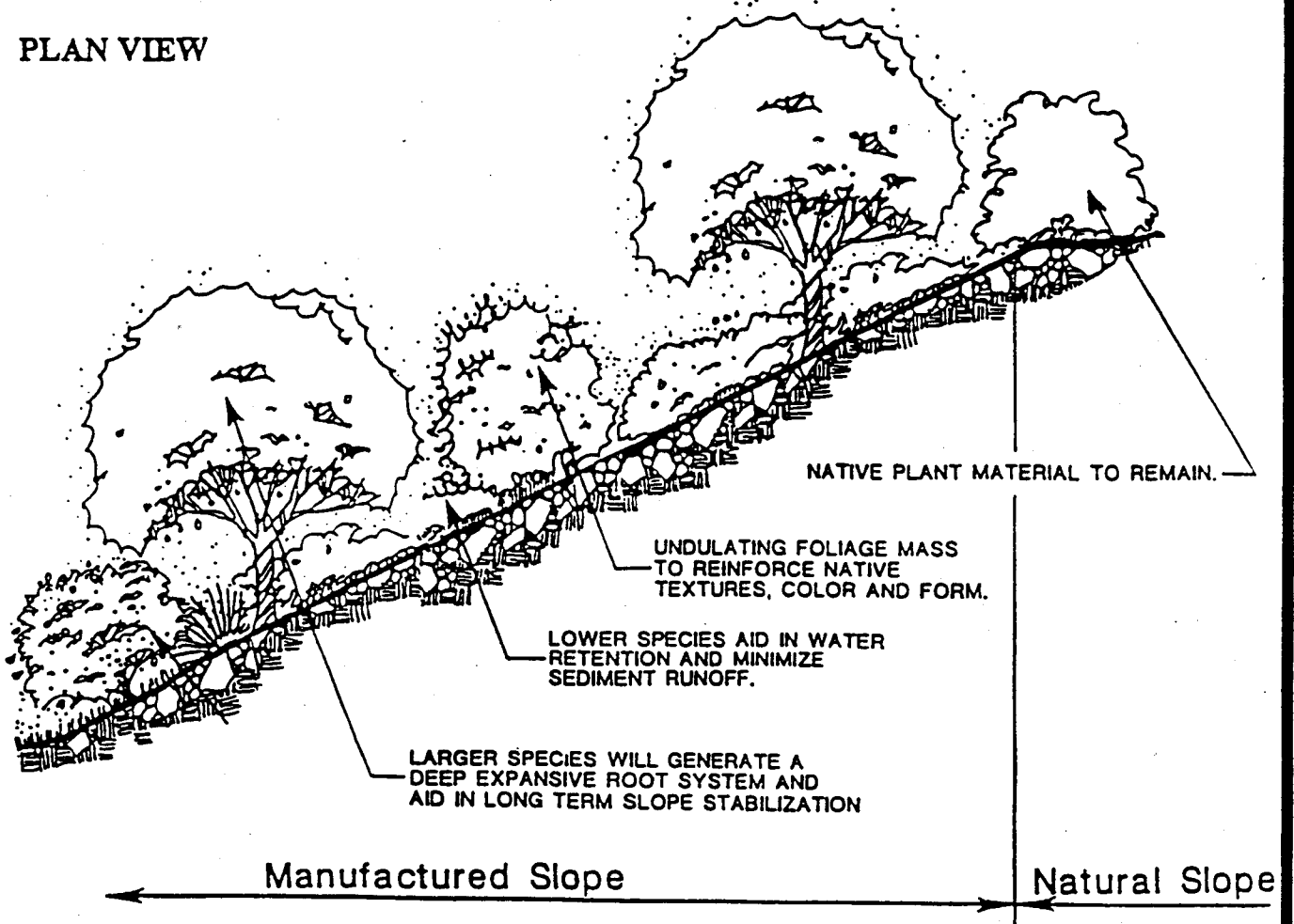
- 4) The major entry monument will display the Valley View logo and name. The lettering style and means of application shall be uniform throughout the monuments on the site.
- 5) The plant material utilized shall reflect the character of the project or neighborhood. The major entry will utilize large specimen trees with background trees to help establish the neighborhood. Tree planting locations should also take into consideration the need to preserve sight lines for both vehicular and pedestrian traffic. Palm trees and succulent plants will also be utilized to highlight certain areas and reinforce the resort theme and image of the project.
- 6) The secondary entries will also utilize large specimen trees, minimized, however, in quantity. The minor entry monuments will display the community logo with the name of the development. (See Figure 27, page 171.)

c. **Manufactured Slopes**

Manufactured slopes over ten feet (10') high, and exposed to public view within Valley View, should be contour graded and landscaped with native and naturalized plant species because of their interface with the natural open space. In order to create a transitional landform between the graded slopes and the natural topography, these slopes, identified on the Landscape Plan, will require careful recontouring. Plantings on these slopes will reflect the natural vegetation and consist of low water use native and naturalized plant species. Naturalized species should be included for higher initial plant cover, however, they should not inhibit or replace natives in the planting design. The reader is referred to Figure 29, page 174, for a plan view and cross-section of a typical manufactured slope. Selection of a plant palette should focus on visual compatibility with the surrounding natural landscape, transitional slope coverage, natural ecological succession, and, ultimately, a mature climax plant development which integrates with the undisturbed natural areas. The recommended plant list (Table 8, page 175) reflects these objectives and identifies those plants from which a desired landscape palette can be chosen. A refined, manicured, smooth slope outline should be avoided by



**PLAN VIEW**



**Plan View and Cross-Section of a Typical Manufactured Slope**

**Figure 29**



# Table 8

## Recommended Plant List

a. TREES: Minimum 15 gallons

ARBUTUS UNEDO (MULTI)  
PINUS HALEPENSIS  
TRISTANIA CONFERTA

STRAWBERRY TREE  
ALEPPO PINE  
BRISBANE BOX

b. SHRUBS:

ABELIA GRANDIFLORA  
(DWARF VAR.)  
ACACIA CULTRIFORMIS  
CARISSA GRANDIFLORA  
CEANOTHUS GRISEUS  
HORIZONTALIS  
CISTUS PURPUREUS  
COPROSMA REPENS  
COTONEASTER MICROPHYLLUS  
COTONEASTER LACTEUS  
DODONAEA VISCOSA  
ECHIUM FASTUOSUM  
ELAEAGNUS PUNGENS  
GRIVILLEA NOELLI  
HETEROMELES ARBUTIFOLIA  
MELALEUCA NESOPHILA  
MYOPORUM LAETUM  
NERIUM OLEANDER  
NERIUM OLEANDER  
PHOTINIA FRASERI  
PRUNUS CAROLINIANA

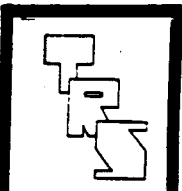
GLOSSY ABELIA  
KNIFE ACACIA  
NATAL PLUM  
  
CARMEL CREEPER  
ORCHID ROCKROSE  
MIRROR PLANT  
ROCKSPRAY COTONEASTER  
PARNEY COTONEASTER  
HOPSEED BUSH  
PRIDE OF MADEIRA  
SILVER BERRY  
GREVILLEA  
TOYON  
PINK MELALEUCA  
MYOPORUM  
OLEANDER  
DWARF OLEANDER  
N. C. N.  
CAROLINA LAUREL

c. HYDROSEED MIX FOR TRANSITIONAL SLOPES:

ARTEMISIA CALIFORNICA  
BROMUS MOLLIS  
ENCELIA CALIFORNICA  
ERIOGONUM FASCICULATUM  
ESCHSCHOLZIA CALIFORNICA  
HETEROMELES ARBUTIFOLIA  
LOTUS SCOPARIUS  
LUPINUS BICOLOR  
LUPINUS SUCCULENTUS  
MIMULUS PUNICEUS  
PLANTAGO INSULARIS  
RHUS LAURINA  
RHUS OVATA  
SALVIA APIANA  
SALVIA MELLIFERA

COASTAL SAGEBRUSH  
BROME GRASS  
BUSH SUNFLOWER  
CALIFORNIA BUCKWHEAT  
CALIFORNIA POPPY\*\*  
TOYON\*  
DEERWEED  
PYGMY-LEAVED LUPINE.-  
ARROYO LUPINE\*\*  
MISSION RED MONKEYFLOWER  
PLANTAIN  
LAUREL SUMAC\*  
SUGAR BUSH\*  
WHITE SAGE  
BLACK SAGE

- \* Not to be applied to brush management areas
- \*\* Nurse crops



using plant species visually similar to those on adjacent natural slopes. Such an approach will create a sense of undulation and visual relief along the vertical planes consistent with the characteristics of the surrounding hillsides.

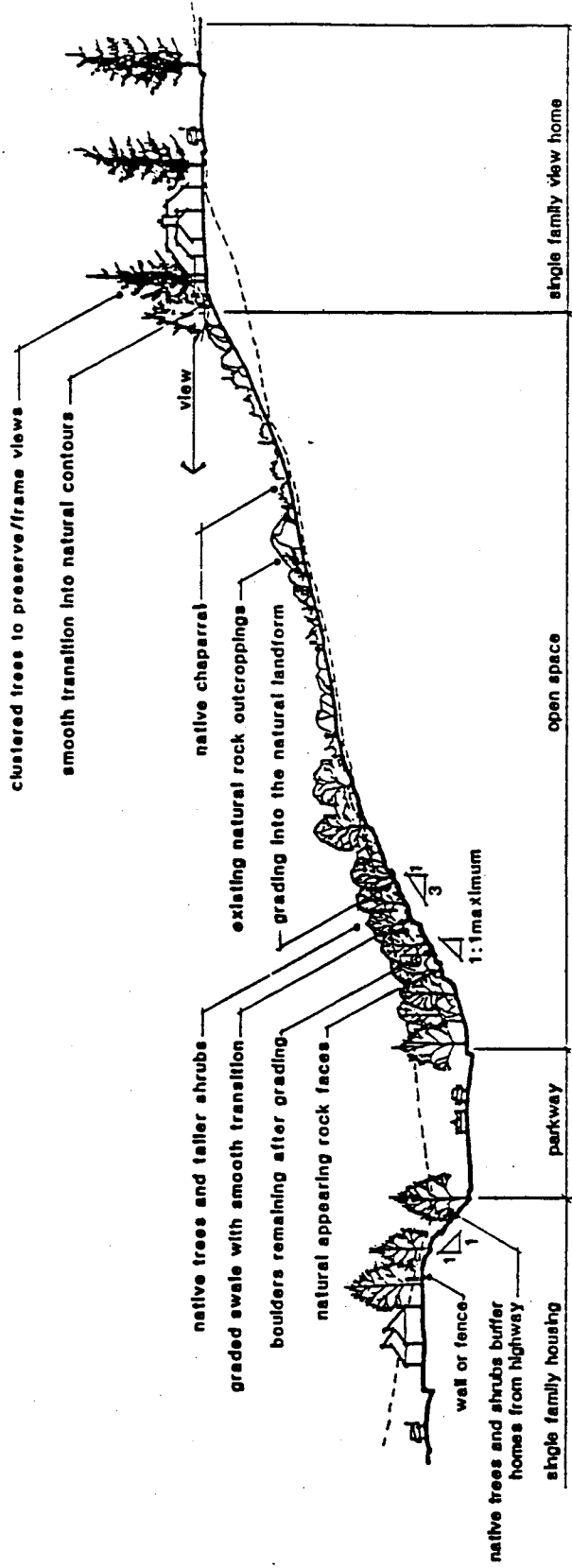
On certain cut slopes in areas comprised of fractured granitic rock, 1-1/2:1 or 1:1 slope ratios will be utilized per the recommendations of the soils engineer. (The reader is referred to Figure 30, Special Edge Conditions: Transition to Open Space, page 177). The landscape treatment of each of these slopes will be handled individually to allow the retention of large rock faces and/or natural boulders occurring within the embankment. These slopes will be hydroseeded with native plants and wildflowers, and the edges (both toes and tops) will be planted with larger native trees, such as quercus agrifolia, to provide visual screening. Unless situations arise where planting pockets containing sufficient soil can be created in less steep areas, the placement of container grown plant material on the rock slope itself should be avoided.

All manufactured slopes within open space areas shall be planted with native plant materials, outfitted with temporary irrigation systems, and maintained by the developer until established. The manufactured slopes will not be accepted as complete until the plants are able to thrive on their own and the temporary irrigation system is removed.

All manufactured slopes shall be consistent with the City of Escondido Fire Department policy regarding Brush Management. The developer will be responsible for landscape maintenance for an initial two-year period, until acceptance by the City of Escondido.

d. Fire/Fuel Modification Buffer Zones

As discussed above, on canyon slopes and natural habitat areas adjacent to residential lots, a 50-foot Primary Fuel Modification Zone and a 50-foot Secondary Fuel Modification Zone will be established, and maintained in accordance with the Escondido Fire Department's "Wildlife Interface Policy For Subdivisions". Details of the brush clearing and fuel modification requirements are outlined in Part V. C. 5. Fuel Modification and Native Area Buffer



Special Edge Conditions:  
Transition to Open Space

Figure 30

Program, beginning above. Figure 21, page 111, graphically details brush management zones for the project.

e. **Greenbelt Areas - Habitat Enhancement and Revegetation**

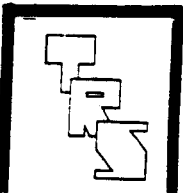
With the exception of road crossings and a riding and hiking trail integrated within the open space for the use of Valley View residents and guests, the greenbelt/open space system proposed within the project is intended to remain mostly natural. Areas requiring grading for the trail system, as well as existing environmentally sensitive areas that have been disturbed in the past, will be revegetated and enhanced according to the guidelines summarized below. The reader is referred to Table 9, page 179, for a list of plants acceptable for use in the habitat enhancement and revegetation areas. Figure 31, page 180, illustrates the planting concept for the greenbelt areas.

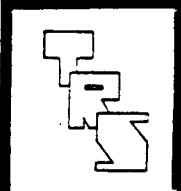
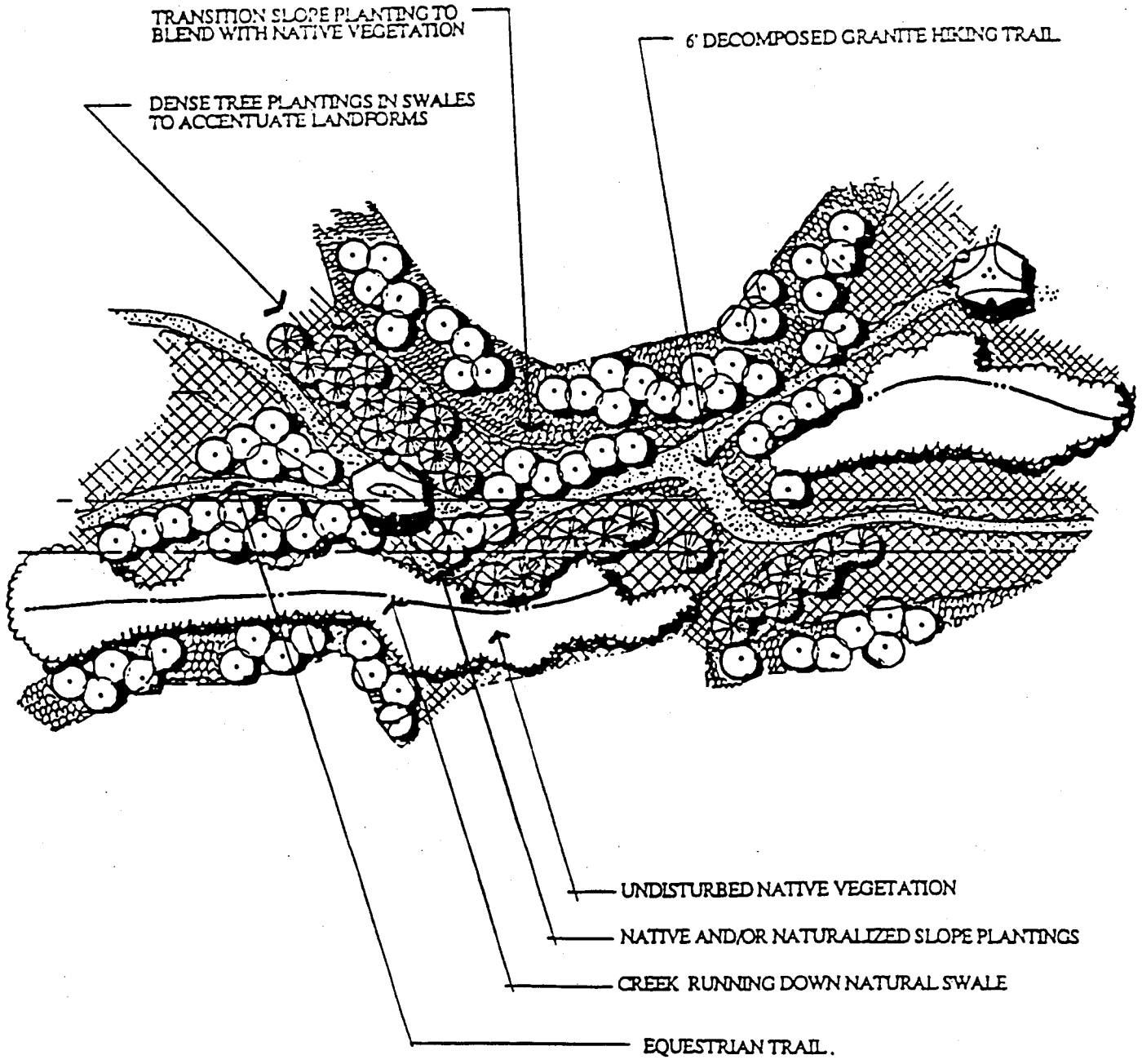
The creek area will be preserved in its natural state to the extent possible, with all existing trees and vegetation maintained. The creek area may, however, be selectively planted with Sycamores, Oaks, Willows or similar native trees to visually lift the creek environment into view from adjacent development, paths and streets. The intent is that there be no reduction of the wetlands habitat and that the overall quality of the habitat be enhanced. Along with these landscape guidelines, additional biological and hydrologic design criteria will provide the framework for accomplishing this objective.

Wherever possible, the transition areas extending from the creek area to the adjacent developments and project areas should be maintained in their natural state. However, some areas are currently bare ground and will require some planting for soil stability. In these locations, as well as those areas disturbed by construction, an erosion-control planting program should be undertaken, including native groundcover and tree massings. Establishment of an informal look should be the focus, extending the creek environment where possible. These transition areas should be self maintaining to the extent feasible, although some supplementary water may be required. Creek crossings, bridges, etc., should be designed to blend with the creek environment.

Table 9  
Plant List--  
Revegetation Areas

BOTANICAL NAME	COMMON NAME	SPACING
<u>WILLOW WOODLAND - TREES</u>		
POPULUS FREMONTII	FREMONT COTTONWOOD	20'
SALIX GOODDINGII	BLACK WILLOW	8'
SALIX LAEVIGATA	RED WILLOW	8'
SALIX LASIOLEPIS	ARROYO WILLOW	8'
<u>WILLOW WOODLAND/COASTAL SAGE SCRUB MARGINS</u>		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	25'
POPULUS FREMONTII	FREMONT COTTONWOOD	20'
QUERCUS AGRIFOLIA	COAST LIVE OAK	25'
<u>WILLOW WOODLAND - SHRUBS</u>		
BACCHARIS GLUTINOSA	MULE FAT	6'
ROSA CALIFORNICA	CALIFORNIA ROSE	4'
RUBUS URSINUS	CALIFORNIA BLACKBERRY	4'
SALIX HINDSIANA	SANDBAR WILLOW	8'
<u>COASTAL SAGE SCRUB</u>		
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	4'
ERIOGONUM FASCICULATUM	FLAT-TOPPED BUCKWHEAT	4'
HETEROMELES ARBUTIFOLIA	TOYON	8'
MALOSMA LAURINA	LAUREL SUMAC	10'
SALVIA APIANA	WHITE SAGE	5'





Planting Concept for  
Greenbelt Areas

Figure 31

A trail system has been designed into the project which will strengthen the pedestrian connection linking the neighborhoods of the Valley View community. Consisting of a combination of dirt roads and decomposed granite (D.G.) paths, the trails will allow the user to travel the entire length of the site on foot. Normally, trail alignment should follow the contours of the land and consist of a series of gently sweeping long curves, avoiding, as much as possible, long, straight, stretches and sharp angular turns. If needed to link points of extreme elevational difference, such stretches may, however, add variety to the user's experience. Generally a 15 percent gradient will be utilized as the maximum grade allowed on any portion of the trail system. A slight downhill grade is necessary for crossing drainages and to provide grade undulations to facilitate drainage.

### 3. Fencing

The following are general guidelines to be used in constructing community walls and fences:

- a. Accepted materials for walls and fences include wood, stucco, slump block, wrought iron, or tubular steel, stone, and transparent material such as glass or plexi-glass.
- b. Use of chain link fencing will only be allowed in low visibility areas.
- c. The landscaping concept for Valley View utilizes three major categories of community wall and/or fencing, as discussed below and illustrated on Figure 24 P, Fences, page 134. A wood, stone, or plaster privacy fence will be allowed on residential lots in locations not detailed below.

#### 1) Solid Wall With Pilasters

A solid wall with pilasters will be utilized along major streets. These individual perimeter walls, each a maximum of 6 feet in height, will act as aesthetic walls around the project. Throughout the community, all perimeter walls will be uniform and attractively landscaped; appropriate plant materials for use within the parkway are suggested on Table

2) **Open Wall At Project or Neighborhood Boundaries**

Project boundary walls, also a maximum of 6 feet in height, are used along the perimeter of a project or residential neighborhood to provide separation from an adjacent neighborhood or property. These open walls will be consistent within each project area and attractive throughout the community.

3) **Open Theme View Wall**

Fences abutting canyons should not create solid visual barriers. Therefore, open theme view walls will be located at the top of natural canyon walls or along the ridgelines within Valley View. As well as providing security for individual dwellings, these walls are designed to minimize visual impacts and will be consistent within each neighborhood and throughout the community. Open theme or ridgetop walls will have a maximum height of 6 feet and may be either partially or fully open.

4. **Signage**

- a. Signs should be subtle, tasteful, imaginative, and an integral part of the building and site design concepts.
- b. Roof and pole mounted signs are not permitted.
- c. Signs shall require a minimum of maintenance.

5. **Exterior Lighting**

- a. Site lighting should be installed for security and safety purposes.
- b. Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged.
- c. Parking areas, access drives, internal vehicular circulation, and outdoor pedestrian use areas shall have sufficient illumination for



Table 10  
Plant List--  
Greenbelt and Parkway

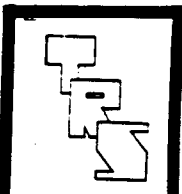
HYDROSEED MIX-WILLOW WOODLAND (MIX A)

BOTANICAL NAME	COMMON NAME	LBS. /ACRE
ANEMOPSIS CALIFORNICA	YERBA MANSA	4.0
ARTEMISIA DOUGLASIANA	DOUGLAS SAGEWORT	2.0
ARTEMISIA PALMERII	PALMER'S SAGEWORT	2.0
ELYMUS CONDENSATUS	GIANT WILD RYE	3.0
IVA HAYESIANA	POVERTY WEED	1.0
JUNCUS ACUTUS	SPINY RUSH	1.0
ORTHOCARPUS PURPURASCENS	OWLS' CLOVER	0.5
PHACELIA CAMPANULARIA	CALIFORNIA BLUE BELL	1.0
		14.5

HYDROSEED MIX-COASTAL SAGE SCRUB (MIX B)

BOTANICAL NAME	COMMON NAME	LBS. /ACRE
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	2.0
BACCHARIS SAROTHROIDES	BROOM BACCHARIS	0.5
ENCILIA CALIFORNICA	BUSH SUNFLOWER	4.0
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	10.0
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1.0
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1.0
FESTUCA MEGALURA	ZORRO FESCUE	2.0
LOTUS SCOPARIUS	DEARWEED	4.0
LUPINUS BICOLOR	PIGMY-LEAF LUPINE	3.0
LUPINUS SUCCULENTS	ARROYO LUPINE	2.0
MIMULUS PUNICEUS	RED MONKEY FLOWER	1.0
ORTHOCARPUS PURPURASCENS	OWL'S CLOVER	0.5
PHACELIA CAMPANULARIA	CALIFORNIA BLUE BELL	0.5
SALVIA APIANA	WHITE SAGE	2.0
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1.0
*STIPA LEPIDA	FOOTHILL STIPA	2.0
*STIPA PULCHRA	PURPLE NEEDLE	2.0
		38.5

\* STIPA SEEDS SHALL BE RAKED IN BY HAND PRIOR TO HYDROSEEDING IN AREAS SELECTED BY HORTICULTURAL MONITOR.



safety and security.

- d. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should be allowed.
- e. Architectural lighting should be indirect, such as soffit lighting, or shall incorporate a full cut-off shield type fixture.
- f. Architectural overhead down lighting is encouraged. Lighting should articulate and animate the building design.

## **VI. GENERAL PLAN CONFORMANCE**

Under Government Code Section 65451, Specific Plans must include a statement of the relationship of the Specific Plan Program to the General Plan.

In this section, conformance of the Valley View Specific Plan is discussed in relation to the applicable Community Goals and Objectives of the Escondido General Plan, as well as to the City's Quality of Life Standards.

The City of Escondido General Plan, dated May, 1990, provides a series of Community Goals and Objectives which are the basis for policies, standards, and guidelines for growth and development in the City's planning area. Quality of Life Standards, developed in conjunction with the General Plan, establish minimum thresholds of services.

### **A. COMMUNITY GOALS AND OBJECTIVES**

Community goals and objectives have been established by the City of Escondido which provide a framework for establishing policies, standards, and guidelines for future growth in the City's Planning Area and providing certainty in the implementation of the General Plan.

#### **1. Goal 1: Plan For Quality, Managed Growth**

The Valley View Specific Plan Area lies at the southeastern boundary of the incorporated City of Escondido. Undeveloped land to the east is situated within the unincorporated portion of the County of San Diego and the boundary of the City of San Diego lies immediately to the south. The 900-acre Cloverdale Neighborhood, masterplanned as the Rancho San Pasqual Specific Plan, is located adjacent to the west, also within the City of Escondido. Valley View has been designed in extensive coordination with the City of Escondido as an upscale, resort-oriented residential community. As such, it respects the natural features of the site, preserving visual and physical site character through dedication of a large greenbelt open space which takes in the majority of the property's steepest slopes. Access to the property's open space is provided via an on-site trail system designed to accommodate equestrian use and adventurous hikers. On-site vistas are preserved and enhanced, while ridgelines are respectfully designed to preclude visually dominating development which could detract from the ambience of the area.

The heart of the Valley View Specific Plan is the eighteen-hole championship golf course and resort complex located on the property's northern upper plateau, overlooking the San Pasqual Valley and accessing visual perspectives stretching to the Pacific Ocean on clear days. As well as providing the development core for the Valley View project, the golf course and resort set the tone for the upscale development of the project's residential neighborhoods and commercial activities. The Valley View Specific Plan program and its related Subarea Facilities Plan identify public services and facilities required as part of the development of Valley View. Timing and phasing of those services and facilities have also been identified and are consistent with the established service threshold levels identified in the City of Escondido's Quality of Life Standards. Development within Valley View can proceed only concurrent with or after adoption of the Subarea Facilities Plan.

2. **Goal 2: Improve Circulation and Safety for Vehicles and Pedestrians**

The traffic study for Valley View Estates prepared by Entranco identifies impacts of development and recommends measures to assure consistency with facility plans. The recommendations of the traffic analysis will be incorporated into the Valley View Subarea Facilities Plan. A pedestrian/equestrian system is proposed in conjunction with the Valley View development proposal, designed to extend along the project roadways and through the open space areas, providing connective links between development neighborhoods and access to the project's active recreational facilities.

3. **Goal 3: Preserve and Enhance Existing Neighborhoods**

The proposed Valley View Specific Plan, encompassing approximately 1,150 acres of the approximately 1,600-acre neighborhood, will set the tone and pattern of future development within the currently undeveloped Valley View Neighborhood. The development proposed by Valley View is in accordance with the desires and aspirations of the City of Escondido as set forth in the Land Use Element of the City's General Plan for an upscale single-family residential development which includes a comprehensively-planned open space system and a destination resort. Land surrounding Valley View accommodates single-family residential use (Rancho San Pasqual ), vacant land and agriculture associated with the San Pasqual Valley, and the adjacent San Diego Wild Animal Park. Valley View's compatibility with these uses is reflected in its provision of

residential, destination recreation, and an extensive open space system.

4. Goal 7: Create an Aesthetically Pleasing and Culturally Diverse Community

Valley View proposes the adoption of design standards and guidelines which regulate such things as architectural theme and detail, landscaping, street design, design and construction of walls and fences, lighting standards, and a number of additional specialized design treatment areas. For the application and enforcement of the proposed design guidelines, a Development and Design Review Committee (DDRC) would be established, comprised of representatives of the Master Developer or his/her assignee. This DDRC responsibility can be assumed after 50% of the homes are sold and a home owners association (HOA) is in place and is willing to undertake the duties of the DDRC. The committee will be assigned the task of evaluating the compatibility of any proposed project with the design and development intent of the guidelines and criteria contained in this Specific Plan Program. The design framework established within this document shall be used as the basis against which all Valley View development shall be reviewed. The objectives underlying Valley View's proposed design framework include emphasis on a unified design theme based on a consistent relationship between architecture, landscape, and site design.

5. Goal 8: Preserve Escondido's Natural and Scenic Resources

Valley View has been designed to preserve, to the extent possible, the extant natural resources on the project site, including the steep slopes and expanses of native vegetation. Significant areas of mature oak woodland are also included in the proposed open space. Preservation of these visually significant resources will help to maintain the current visual integrity of the property while incorporating development in a high quality living environment. The broad band of dedicated open space proposed to run centrally through the site will present a physical and visual break in development, particularly from adjacent off-site areas which have visual access to the project. The visual integrity of on-site ridgelines has been emphasized in project design. Guidelines and standards are included in the Valley View implementation program which will assure that environmental resources, including extant visual amenities of the site, will be respected, preserved where possible, and mitigated through appropriate programs of environmental mitigation where resource

preservation is not feasible.

The design of Valley View has incorporated from its inception a program of constraint and opportunity analysis, which is reflected in the sensitivity of neighborhood identification and design. The initial analysis involved extensive pre-design mapping of steep slopes, ridgelines, sensitive vegetation, cultural resources, drainage patterns, and other notable topographic and landform features. As project design proceeded, the noted design constraints and opportunities were incorporated at each step. As remarked at the beginning of this document, project design has proceeded from the macrocosm to the microcosm, from general to specific, from overall orientation to detailed focus, and the evaluation of constraints and opportunities at each step of project design has been an integral part of maintaining focus on the project goal of creating an environmentally sensitive resort-oriented residential community.

Specific preservation and/or mitigation of environmental resources found on the project site is discussed in detail in the Environmental Impact Report for Valley View. Preservation and natural and scenic resources is fostered by a development program that proposes approximately 583.5 acres dedicated to natural open space and/or recreational uses.

6. **Goal 10: Provide Continued Community and Social Services for a High Quality of Life**

The Valley View Specific Plan program will meet the intent of all quality of life standards adopted by the City of Escondido and included in the City's General Plan. Necessary services and facilities will be available to the Valley View development concurrent with their need. A notable part of the Valley View project will be its recreational element, which includes a championship 18-hole golf course and associated destination resort. Other recreational amenities include inter-neighborhood pocket parks and a trail system which will provide passive recreational opportunities to park residents to access the project's greenbelt and open space system. Pocket parks should be understood to include any or all of the following: pools, tennis courts, volleyball, horse shoes, barbecue and picnic facilities, and other amenities.

7. **Goal 11: Provide a Safe and Healthy Environment for All Escondido Residents**

The City of Escondido has established service levels for police and fire protection, the intent of which will be met and/or exceeded in development of the Valley View project. Several options for fire protection, as discussed in Section II. A. 3. c, above, are available to the City Fire Department for use in the eastside area of which Valley View is a part, and Valley View would be a key player in development of any of the options. Under any of the options discussed, although some of the area within the Valley View development could continue to fall outside of the five-minute response limits and, depending on project circulation, also outside the goal of ten-minute paramedic response limits, all the site would fall within the fifteen-minute limits denoted in the City of Escondido's service level standards. Should a structure fall beyond the five-minute travel time or outside of a three-mile radius of a fire station, sprinkling and built-in protection will be required. Valley View also incorporates fuel modification buffers and emergency access points which will be available in emergency situations.

Valley View will adhere to all grading, drainage, and erosion standards outlined in regulations defined by the City of Escondido. In addition, implementation measures included in this Specific Plan program regulating the Valley View project grading and drainage program, intended to minimize erosion potential. Major drainage patterns on the project site will be retained and/or rerouted in order to insure that drainage is conveyed without the potential for substantial erosion to occur.

Valley View's participation in local and regional programs to meet state and federal air quality standards is evidenced by its incorporation of pedestrian and equestrian travel ways which will allow forms of travel alternative to the automobile, and inclusion of neighborhood commercial facilities within the immediate development, intended to reduce travel to off-site facilities for provision of everyday services and needs.

8. Goal 12: Provide Certainty in Implementing the General Plan

The City of Escondido has adopted various zoning, grading, and other ordinances and policies intended to implement the goals and objectives of the City's General Plan. Where applicable, those ordinances and policies have been incorporated into the design and structure of the Valley View Specific Plan program and utilized in development of the specific implementation measures and overall land use program.

## **B. QUALITY OF LIFE STANDARDS**

Quality of Life Standards were developed by the City of Escondido in 1990 as part of the General Plan comprehensive update. Their purpose is to establish service levels for ten public improvements and facilities.

In the Valley View subarea facilities plan, existing facilities are evaluated and measures recommended to assure that adequate levels of service are provided and maintained as Valley View development occurs.

### **1. Quality of Life Standard 1: Traffic and Transportation**

A Traffic Impact Analysis has been prepared for the Valley View project by Entranco in conjunction with the project EIR. The analysis proposes mitigation measures which, when implemented, will effectively mitigate the impacts of the proposed development to below a level of significance, and which will meet the intent of the City's Quality of Life Standard for traffic and transportation.

### **2. Quality of Life Standard 2: Schools**

The Valley View Specific Plan Area is divided between the San Pasqual Union School District and the Valley Center Union School District for grades K through 8; the entire site lies within the Escondido Union High School District for grades 9 through 12.

### **3. Quality of Life Standard 3: Fire Service**

As discussed in this text, various options are being assessed by the City Fire Department for upgrading of area fire service facilities in order to serve the outlying areas of the City, including the eastside area of which the project site is a part. The preferred alternative, identified above and in the Fire Services and Facilities Master Plan as Scenario Three would construct a fire station in the immediate vicinity of the Valley View site, either at the intersection of Cloverdale Road and San Pasqual Valley Road or on the access road to the Wild Animal Park, just south of the Cloverdale SPA border. The former of these station locations would leave portions of Valley View outside of the City's five-minute response limits and, depending on project circulation, some of Valley View could fall outside the goal of ten-minute paramedic response limits, but within the fifteen-minute limits denoted in the City of Escondido's service level



standards. A station on the Wild Animal Park access road would, however, bring most of Valley View within a five-minute response level and the entire Valley View area within a ten-minute response time. As identified in the Quality of Life Standard, in those areas of Valley View falling outside the five minute initial response time, the structures will be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. Further protection is provided to on-site structures by the utilization of a fuel modification program to abate fuel overload on the site.

4. Quality of Life Standard 4: Police

Valley View is designed as a gated community, which would provide a level of protection and security in and of itself. Development of the Valley View Specific Planning Area as proposed is not anticipated to impact the capabilities of the Escondido Police Department; neither the addition of officers nor upgrading of infrastructure would be mandated by construction of the project. Due to distance of the site from the police station, the possibility exists that the four-minute response standard for Priority I calls might not always be met. Supplementary requirements intended to bolster police effectiveness for the Valley View Specific Planning Area are included, therefore, in the Subarea Facilities Plan.

5. Quality of Life Standard 5: Sewer System

Although no sewer service is presently available on the project site, Valley View is within the City of Escondido Sewer Service Area and will be served by a gravity flow sewer system. The on-site sewage system has been designed to transmit an average of approximately 0.15 million gallons per day in order to accommodate 260 gallons per day (gpd) of effluent per household, and the commercial and resort uses proposed by the Valley View SPA. From the proposed on-site sewer system, sewage will be piped southwesterly to join the sewer outfall for the Rancho San Pasqual project, from which it will travel, via Rancho San Pasqual off-site sewer extensions to a proposed pump station at the intersection of Old Pasqual Road and San Pasqual Road. An 8-inch force main and then a gravity trunk line will carry the sewage westerly to the existing gravity main in Bear Valley Parkway and eventually to the Southside Pump Station. The 8-inch force main proposed in Via Rancho Parkway will have sufficient capacity to serve the Valley View SPA area. If the capacity of the proposed pump station at Old Pasqual Road and San

Pasqual Road is increased, the sewer outfall system proposed for Rancho San Pasqual will have sufficient capacity to also serve Valley View.

6. Quality of Life Standard 6: Parks

Based on the Escondido Master Plan for Parks, Trails, and Open Space standard of 0.5 acres of parkland per 1000 residents, the Valley View would have a parkland requirement of 0.5 acres based on a projected population of 1,181 residents for the Valley View neighborhood (of which this project is a part) in the year 2010. Because of the small size of the required park, the Master Plan recommends combining the parkland requirements with those of the Cloverdale neighborhood. The designated park site, associated with the Cloverdale neighborhood area, has already been dedicated to the City in association with the Rancho San Pasqual project, and comprises 32 acres located on the south side of Rockwood Road. A fee will be required of the Valley View developer in lieu of the dedication of 0.5 acres, thereby meeting the intent of the parks standards,

7. Quality of Life Standard 7: Library Service

Quality of Life Standards require that the City's public library system maintain stock and staff to meet the minimum standards set by the American Library Association of three volumes per capita and provision of two branch libraries prior to buildout of the General Plan. Library fees as required by the development of Valley View and as specified in the Subarea Facilities Plan will be paid.

8. Quality of Life Standard 8: Open Space

As discussed previously, Valley View proposes an extensive system of open space easements and dedication which includes significant extant resources on the site. Slopes exceeding 35 percent gradient will be preserved, as will substantial areas of inland sage and woodland habitat. As these issues were addressed early in the project design process through initiation of extensive opportunities and constraints studies, development areas have been specifically designated so as to avoid the most sensitive habitat areas and the steepest slopes. Residential lots have essentially been designed around the open space, taking advantage of less environmentally sensitive areas for lot placement in order to leave more contiguous land available for open space utilization. Additionally, a

system of hiking/equestrian trails has been designed through the open space so as to minimize undirected human encroachment. Significant woodland habitat and inland sage scrub areas are protected or mitigation in conjunction with local, state, and/or federal areas. Where some intrusion occurs into potentially sensitive areas, measures are incorporated to mitigate the intrusion. CC&R's will protect sensitive areas location on larger, estate-sized lots.

9. Quality of Life Standard 9: Air Quality

In conformance with Escondido's Air Quality Standard, Valley View's commitment to reducing air pollution and encouraging suitable air quality is illustrated in several ways. Valley View will provide neighborhood commercial facilities on-site, which will limit the need for residents to travel off-site to accommodate their convenience needs. A system of walking and equestrian trails will link the development, commercial, and recreational areas, allowing for forms of travel alternative to the automobile. The Valley View program accommodates substantial landscaping which will sustain and replenish the numbers of trees on the site, one method of further reducing the effects of air pollution on the site and within the region.

10. Quality of Life Standard 10: Water System

The Valley View water distribution system has been designed to accommodate water capacity and storage facilities sufficient to meet both normal and emergency situations. The on-site system will include a number of pumping stations and pressure reduction stations. Water storage will be provided by a reservoir to be constructed at or near the northeasterly corner of the property, and a connection will be made to the City water system main line in Rockwood Road. Although the City plans to build a water reclamation distribution system to deliver reclaimed water from the Hale Avenue Resource Recovery Facility, there are no plans at this time to serve water markets in the immediate Valley View area, and, therefore, a detailed design of a reclaimed water system on the Valley View site would be inappropriate at this time. A reclaimed water system could be accommodated on-site at a future date for supplemental irrigation of the landscaped areas within the streets, golf course, commercial area, equestrian area, and open space. The construction of the improvement infrastructure will preserve area for the future addition of a reclaimed water system if such a system becomes

available and economically feasible to implement.

Water conservation techniques, such as use of drought-resistant landscaping and grasses to vegetate the golf course, will be emphasized by the Valley View project. Where feasible, the golf course watering will also be supplemented by use of well water.

## **VII. IMPLEMENTATION**

### **A. INTRODUCTION**

This Valley View Specific Plan Program represents official land use policy of the City of Escondido for the Valley View property. The text and graphics of the Specific Plan Program, in association with the Subarea Facilities Plan and Environmental Impact Report, provide a comprehensive functional approach for the long-term use and development of Valley View. All public and private plans and programs effecting Valley View shall, therefore, be governed by these documents. In this Section, processes and mechanisms are established for implementing development within Valley View according to the Valley View Specific Plan.

### **B. DEVELOPMENT AGREEMENT**

Planning law in the State of California allows a local government agency and a property owner to enter into a contractual relationship regarding development of a specified property. This contract, or Development Agreement, is entered into for the purpose of providing long-term land use and zoning assurances to the developer in exchange for construction of significant public infrastructure in the early phases of the project.

In the case of Valley View, the City of Escondido may desire early construction of major facilities within the boundaries of the property because of their benefit not only to Valley View but to the City as a whole. If both the City and the developer of Valley View find such an arrangement to be mutually beneficial, then a development agreement may be entered into according to the procedures established by state law, which include public modification of the pending agreement and holding of public hearings. It is understood that such an agreement is not necessary for the implementation of the Valley View Specific Plan Program but rather serves only to accelerate the infrastructure phasing schedule in a manner desired by the City and financially feasible for Valley View.

### **C. MITIGATION MONITORING**

The Valley View Specific Plan Program is prepared in conjunction with an Environmental Impact Report which identifies impacts resulting from the proposed development and provides measures to mitigate significant effects. As Lead Agency, the City of Escondido will implement a monitoring program for

the approved mitigation measures. To assist in this effort, a mitigation monitoring program will be developed by the City and the Master Developer as part of the EIR findings and attached as an Appendix to the final Specific Plan upon project approval.

#### **D. ADMINISTRATION**

The City of Escondido Planning Department will administer the Valley View Specific Plan in accordance with provisions of the Specific Plan Program and the Escondido City Code. Because of the nature of a specific plan, the Specific Plan for Valley View will become the zoning code for the project, replacing relevant provisions of the Escondido Zoning Code. In addition to the Specific Plan Program, a development agreement may be submitted to the City and CC&R's will be developed.

#### **E. MUNICIPAL PERMITS AND APPROVALS**

Subsequent to City Council approval of the Specific Plan, the following sequence of reviews will occur:

1. Approval of a Tentative Subdivision Map for Valley View, which is a discretionary action of the Escondido City Council.
2. Approval of a series of Final Maps, each of which divides the project area into smaller development units, which is a ministerial action of the Escondido City Council. Final maps will be accompanied by grading and improvement plans, landscaping and revegetation plans, irrigation plans, erosion control plans, and specific site development plans as may be necessary for community facilities to be constructed within the development.
3. Approval of building permit applications, representing a ministerial act by the Building Department. Building permit applications will be accompanied by precise grading plans, construction drawings, and precise landscaping plans for community facilities.

The specific layout and landscaping program for the Valley View golf course will be submitted to the City of Escondido Planning Department following City Council approval of the Specific Plan. The golf course plan will be reviewed by the City and a determination of substantial conformance made in accordance with the procedures described below. Determination of substantial conformance

will be followed by submittal to the Building Department, whose approval is ministerial, of final grading and landscaping plans.

#### **F. DEVELOPMENT AND DESIGN REVIEW COMMITTEE**

Prior to the submittal of any application for a permit issued by the City of Escondido regarding development, redevelopment, remodeling, landscaping, or other land use activity for an activity or facility within the Valley View Specific Plan project area, including temporary and permanent improvements, an application first must be submitted to the Valley View Development and Design Review Committee identifying all design aspects of the project. The purpose of this review is to assure compliance with the Valley View Master Specific Plan, the Neighborhood Development Plans, and applicable provisions of the CC&R's.

#### **G. SUBMITTAL AND REVIEW PROCEDURES**

##### **1. Minimum Size Submittal**

The minimum area for which a final map and/or grading permit may be sought for residential development is a subunit, discussed in this plan text in terms of a "Neighborhood".

Subunits are typically composed of lots from 4,000 square feet up to five acres, clustered on the basis of similarity in lot size, common location, and boundary. Any lot more than five acres in size comprises its own subunit, unless otherwise depicted in the Neighborhood Development Plan; these lots are normally developed independently of other residential units.

There is no minimum area requirement for the submission of non-residential building permits.

##### **2. Development Summary**

To assure an accurate account of development within Valley View, Final Map submittals must include a summary of residential lots and square feet of non-residential development,

\* already granted within the applicable neighborhood and within the development,

- \* requested in the current application,
- \* remaining to be granted within the neighborhood, and
- \* remaining to be granted within the development.

The City of Escondido Planning Department will review this information to assess conformance with the limits on residential and non-residential development as specified within the Valley View Specific Plan Program and will maintain records of approved and yet-to-be-approved development.

### 3. Substantial Conformance

Changes to the project design described within the Specific Plan are anticipated as a normal consequence of detailed planning and engineering. As determined under existing City procedures, all plans will be subject to review of the Community Development Director and City Engineer, as appropriate, to assure conformance with applicable public policies and standards. Substantial conformance between submitted plans and the Valley View Specific Plan Program shall be determined in regard to the design, improvements, facilities, density, phasing, or intensity.

#### a. Minor Change Applicability

Minor modifications to the Specific Plan Program may be administratively approved by the Community Development Director, including:

- \* Administrative adjustments of development regulations upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements;
- \* Nominal or incidental realignment of collector streets and realignment or elimination of local residential streets, provided basic Circulation Element concepts are maintained;
- \* Golf course modifications during final design and construction, horizontal realignments within the proposed golf



course corridor, and vertical adjustments up to ten feet;

- \* Increases or decreases in the gross area of residential and non-residential uses by 25 percent;
- \* Changes in the number or type of residential units constructed within each neighborhood, so long as the modification does not exceed by 25 percent the total number of units prescribed for the neighborhood;
- \* Minor adjustments to lot lines and neighborhood boundary lines; and
- \* Other adjustments determined by the Community Development Director to represent substantial conformance.

**b. Process**

The Community Development Director shall make a written determination of substantial conformance within 15 days of a written request from the property owner for such a determination.

The decision of the Community Development Director may be appealed by the property owner to the Planning Commission within ten days of the Director's decision.

The Planning Commission will consider the appeal of the substantial conformance issue as an administrative hearing which coincides with the regularly scheduled Planning Commission meeting, so long as the Planning Commission hears the appeal within 21 days of the written appeal request. The administrative hearing will be limited to the issue presented by the appeal. The Planning Commission shall make a determination of whether or not the Community Development Director was correct in deciding the issue of substantial conformance and the decision of the Planning Commission shall be based upon substantial evidence in the record.

The property owner may appeal the decision of the Planning Commission to the City Council within ten days of a Planning Commission decision. The City Council must consider the appeal

within 21 days of application and will conduct an administrative hearing in which the evidence and arguments are limited to representatives of the Community Development Director and the property owner. The administrative hearing will be limited to the issue of substantial conformance and the decision by the City Council shall be based upon substantial evidence in the record. The decision of the City Council shall be final.

A substantial conformance decision at any stage of the process will be memorialized by a written memorandum.

## **H. TRANSFER OF DEVELOPMENT ENTITLEMENTS**

Residential units may be shifted from one neighborhood to another through application of the substantial conformance procedure so long as the number of units shifted out of a Neighborhood is no greater than twenty-five percent of the total number of residential lots within that neighborhood, as identified in Table 2, Neighborhood Summary, of the Specific Plan.

## **I. AMENDMENTS**

Amendments to the Valley View Specific Plan Program shall be in accordance with applicable laws of the State of California, the City of Escondido General Plan, and the City of Escondido Zoning Code. The Valley View Specific Plan Program may be amended as necessary to assure that the plan is consistent with the development proposals of the Master Developer, his assignee, and the City. The Specific Plan Program may only be amended with the consent of the City of Escondido, the Master Developer, his assignee, and the property owner.

## **J. IMPROVEMENT FINANCING**

### **1. Master Developer**

Site improvements which will be provided and privately maintained by the Master Developer or his assignee include but are not limited to:

- a. Private streets;
- b. Storm drainage systems less than 30" in diameter and all retention/detention facilities;

- c. Rough grading for all development;
- d. Community landscaping and revegetation program;
- e. Golf course, golf clubhouse, and associated facilities;
- f. Private trail system;
- g. Neighborhood parks; and
- h. Community and neighborhood entry monumentation, lighting, and fencing.

On-site improvements, areas, or amenities which will be provided by the Master Developer or his assignee via easement or in-fee dedication and publicly maintained include:

- a. Public streets;
- b. Storm drainage systems over 30" diameter;
- c. Public sewer system;
- d. Public water system;

**2. Individual Homeowner or Master Developer Assignee**

Improvements which are the responsibility of the Individual Homeowner or the Master Developer Assignees include:

- a. Individual lot landscaping, except for front yard landscaping which may be provided at the discretion of the Master Developer;
- b. Subsequent grading or site improvements to accommodate architecture, landscaping, hardscape, or septic systems, consistent with the Specific Plan Program and CC&R's; and
- c. Home design and construction.

## **K. MAINTENANCE**

### **1. Valley View Homeowners Association (VVHA)**

The Valley View Homeowners Association will be responsible for the maintenance of community-side facilities within the project area, including but not limited to private streets, landscaping and irrigation, perimeter fencing and walls, neighborhood parks, and certain drainage facilities and systems.

### **2. Golf Course Management Company**

A golf course management company will be selected by the Master Developer to manage and maintain the golf course and all golf related facilities, including the golf clubhouse.

### **3. City of Escondido**

The City of Escondido will maintain public roads, public water and sewer facilities, and other facilities, public open space, or recreational systems which may be dedicated or granted by easement to the City.

## **L. DEVELOPMENT PHASING AND TIMING**

A 15-to-20 year buildout is estimated for Valley View, and, therefore, any phasing program would, necessarily, be more accurate in the short term than the long term. While the build out of Valley View is ultimately expected to follow a timing and phasing program impacted by market, economic, and political conditions, a logical sequence of development is identified herein.

Development of Valley View is anticipated to occur in seven principal phases, generally corresponding to neighborhood numbers. Table 11, Concept Phasing Plan, page 203, provides an example of a logical progression of grading and phasing. It should, however, be noted that development may occur simultaneously in more than one phase, so that during construction of Phase 1, some development may be occurring in the Phase 2 or Phase 7 areas.

The first phase of the proposed construction phasing plan begins in

Table 11

Concept Phasing Plan

CONSTRUCTION PHASE 1

Northern Upper Plateau  
TM Units 1 & 2

CONSTRUCTION PHASE 2

Southern Upper Plateau  
TM Units 3 & 4

CONSTRUCTION PHASE 3

Southeast Highlands  
TM Units 5 & 6

CONSTRUCTION PHASE 4

Southwest Valley  
TM Unit 9

CONSTRUCTION PHASE 5

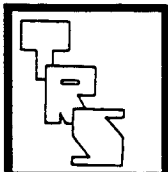
Southcrest  
TM Units 7 & 8

CONSTRUCTION PHASE 6

Westcentral Mesa  
TM Unit 10

CONSTRUCTION PHASE 7

Northwestern Mesa  
TM Unit 11



Neighborhood 1 and concentrates on hotel in the vicinity of the resort. (Figure 8, Valley View Neighborhoods, page 59, provides a visual overview of the neighborhood locations). Later elements of Phase 1 include the central resort area and the eighteen hole golf course. Phases 2 and 3 incorporate estate and patio home lots in the vicinities of the southern plateau and southeast highlands. Phases 4, 5, and 6 implement estate lots and patio home construction in these neighborhoods. The final element of Phase 5 calls for construction of the equestrian center and the commercial center. Phase 7 adds estate lots on the hills of the northwestern plateau.

#### **M. PUBLIC FACILITIES AND IMPROVEMENTS**

Table 12, page 205, relates the schedule of public facilities and improvements, identifying on-site improvements, methods of financing, and anticipated phasing for facilities associated with the Valley View project area. Grading for each phase begins with the initiation of development within that phase.

**Table 12**  
**Estimated Phasing of**  
**Major Facilities and**  
**Improvements**

**"OFFSITES" REQUIRED FOR CONSTRUCTION PHASE 1:**

**A. ACCESS:**

1. CONSTRUCTION OF ROCKWOOD ROAD FROM EAGLE CREST DRIVE TO LAS PIEDRAS ROAD.
2. CONSTRUCTION OF LAS PIEDRAS ROAD FROM ROCKWOOD TO THE ACCESS ROAD FOR THE RESORT.
3. CONSTRUCTION OF SECONDARY ACCESS ROAD FROM THE RESORT TO A CONNECTION POINT WITH OLD WAGON ROAD AT THE NORTHEASTERLY CORNER OF THE PROJECT.

**B. SEWER:**

1. CONSTRUCTION OF THE OUTFALL SEWER LINE FROM THE RESORT TO THE POINT OF CONNECTION AT ROCKWOOD ROAD AND EAGLE CREST DRIVE.

**C. WATER:**

1. CONSTRUCTION OF THE CONNECTION POINT AT THE WESTERLY BOUNDARY OF THE PROJECT.
2. CONSTRUCTION OF THE WATER SUPPLY MAIN TO THE NORTH EASTERLY CORNER.
3. CONSTRUCTION OF THE RESERVOIR AT THE NORTHEASTERN CORNER OF THE PROJECT.

**D. UTILITIES:**

1. CONSTRUCTION OF UTILITIES FROM CONNECTION POINT AT ROCKWOOD ROAD AND EAGLE CREST DRIVE TO THE RESORT.

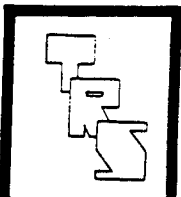




Figure 32

# Slope Analysis





**APPENDIX A**

**Traffic Study for Valley View Estates**

# Traffic Study for Valley View Estates

April 29, 1994

prepared by:

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City of Escondido Street Standards

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Eagle Crest Project - Engineering Conditions of Approval/Streets

**Introduction**

This report presents the results of the study addressing the near- and long-term traffic impacts associated with the proposed future development of the proposed Valley View Estates project and the Specific Plan Area IV (SPA IV) properties. SPA IV is generally located adjacent to and just north of the Wild Animal Park on San Pasqual Valley Road in the unincorporated area of the County of San Diego and within the "sphere of influence" of the City of Escondido. The project site vicinity is shown on Figure 1.

The SPA IV area consists of approximately 1,600 acres, with the Valley View Estate project making up the largest ownership within the SPA (approximately 1,100 acres). The Valley View Estates project is envisioned as a resort/hotel and residential development, with estate and patio homes, a resort/hotel, a golf course, a small commercial center, and an equestrian center. Figure 2 shows the land use plan for the Valley View Estates project.

The remainder of the SPA IV area consists of approximately 60 other residences under a number of separate ownerships.

**Report Purpose**

This analysis was required to provide information for the annexation of Valley View Estates and all of SPA IV into the City of Escondido. The objective of the analysis is to provide sufficient information to assist in making that decision without the detail typically associated with a full environmental impact report. The information and analysis contained herein focused on roadway segments at the daily traffic volume level of detail. Eventually, a detailed traffic analysis will be prepared as the project continues through the environmental approval process. At that time, additional analysis, such as detailed peak hour turning movement analysis and intersection level of service analysis, will be provided.

This report presents the analysis of traffic conditions on roadway segments in the study area under the following four scenarios:

1. Existing conditions
2. Near-Term conditions
3. Ultimate, buildout conditions
4. On-site conditions

Based on the results of these analyses, a series of recommendations and improvements are suggested in the final section of this report. These improvements should ensure that the study area roadway segment achieve acceptable Level of Service (LOS) standards.

### Existing Circulation Network

The following section provides a description of the existing circulation network in the study area. Figure 3 summarizes the existing average daily traffic (ADT) volumes on study area roadway segments. Figure 3 also shows the existing roadway segment level of service on these roadway segments. The existing level of service serves as a basis of determining near-term project impacts and is described later in this report under "Roadway Level of Service Analysis."

It important to note that a total of four government jurisdictions have responsibilities within the study area. The SPA IV property is currently located in the County of San Diego's unincorporated area. SPA IV is also located adjacent to the City of Escondido's boundary and is within their "sphere of influence." Further, the City of San Diego jurisdictional boundary is nearby and controls portions of Cloverdale Road and Via Rancho Parkway. Finally, the California Department of Transportation (Caltrans) is responsible for the operation of SR-78/San Pasqual Valley Road.

#### Cloverdale Road

Cloverdale Road is a local roadway with two travel lanes, and it is a relatively unimproved road serving only local residential traffic.

#### San Pasqual Valley Road/ State Route 78

San Pasqual Valley Road is a two lane undivided state highway with separate turn lanes at major intersections in the project's vicinity. This roadway is designated as a major roadway on the City of Escondido's General Plan Circulation Element. According to the latest count data, this roadway carries 14,000 and 11,500 vehicles per day (VPD) east and west of the signalized intersection with Bear Valley Parkway, respectively. As a state highway, Caltrans is responsible for the maintenance of this roadway.

#### Bear Valley Parkway

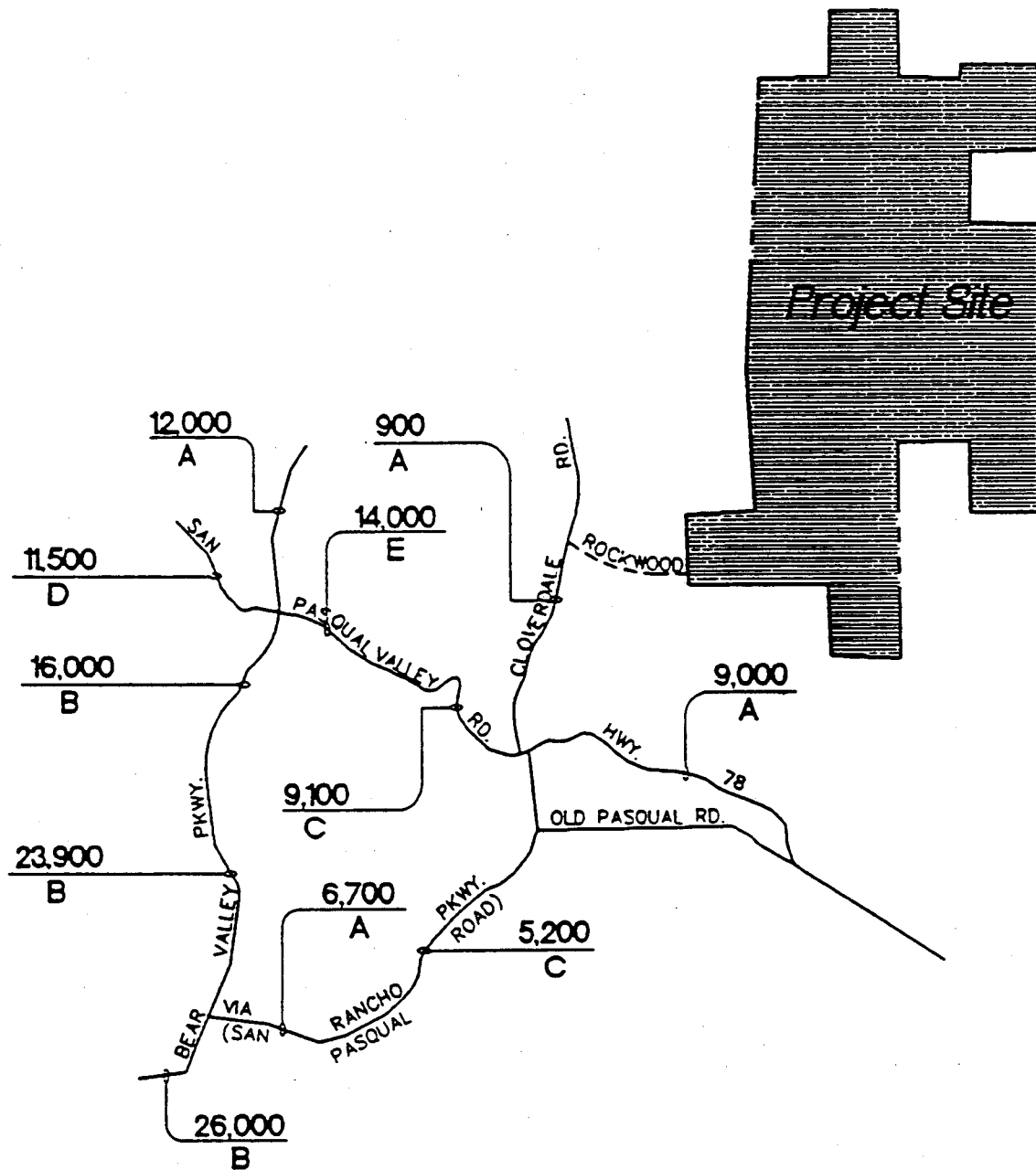
Bear Valley Parkway is designated as a major roadway from south of Via Rancho Parkway/San Pasqual Road north to its intersection with Valley Parkway. This facility is built to its ultimate width south of Via Rancho Parkway (San Pasqual Road), At San Pasqual Valley Road, Bear Valley Parkway narrows to a two lane undivided roadway. Bear Valley Parkway carries 12,000 VPD north of San Pasqual Valley Road and 16,000 VPD south of Route 78.

#### Via Rancho Parkway/San Pasqual Road



Via Rancho Parkway/San Pasqual Road is designated as a major road from Bear Valley Parkway to San Pasqual Road/State Route 78 on the City's General Plan Circulation Element. However, it is currently constructed with only two travel lanes varying from 20 feet to 40 feet, except for the segment near Bear Valley Parkway, which is fully improved. This roadway currently carries 5,200 VPD south of Old Pasqual Road and 6,700 east of Bear Valley Parkway. The narrow portion of this roadway is located within the boundaries of the City of San Diego.



Figure 3  
Existing Volumes and LOS



**LEGEND**

-  ..... ADT
-  ..... LOS



Old Pasqual Road

Old Pasqual Road is a 23 feet wide relatively unimproved roadway with two travel lanes extending between Via Rancho Parkway and San Pasqual Valley Road. This roadway is also located within the City of San Diego boundaries.



### Other Development Projects

Aside from the other owners within the SPA IV area (described in the following section), the Eagle Crest project is the only other development project that contributes traffic to the same off-site roadways in the study area. The Eagle Crest project is located along Cloverdale Road. The total assigned traffic for the Eagle Crest project was extracted from the approved EIR/traffic study conducted for the project (Willdan & Assoc., May 1989), and incorporated into our analysis.

A slight double counting of traffic associated with the golf course portion of the Eagle Crest project should be noted since this is the only existing part of the project. Traffic associated with the golf course is also part of the background traffic counts evaluated for the existing condition. The traffic and development intensity for the SPA IV project and the Eagle Crest is summarized in the next section.

### Planned Improvements

The improvements to circulation facilities within the study area can be grouped into two categories. One group consists of the likely and foreseeable improvements resulting from the conditions placed on adjacent development projects and projects that have received public funding for their implementation. The other group are those long-term improvements recognized as needed but have no identified responsibility for implementation or funding. Examples of each are:

#### Foreseeable:

Cloverdale Road widened to a 42/60 feet local collector facility north of San Pasqual Road to the Eagle Crest project as part of the condition of approval for that project.

A traffic signal will be installed at the intersection of Cloverdale Road/San Pasqual Road at SR-78, also as part of the conditions of approval for the Eagle Crest project.

Rockwood Road widened to a 42/60 feet local collector facility east of Cloverdale Road adjacent to the Eagle Crest project, again as part of the conditions of that project.

Widen and realign SR-78/San Pasqual Valley Road westerly to improve capacity and safety as part of an ongoing Caltrans project.

#### Long-Term:

Via Rancho Parkway (Old Pasqual Road) south of SR-78/San Pasqual Valley Road is currently unimproved beyond two lanes, and it is identified in the City of San Diego Circulation Element for the area as a four lane facility. No source of funding or timetable has been identified for this improvement.

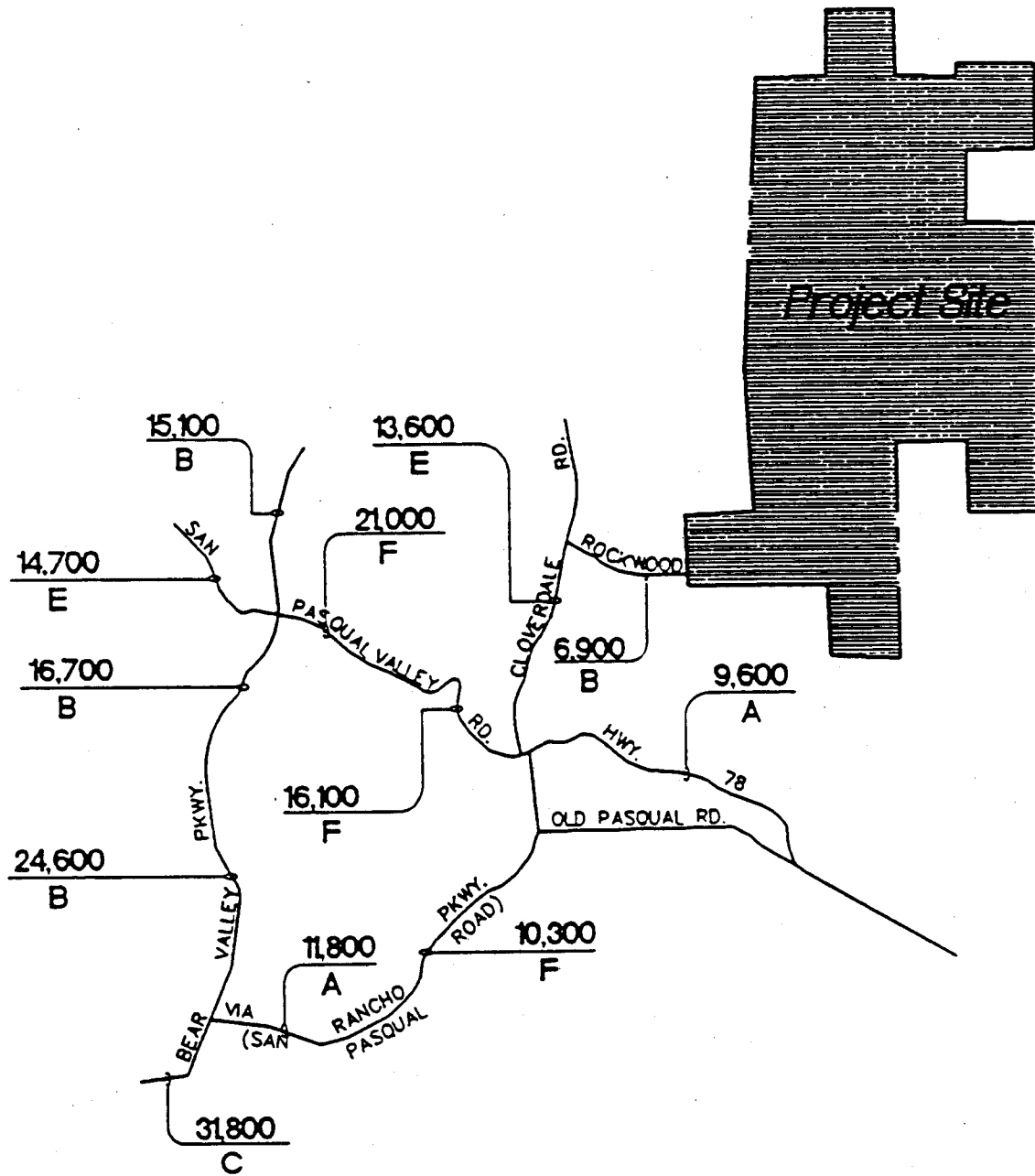
Old San Pasqual Road at its easterly conjunction with San Pasqual Valley Road (Route 78) will be shifted easterly or westerly. Currently, two alternatives are being considered by Caltrans to improve the sight distance at the intersection of Old San Pasqual Road and Route 78.







Figure 7  
Total Near Term External Traffic and LOS



**LEGEND**

- ◆ ..... ADT
- ..... LOS



### Roadway Segment Level of Service Analysis

Since SPA IV is located within the City of Escondido's "sphere of influence," the City's street design and level of service standards were used for this analysis. A summary of these level of service standards for each classification of roadway is included in the appendix of this report.

The City of Escondido's General Plan Circulation Element indicates that Level of Service C shall be maintained as the minimum acceptable level of service for city roadway facilities.

The study area roadway segments have been analyzed to determine level of service under the following four scenarios.

1. Existing conditions
2. Near term conditions
3. Ultimate conditions
4. On-site conditions

The analysis of Existing conditions serves to identify roadway segments with existing capacity deficiencies and serves as a basis for determining project impacts. For the purpose of determining near-term project impacts, those roadways that achieve LOS C or better are deemed acceptable, and those roadways that would operate at LOS D or worse are deemed unacceptable and would require some form of improvement.

Table 2 summarizes the off-site street segment volumes and levels of service using the City of Escondido standards. The following paragraphs summarize the key findings of this analysis.

#### Existing Conditions

The analysis of existing roadway level of service revealed the following roadway segments currently experience traffic volumes in excess of the LOS C threshold for acceptable operations:

- San Pasqual Valley Road east of Bear Valley Parkway (LOS E); and
- San Pasqual Valley Road west of Bear Valley Parkway (LOS D).

#### Near-Term Conditions

The analysis of Near-Term conditions includes existing traffic volumes, the proposed SPA IV projects, and the Eagle Crest project. The addition of project trips to the existing traffic volumes would cause further deterioration in level of service on San Pasqual Valley Road east and west of Bear Valley Parkway to LOS F and E, respectively.

In addition, conditions on the following roadway segments would fall from acceptable to unacceptable levels of service with the addition of the cumulative project traffic:

- Cloverdale Road north of San Pasqual Valley Road (LOS E);
- San Pasqual Valley Road west of Cloverdale Road (LOS F); and
- Via Rancho Parkway south of Old Pasqual Road (LOS F).

---

### Ultimate Conditions

Figure 8 shows the buildout volumes and LOS on study area roadways. This condition assumes buildout of the City of Escondido and the County of San Diego General Plans along with the construction of all study area roadways to their ultimate classifications and capacities. Figure 9 shows the adopted ultimate roadway classification for off-street roadways.

### On-Site Conditions

The analysis of on-site roadway segment level of service was based on the internal project traffic assignment (shown previously in Figure 6) and the planned cross-section of the on-site roadways, as provided by the project proponents. Drawings of these cross-sections are included in the appendix to this report. Table 3 summarizes the results of the level of service analysis conducted for the on-site roadways.

Using the adopted City of Escondido standards, the analysis found that all on-site roadways would operate at acceptable levels (LOS C or better).



Table 2  
Off-Site Street Segment Levels of Service

Roadway	Limits	Capacity Existing/Ultimate	Traffic Volumes			LOS		
			Existing	Near Term	Ultimate	Existing	Near Term	Ultimate
Rockwood Road	East of Cloverdale Road	NA/15,000	0	6,900	6,900	N/A	B	B
Cloverdale Road	North of San Pasqual Valley Road	5,000/15,000	900	13,600	13,600	A	E	A*
San Pasqual Valley Road	East of Cloverdale Road	37,000	9,000	9,600	21,900	A	A	B
	West of Cloverdale Road	15,000/37,000	9,100	16,100	21,900	C	F	B*
	East of Bear Valley Pkwy.	15,000/37,000	14,000	21,000	33,000	E	F	D*
	West of Bear Valley Pkwy.	15,000/37,000	11,500	14,700	27,200	D	E	C*
Bear Valley Parkway	North of San Pasqual Valley Road	37,000	12,000	15,100	24,400	A	B	B
	South of San Pasqual Valley Road	37,000	16,000	16,700	27,400	B	B	C
	North of Via Rancho Pkwy	37,000	23,900	24,600	32,500	B	B	D
	South of Via Rancho Pkwy	60,000	26,000	31,800	40,000	B	C	C
Via Rancho Parkway	South of Old Pasqual Road	10,000/37,000	5,200	10,300	17,400	C	F	B*
	East of Bear Valley Pkwy	37,000	6,700	11,800	17,400	A	A	B

Notes

\* = Ultimate Capacity Used

Bold type indicates unacceptable LOS per City of Escondido standards.

**Alternative Development Scenario - No Resort-Hotel Alternative**

An alternative development scenario was examined to determine the need for the recommended circulation improvements under Near-Term conditions. This scenario would remove from the Valley View Estates project the resort-hotel with 250 rooms. As shown on Table 1, the resort-hotel is estimated to generate 1,900 daily trips. This change would reduce the total external trips from 6,940 to 5,040 daily trips (6,940 minus 1,900 = 5,040).

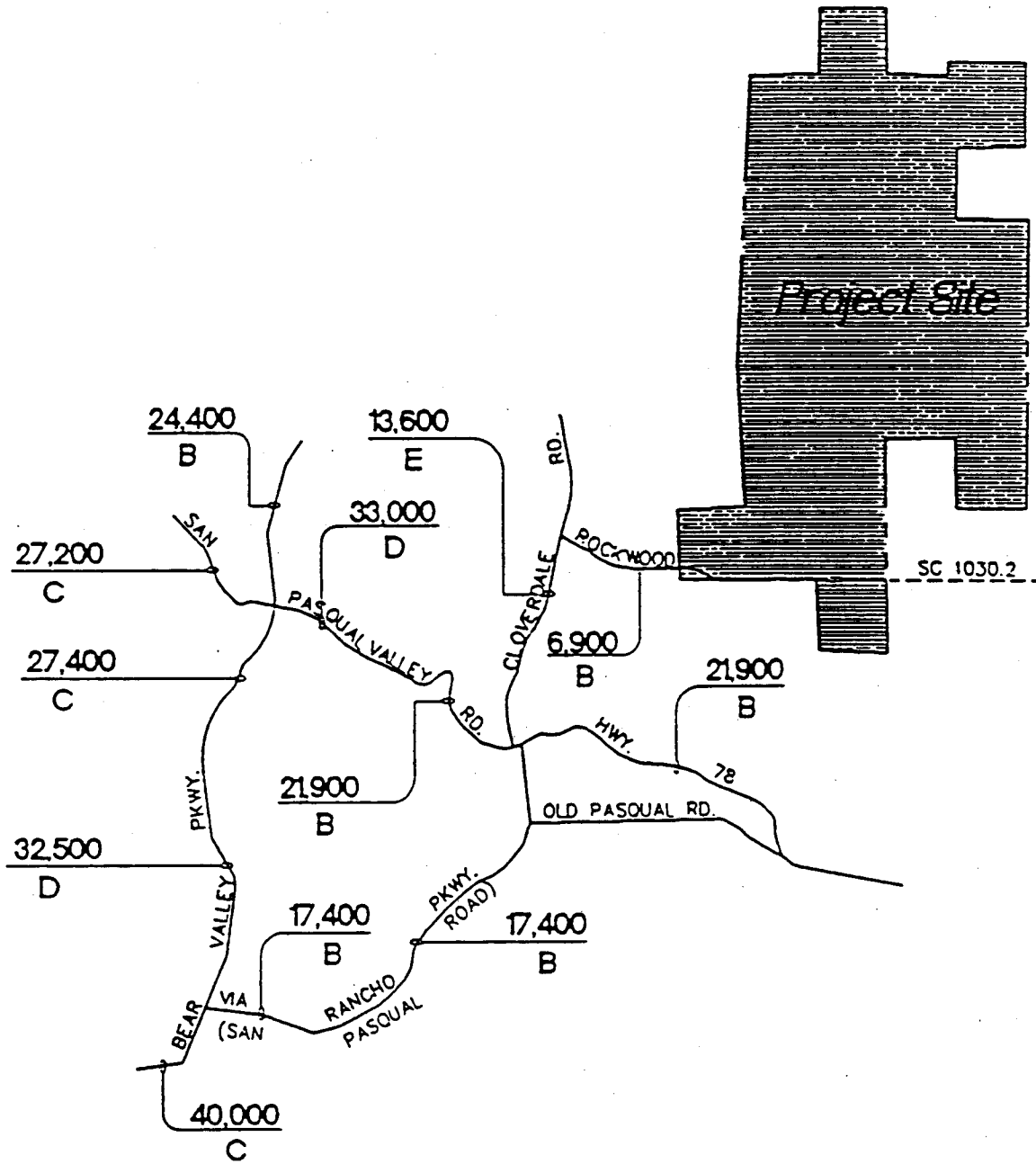
After the redistribution of the trips associated with this alternative and addition of daily trips to the other projects' daily trips, it can be seen that Near-Term levels of service will improve somewhat at three locations. Table 4, below, shows those roadway segments and their LOS with and without the resort-hotel in the proposed project.

**Table 4**  
**Roadway Segment Level of Service**  
**Comparison of Resort-Hotel Impacts**



Roadway Segment	Near-Term LOS with Resort-Hotel	Near-Term LOS without Resort-Hotel
Cloverdale Road north of San Pasqual Valley Road	E	D
Bear Valley Parkway north of San Pasqual Valley Road	B	A
Via Rancho Parkway south of Old Pasqual Road	F	E

However, Table 4 shows that in terms of recommended improvements, this alternative will not eliminate the need for suggested improvements discussed in the improvement section of this report.

Figure 8  
Buildout Volumes and LOS



**LEGEND**

-  ..... ADT
-  ..... LOS

NOT TO SCALE

## APPENDICES

- City of Escondido Street Standards
- Roadway Cross Sections
- Signal Warrant Analysis Worksheets
- Eagle Crest Project - Conditions of Approval/Streets





### Proposed Improvements

Based on the roadway level of service analysis described throughout this document, the following discussion presents recommendations for additional improvements both on-site and off-site.

The following is a summary of the Near-Term improvements required for the project:

#### Off-Site:

Extend Rockwood Road/SC1030.2 from its proposed terminus adjacent to the Eagle Crest project easterly to and through SPA IV in a cross section and alignment satisfactory to the Escondido City Engineer.

Widen Cloverdale Road to a 64 foot collector roadway.

As noted in the planned improvement section of this report, the Eagle Crest project is committed to improving Cloverdale Road to a 2-lane collector standards (42/60 ft.). The analysis of Near-Term traffic conditions has revealed that this level of improvement will not be sufficient to accommodate forecast volumes at acceptable levels of service. This roadway will need to be constructed to 4-lane collector standards (64/84) for the Near-Term condition.

Contribute approximate transportation fees as adopted by the City of Escondido.

#### On Site:

Complete project roadway improvements throughout the Valley View Estate project according to the cross-sections shown in the Appendix and/or to the satisfaction of the Escondido City Engineer.

It is important to note that although the project proponent is required to contribute funds toward the construction of these off-site improvements, it is up to the discretion of the City Traffic Engineer to determine the actual timing of their implementation. The construction of the on-site improvements are directly under the control of the project proponent.

Respectfully,

ENTRANCO

  
J. Arnold Torma, R.T.E.  
Sr. Traffic Engineer



Table 6  
On-Site Street Segment  
Levels of Service

Roadway	Limits	Width	Parking	Capacity	Volume	LOS
Rockwood Road	East of Calle Las Piedras	42'	No	15,000	6,940	B
Las Piedras	Rockwood Road to Commercial	40'	No	10,000	6,940	C
	Commercial to Gate	48'	No	15,000	6,940	B
	Gate to Engelman Way	36'	No	10,000	6,470	C
	Engelman Way to Calle Lomas Santa	32'	Yes	5,000	3,470	C
Engelman Way	East of Vista Del Mirador	32'	Yes	5,000	1,390	B
	West of Vista Del Mirador	32'	Yes	5,000	2,180	B

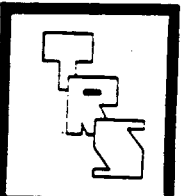


Figure 9-4  
**TRAFFIC SIGNAL WARRANTS**  
*Route 78 sub Cleveland Rte.*  
*Next Term Traffic*

(Based on Estimated Average Daily Traffic - See Note)

URBAN <input checked="" type="checkbox"/> ..... RURAL .....		Minimum Requirements EADT			
1. Minimum Vehicular		Vehicles per day on major street (total of both approaches)		Vehicles per day on higher-volume minor street approach (one direction only)	
Satisfied <input checked="" type="checkbox"/> ..... Not Satisfied .....		12,900		6,800	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1.....	1.....	<u>8,000</u>	5,600	<u>2,400</u>	1,680
2 or more.....	1.....	9,600	6,720	2,400	1,680
2 or more.....	2 or more.....	9,600	6,720	3,200	2,240
1.....	2 or more.....	8,000	5,600	3,200	2,240
2. Interruption of Continuous Traffic		Vehicles per day on major street (total of both approaches)		Vehicles per day on higher-volume minor street approach (one direction only)	
Satisfied <input checked="" type="checkbox"/> ..... Not Satisfied .....		12,900		6,800	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1.....	1.....	<u>12,000</u>	8,400	<u>1,200</u>	850
2 or more.....	1.....	14,400	10,080	1,200	850
2 or more.....	2 or more.....	14,400	10,080	1,600	1,120
1.....	2 or more.....	12,000	8,400	1,600	1,120
3. Combination		2 Warrants		2 Warrants	
Satisfied <input checked="" type="checkbox"/> ..... Not Satisfied .....					
No one warrant satisfied, but following warrants fulfilled 80% or more .....					
1..... 2.....					

NOTE: To be used only for NEW INTERSECTIONS or other locations where actual traffic volumes cannot be counted.

MET

ENGINEERING CONDITIONS OF APPROVAL

TRACT NO. 706R

November 9, 1989

I. STREETS

1. Public street improvements shall be constructed to City Standards as required by the subdivision ordinance in effect at the time of the revised tentative map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curbs/gutters, drainage, lighting, etc., shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct public street improvements, including, but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving, and base on the following streets within and adjoining the project boundary:

<u>Street</u>	<u>Classification</u>
Cloverdale Road (from Eagle Crest Drive southerly to the project boundary)	Collector Road (64' Paved/ 84' R.O.W.)
Rockwood Road (from Eagle Crest Drive westerly to the project boundary)	Collector Road/ Local Collector (42' Paved/ 84' R.O.W.)

3. The developer shall construct off-site public improvements to Cloverdale Road in substantial conformance with the concept shown on the Off-site Road Exhibit submitted with the original tentative map. Cloverdale Road southerly of the project's westerly boundary near proposed Eagle Crest Drive to State Highway 78 shall be improved to a minimum of a 42-foot paved surface within a 60-foot graded right-of-way.
4. The developer shall construct off-site public improvements to Rockwood Road in substantial conformance with the concept shown on the Off-site Road Exhibit submitted with the original tentative map. Rockwood Road from the project's westerly boundary (in the vicinity of the green for Golf Hole No. 15) to Cloverdale Road shall be improved to a minimum of a 42-foot paved surface within a 60-foot graded right-of-way.
5. Cloverdale Road shall be extended from State Highway 78 to Eagle Crest Drive concurrently with the first phase of the project. In addition, Rockwood Road shall be extended from Cloverdale Road to Eagle Crest Drive concurrently with the first phase of the project.

14. Proposed access control gates on Eagle Crest Drive shall be designed to allow for the general public to conveniently turn around without backing.
15. Sidewalk construction in the public right-of-way shall be contiguous to the curb and in accordance with current Escondido Design Standards.
16. Maximum grades at all intersecting streets are 6% per Escondido Design Standards.
17. All existing overhead utilities within the subdivision boundary or along fronting streets (except for the overhead utilities within Lot 58), shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The waiver will be subject to City Council approval, and the developer will be required to pay a waiver fee as adopted by the City Council. A waiver fee shall be paid for the overhead lines within Lot 58 which are proposed to remain.
18. The developer will be required to sign a written agreement stating that he/she has made all such arrangements as may be necessary to coordinate and provide for utility construction and relocation.
19. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
20. Street lighting will be required on all on-site private streets. It shall be the responsibility of the Property Owner's Association or golf course owner (as appropriate) to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&Rs.
21. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
22. The developer will be required to construct emergency access roads as shown on the revised tentative map to the satisfaction of the City Engineer and City Fire Marshal. Specific alignment, curve radius, paving material, width, etc., shall be subject to approval by the City Engineer and City Fire Marshal. Any crossing of water courses or drainage swales by the emergency access road shall be designed to accommodate a 50-year design storm unless otherwise required by the Fire Marshal.

## II. DRAINAGE

6. A traffic signal shall be installed by the developer at the intersection of Cloverdale Road/San Pasqual Road at State Highway 78 concurrently with the first phase of the development.
7. The existing traffic signal at the intersection of Via Rancho Parkway/Bear Valley Parkway and San Pasqual Road shall be modified in accordance with the recommendations of the traffic study appended to the Subsequent EIR for the revised tentative map. The traffic signal modification shall be coordinated with street improvements to be constructed with the proposed Escondido Municipal Golf Course.
8. The City is currently in the process of reviewing and amending the Circulation Element of the City's General Plan. In the event street classifications within or adjoining this project are revised as a result of the circulation element review, the developer will be required to construct street improvements and dedicate street right-of-way according to the amended Circulation Plan.
9. Plans for construction within any right-of-way under a jurisdiction other than the City of Escondido will be subject to review by both the City of Escondido and the other jurisdiction. The developer shall be responsible for securing all necessary permits from the appropriate agencies.
10. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to the issuance of an Encroachment Permit for construction within the public rights-of-way.
11. All on-site roads, driveways and parking areas (except for Cloverdale Road and Rockwood Road) shall be private and shall conform to the typical sections as shown on the revised tentative map. Design details of the private streets shall be to the satisfaction of the City Engineer and Community Development Director. The private street improvements shall include, but not be limited to, the construction of concrete curb, sidewalks, street lights, paving and base.
12. All interior private streets shall include 5-foot wide sidewalks as required by the City Engineer except for those private streets which serve areas with lot sizes of one acre or more. Where determined to be appropriate by the City Engineer, sidewalks may be required on one side only.
13. A public utility easement shall be dedicated over the private streets. The public utility easement shall extend 5 feet beyond the improved surface (curb to curb), except where sidewalks are required, in which case the public utility easement shall be further widened to 4 feet beyond the back edge of the sidewalk.

## **APPENDIX B**

### **ENVIRONMENTAL MITIGATION PROGRAM**

The Environmental Mitigation Program is an element of the Valley View Environmental Impact Report (EIR). It will be inserted here following review and approval of the EIR.

Figure 9-4  
**TRAFFIC SIGNAL WARRANTS**  
*Revised to include Circulate R.S.  
 Existing Warrants*

(Based on Estimated Average Daily Traffic - See Note)

URBAN <input checked="" type="checkbox"/> RURAL <input type="checkbox"/>		Minimum Requirements EADT			
1. Minimum Vehicular		Vehicles per day on major street (total of both approaches)		Vehicles per day on higher-volume minor street approach (one direction only)	
Satisfied _____ Not Satisfied <input checked="" type="checkbox"/>		9,000		4,000	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street <u>1</u>	Minor Street <u>1</u>	<u>8,000</u>	5,600	<u>2,400</u>	1,680
2 or more	1	9,600	6,720	2,400	1,680
2 or more	2 or more	9,600	6,720	3,200	2,240
1	2 or more	8,000	5,600	3,200	2,240
2. Interruption of Continuous Traffic		Vehicles per day on major street (total of both approaches)		Vehicles per day on higher-volume minor street approach (one direction only)	
Satisfied _____ Not Satisfied <input checked="" type="checkbox"/>		9,000		4,000	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street <u>1</u>	Minor Street <u>1</u>	<u>12,000</u>	8,400	<u>1,200</u>	850
2 or more	1	14,400	10,080	1,200	850
2 or more	2 or more	14,400	10,080	1,600	1,120
1	2 or more	12,000	8,400	1,600	1,120
3. Combination		2 Warrants		2 Warrants	
Satisfied _____ Not Satisfied <input checked="" type="checkbox"/>					
No one warrant satisfied, but following warrants fulfilled 80% or more					
_____ 1 _____ 2					

NOTE: To be used only for NEW INTERSECTIONS or other locations where actual traffic volumes cannot be counted.

*Not Met*