

The Farm in Poway



*Specific Plan
June 16, 2020
City of Poway, California*



The Farm in Poway

**Draft Specific Plan
June 16, 2020**

Adopted by City Council on June 16, 2020, Subject to its Adoption by City of Poway
Voters at the November 2020 General Election.

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Chapter One

Introduction





Chapter One

INTRODUCTION

1.0 Introduction

Known as the “City in the Country,” the City of Poway provides a sought-after lifestyle. High-quality housing surrounded by extensive open space areas, close proximity to jobs and services, and an exceptional school district define Poway as one of the premier communities in San Diego County. These characteristics have led to a collection of affluent neighborhoods, including the existing StoneRidge neighborhood, located in the northern area of the City. The existing StoneRidge neighborhood consist of an eclectic mix of single-family homes and condominiums surrounding the decommissioned StoneRidge Country Club and associated 18-hole golf course.

Like many other golf courses across the nation, the construction of StoneRidge Country Club and the golf course in 1963 responded to the golf boom of the 1960s and 1970s. In the late 1980s another golf boom began, resulting in the construction of newer and more modern golf clubs around the country. Thanks to the popularity of professional players such as Tiger Woods and in anticipation of an insurgence of retired baby boomers with money and time to enjoy the sport, golf courses continued to be the number one master planned community demand peaked in 2001. Since then, the popularity of the sport has steadily declined. Financial impacts from the Great Recession, longer working hours resulting in less leisure time, and delayed retirement of baby

boomers have impacted the sport. Today, the supply of golf courses far outweighs the demand for such facilities. With an oversupply of newer and better courses and a decreased interest in the sport, older golf clubs have struggled to retain membership and lack the income needed to maintain or update aging facilities and greens.

Unable to compete with newer golf courses, StoneRidge Country Club was forced to close in 2017 after significant financial losses. Without the monetary means to modernize or maintain the property and no entity willing to purchase or assume responsibility for the course, the property has become blighted.

The clubhouse has fallen into disrepair and the greens have become dry and overgrown. To remedy this problem, The Farm in Poway Specific Plan allows for the former golf course to be developed with large-lot single-family homes and associated amenities, creating a new Community Association. New development and a new Community Association will provide the vehicle and financial resources necessary to preserve and maintain over 47 percent of the former golf course as attractive Conservation Open Space (including ornamental and agricultural landscape and water quality features) in perpetuity and ensure long-term maintenance of the all properties within the Specific Plan area, thereby restoring the visual appeal of the StoneRidge neighborhood. The remaining Specific Plan area will be developed with private roadways and amenities that support conservation of natural and open space resources and fulfill the social and recreational needs of Specific Plan residents and surrounding neighbors. Amenities envisioned include a swim and fitness club, multi-purpose event barn, tot lot, community gardens, and other specialty gardens, a non-profit butterfly research and education center, a multi-use trail system and more. These new amenities will reinvigorate the property for both new and existing residents to enjoy.



I.1 Specific Plan Purpose and Authority

The Farm in Poway Specific Plan provides a permanent solution to revitalizing a defunct and blighted property located in the heart of an existing residential community. Limited development of compatible residential homes and associated recreational uses provide the income necessary to finance the proposed improvements and replace the recreational opportunities the golf course once provided. A newly established Community Association will ensure that the proposed open space areas, which are important to existing residents, will be permanently maintained and managed with minimal fiscal impacts to the City of Poway. Furthermore, The Farm in Poway has been conditioned to require the execution of permanent deed restrictions restricting future development of the open space to that specified in this Specific Plan and prohibiting future increases in residential density in perpetuity. Pursuant to State law, all new single-family lots must be permitted to allow an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU). The Specific Plan includes guidelines and standards to encourage ADUs to be thoughtfully designed to preserve the privacy of existing residents and the character of the Specific Plan area and surrounding neighborhoods. Furthermore, the Specific Plan establishes development standards, design guidelines, and performance standards to make certain all new development and activities within open space areas are compatible with existing single-family uses that surround the site.

Authorized by California Government Code Section 65456, the Specific Plan allows for specialized regulations, development standards and design guidelines for future development that address the unique characteristics of a site. This tool enables the creation of distinctive communities and places that are found nowhere else within the jurisdiction. All subsequent development plans, tentative parcel and/or tract map(s) and/or similar entitlements for projects within the Specific Plan area shall be consistent with the regulations set forth in the Specific Plan and with other applicable City of Poway regulations. Where the Specific Plan is silent, the Poway Municipal Code shall govern.

In accordance with Government Code Sections 65450-65457, The Farm in Poway Specific Plan provides the following content and scope:

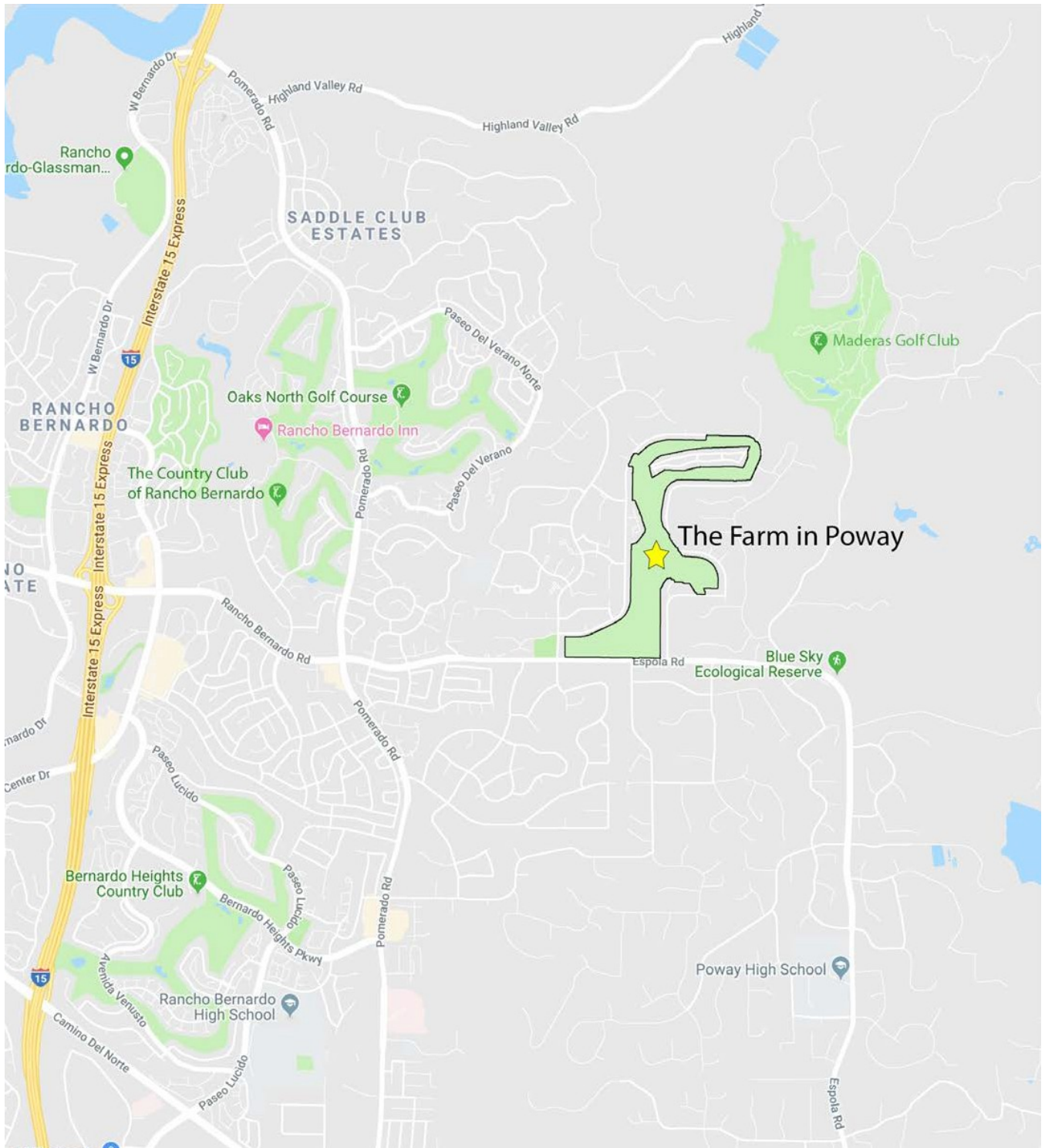
- Distribution, location, and extent of land use (Chapter Three)
- Regulations and standards for future development (Chapter Three)
- A description of roadways, infrastructure, and services (Chapters Four and Seven)
- Implementation, including financing tools, maintenance responsibilities, and administrative procedures (Chapter Eight)
- A statement of relationship to the General Plan (Section I.3)

State law also allows Specific Plans to address any other subjects deemed necessary or valuable to achieve city goals. The following additional content has been provided to support the Specific Plan Objectives identified in Section 2.4:

- Open Space and Community Design Guidelines (Chapter Five)
- Residential Design Guidelines (Chapter Six)

1.2 Specific Plan Location and Context

Located in northeastern San Diego County, the City of Poway is characterized by hills, scenic viewsheds, and vast open space areas. Regional access to the City is provided via Interstate 15 (I-15), which is located to the west of the City. Neighboring communities are connected via Poway Road, Twin Peaks Road, Espola Road, and State Route 67 (SR 67). The approximately 117.2-acre Specific Plan area, known as The Farm in Poway Specific Plan, is located in the northern portion of the City of Poway, approximately two miles east of I-15 along Espola Road as illustrated in **Exhibit 1.1: Vicinity Map**. The southerly boundary of the Specific Plan area coincides with Espola Road's right-of-way. The westerly and northern boundaries of the Specific Plan area are defined by existing single-family homes along Valle Verde Road and a portion of Saint Andrews Drive. The easterly boundaries of the Specific Plan area are delineated by single-family homes that front onto Cloudcroft Drive, Cloudcroft Court, Tam O'Shanter Drive, Boca Raton Lane, and a portion of St. Andrews Drive. An existing condominium community, StoneRidge Chateaus, is surrounded by but is not part of the Specific Plan area. Maderas Golf Club, Oaks North Golf Course, Country Club of Ranch Bernardo, Blue Sky Ecological Reserve, and Lake Poway are all located within a two-mile radius of the Specific Plan area.




 Not to Scale

Exhibit I.1: Vicinity Map

1.3 Relationship to the General Plan

According to the Office of Planning and Research (OPR), “A Specific Plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area.” Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local jurisdiction’s General Plan. Concurrent with a Specific Plan amendment and a General Plan Amendment (GPA), a Proposition FF Citywide vote was processed to change the land use designation of the Specific Plan area from “Open Space – Recreation (OS-R)” to “Planned Community (PC-9).” This designation allows for limited residential development to occur. The PC designation is consistent with other Specific Plan areas within the City of Poway.

1.4 How to Use This Specific Plan

The Specific Plan is designed to inform future developers, property owners, and city staff regarding the permitted uses, regulations, activities, and development standards that apply to a particular site within the Specific Plan area. The intent is to create easily understood rules and guidelines, avoid confusion when processing future permits and development applications, inform community members about what can occur within the Specific Plan area, and establish a clear process for permit and development applications. The following steps are provided to assist users in finding the necessary information within the Specific Plan:

Step 1: Determine the Applicable Land Use

Identify the site’s location within the Specific Plan area by referencing **Exhibit 3.1: Land Use Plan**. Determine the permitted intensity by referencing **Table 3.1: Land Use Summary**. Determine what land use district applies and review the description and list of permissible uses for the applicable district provided in **Table 3.2: Permissible Open Space Uses** and **Table 3.5: Permissible Residential Uses**.

Step 2: Review Regulations and Development Standards

Refer to Section 3.2 for regulations and development standards applicable to open space land use districts. Regulation and development standards for residential land use districts are provided in Section 3.3. Development standards and regulations for temporary uses, parking, landscaping, lighting, walls and fences, utilities and mechanical equipment, signs, and fire prevention that apply to all land use districts are found in Section 3.4. Finally, please refer to Chapter Four for street, trail, and motor court standards.

Step 3: Review Design Guidelines

Refer to the applicable design guidelines. Chapter Five includes open space and landscaping design guidelines. Chapter Six provides architectural design guidelines. Although not every design guideline is mandatory, proposed projects should seek substantial conformance to meet the intent of the guidelines and fulfill the vision of the project as described in Chapter Two.

Step 4: Consult City Staff

Once a general understanding of the proposed project has been achieved, i.e. what is permitted and expected by the Specific Plan, a meeting with the City Planner is recommended to clarify and identify any questions or concerns that may arise as part of the project. Planning staff may also consult other City staff in the engineering, building, fire, traffic, and other applicable departments to provide the applicant with any other available and relevant information.

Step 5: Understand the Process

Chapter Eight outlines the application process for various permits and development applications. Applicable sections of the Poway Municipal Code (PMC) may also apply. The City Planner may assist you in understanding the process and to help you anticipate a schedule for the project based on anticipated staff review times, staff availability, and public hearing dates.

Chapter Two

Vision & Setting





Chapter Two

VISION

2.0 New Ruralism

Over the past decades, conservation and sustainability have become increasingly important. As populations continue to grow and our earth reaches its tipping point, people are becoming more aware of mankind’s potential impact on our planet. New housing and development are essential to supporting the growing population, both socially and economically; however, this development must be balanced with the preservation of the natural resources that sustain us. From green buildings to electric cars, nearly every industry is seeking innovative ways to minimize humanity’s ecological footprint and provide more economically and socially sustainable solutions. Furthermore, people are living longer and looking for healthier ways to live. As a result, new planning paradigms have emerged that seek to create healthy communities that balance the needs of people, the economy, and the planet.

The “New Ruralism” movement evolved based upon a renewed interest in protecting open space, reconnecting with nature, conserving natural resources, and preserving America’s agricultural past. With the advent of Post-World War II production housing, open space at the edges of metropolitan areas began to be replaced by large, continuous tracts of cookie-cutter homes with limited open space. Small farms were no longer viable as large agricultural corporations dominated the market and natural open space areas lacked the financial resources and mechanisms to ensure proper management and

long-term preservation. The clear division between city and country became blurred and suburban sprawl became the predominant growth pattern.

In response to urban sprawl and auto-dominated development patterns, the “Smart Growth” movement sought to balance the housing needs of a growing population with the conservation of land resources and reduced dependence on automobiles. In addition, smart growth promoted the preservation and creation of a strong “sense of place.” This “sense of place” is established by a set of characteristics that make a particular place memorable and distinctive from other places, providing authenticity and promoting emotional human connections to a community. The Smart Growth paradigm resulted in the implementation of “New Urbanist” and “Traditional Neighborhood Development” design principals within new urban and suburban developments, which emulated the walkable development patterns found in urban neighborhoods built prior to World-War II. “New Ruralism” represents the rural expression of this same paradigm by borrowing design concepts from America’s historic small farming communities.

New Ruralism recognizes that new residential development offers an opportunity to ensure the long-term preservation the natural, agricultural, and scenic resources of a site and maintain the countryside’s sense of place. By clustering homes together, large areas of open space can be effectively conserved in perpetuity and new residential development can provide the long-term financing necessary to effectively maintain, manage, and preserve these treasured land resources. Rather than filling these open space areas with traditional master-planned amenities such as golf courses and water parks, New Ruralism focuses on conservation of natural and agriculture open spaces as distinctive place-making and lifestyle opportunities. These spaces are viewed as amenities that add value to the surrounding homes by providing a sense of spaciousness and offering direct connections to nature and its scenic qualities. These amenities have the added benefit of costing less to maintain. By acknowledging the value that these land resources contribute to their quality of life, residents are more willing to take ownership of land that surrounds them and maintain a vested interest in their on- going maintenance and preservation.

This unique approach to conservation is expressed in places such as Prairie Crossing in Illinois, Serenbe in Georgia, and Bundoran Farm in Virginia that use architecture and land planning patterns similar to those found in traditional rural farming hamlets and villages. These Conservation Communities combine open space and agriculture with the accouterments of urban life, i.e., culture, dining, technology, education, fitness, and social venues, to provide the best of both rural and urban living. Amenities are contained within barns, farm sites, and traditional village centers to blend with the rural landscape and express design themes found in traditional rural communities. By using conservation as a design theme, these communities offer a unique living experience.

2.1 Benefits of Conservation Communities

Conservation Communities offers a new approach to community planning by balancing development with conservation and integrating wellness into everyday living. Conservation Communities leverage new development as a tool for ensuring long-term preservation of agriculture and open space and in turn, leverage open space as a tool for creating happier, healthier, and more desirable communities. Some of the many benefits of Conservation Communities include the following:

Social Benefits

- According to new research, living close to nature and spending time outside has a significant and wide-range of health benefits including reduced risk of type II diabetes, cardiovascular disease, premature death, preterm birth, stress, and high blood pressure.¹
- Communities that include an agriculture or community garden component connect people to a healthy source of fresh food, thereby encouraging healthier eating habits.
- Access to trails and other recreational amenities promote an active lifestyle. Various studies have shown that natural movement such as walking and hiking is a key component to longevity.
- Community education and outdoor recreation serve as catalysts for social connections that promote emotional well-being. Strong social connections are a common attribute among communities with noticeably higher life expectancies and are believed to be a contributing factor to longer and happier lives.²

Ecological Benefits

- Clustering development allows for larger areas of open space with permeable surfaces, thereby allowing for natural drainage and reduced stormwater volumes.
- Less paving and more open space can also reduce heat island effect, which occurs when heat radiates from paved surfaces and increases the ambient air temperature. According to the EPA, heat island effect can result in increased energy consumption, elevated emissions of air pollutant and greenhouse gases, compromised human health and comfort, and impaired water quality.³

1. University of East Anglia. "It's official -- spending time outside is good for you." Science Daily. www.sciencedaily.com/releases/2018/07/180706102842.htm (accessed March 26, 2019).

2. National Geographic and Dan Buetner, *Blue Zones, The Science of Living Longer*, (New York, Time Inc. Books, 2016) New York. 2016.

3. EPA, "Heat Island Impacts", <https://www.epa.gov/heat-islands/heat-island-impacts> (accessed March 26, 2019).

- Providing a local food source, such as a community garden, can reduce the need to transport food over long distances, thereby reducing vehicle emissions that contribute to poor air quality and increased greenhouse gases in the atmosphere.
- Community agriculture typically uses minimal or no chemical fertilizers, which can be harmful to the environment.
- Mulching, soil amendments, and other biodynamic farming practices provide carbon sequestration in soil, a process in which carbon dioxide is removed from the atmosphere and stored in the soil. Carbon dioxide is the most common greenhouse gas emitted by human activity and is believed to be a major contributing factor to climate change. These activities also contribute to water conservation and divert waste from landfills that generate methane gas, another greenhouse gas.

Economic Benefits

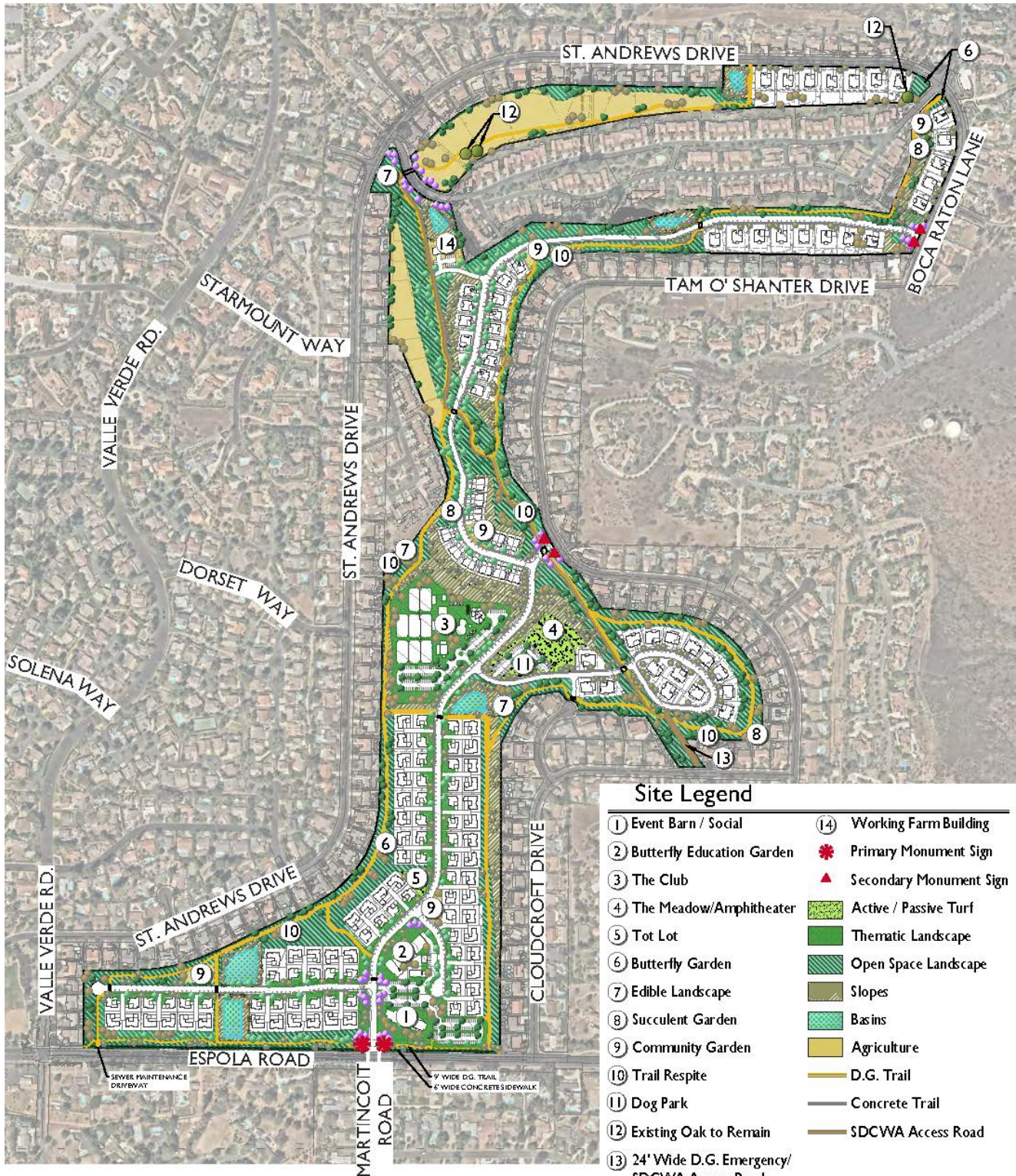
- In comparison to other community amenities, such as golf courses, agriculture and naturalized open space can be less expensive to establish and maintain, offering a more financially stable amenity.
- Studies show that properties adjacent to parks and open space, such as Santaluz in the City of San Diego, often benefit from increased property values of around 15 to 30 percent.⁴
- Studies also show walkable communities raise property values, increase revenue for local businesses and reduce road noise.⁵

4. Dennis Jerke, Douglas R. Porter, and Terry J. Lassar, *Urban Design and the Bottom Line*. Washington, D.C.: Urban Land Institute, 2008.

5. Urban Land Institute: *Active Transportation and Real Estate: The Next Frontier*. Washington, D.C.: Urban Land Institute, 2016.

2.2 Community Vision

The creative vision for The Farm in Poway involves the creation of a Conservation Community focused on preserving a significant portion of the site as open space for the visual and recreational enjoyment of new and existing residents. A series of small residential enclaves nestled within working agricultural lands and naturalized open space will resemble rural agricultural communities throughout California. Buildings will be clustered together to maximize productive fields and open space areas at the edges of the Specific Plan area and to maintain view corridors through the site. Supported by recreational, social, and educational opportunities, the community will function as a small village that provides for a sought-after country lifestyle. Homes and buildings will be designed to reflect the intended rural character of the community and will include thematic design elements such as barns, windmills, silos, and similar features often associated with a farm. Non-residential buildings will share a consistent farmhouse vernacular that reinforces the rural design theme. Simplicity in building form with minimal yet meaningful detailing inspired by natural and industrial materials will convey the utilitarian character of farm buildings. Landscaping, signage, lighting, street furniture, and the design of outdoor gathering spaces will also convey a similar theme through the use of simple designs inspired by natural and industrial materials, colors, and patterns.



Site Legend

① Event Barn / Social	⑭ Working Farm Building
② Butterfly Education Garden	★ Primary Monument Sign
③ The Club	▲ Secondary Monument Sign
④ The Meadow/Amphitheater	▨ Active / Passive Turf
⑤ Tot Lot	▨ Thematic Landscape
⑥ Butterfly Garden	▨ Open Space Landscape
⑦ Edible Landscape	▨ Slopes
⑧ Succulent Garden	▨ Basins
⑨ Community Garden	▨ Agriculture
⑩ Trail Respite	▨ D.G. Trail
⑪ Dog Park	▨ Concrete Trail
⑫ Existing Oak to Remain	▨ SDCWA Access Road
⑬ 24' Wide D.G. Emergency/ SDCWA Access Road	

⊠ Not to Scale

Exhibit 2.1: Illustrative Site Plan

Exhibit 2.1: Illustrative Site Plan represents a potential design solution that fulfills the vision of the Specific Plan. The Illustrative Site Plan conveys the intended design character and implements the maximum development program permitted by the Specific Plan. The open space and agricultural parcels shown reflect the anticipated land uses and create the rural setting envisioned for this community. Roadways are generally curvilinear to provide a countryside driving experience. Development is broken up by large corridors of open space and agriculture, providing a feeling of openness and views through the site. Open space and agricultural parcels also provide a buffer between existing homes and new development to preserve the privacy of existing residents and restore the visual aesthetic of the existing StoneRidge neighborhood. Recreational uses are distributed throughout the community and connected to trails and sidewalks to provide ample opportunities for fun and relaxation for new and existing residents.



Amenities may include a swim and tennis club, education center, event barn for social gathering and weddings, tot lot, and more.

Although families in this new community won't directly manage the land in the same way as their rural counterparts (agricultural and open space areas will be maintained professionally), these homes will respond to the current desire for people to feel more connected to nature and the land that surrounds them. Residents may benefit from the close proximity to trails and open space that offer a respite from the hustle and bustle of modern life and from the various recreational and social amenities provided. They will also have convenient access to fresh, organically grown food, which can be grown in community gardens or agricultural fields, obtained at a local farm stand or farmers market, or through Community Supported Agriculture (CSA). Finally, a range of social, educational, and recreational amenities and activities will serve as a catalyst to build the sense of community found in small farm towns by providing ample opportunities to engage and cooperate with one another in productive and healthy ways.



A community farm (bottom right) provides access to locally grown organic food. Food can be distributed via home delivery or via a farmstand (bottom left). A kitchen and bathrooms (top) allow the farm to host community events such as cooking and gardening demonstrations, group harvests, pumpkin carvings, and more that allow residents to participate in food, gardening, education, and social gatherings.

2.3 Setting and Existing Conditions

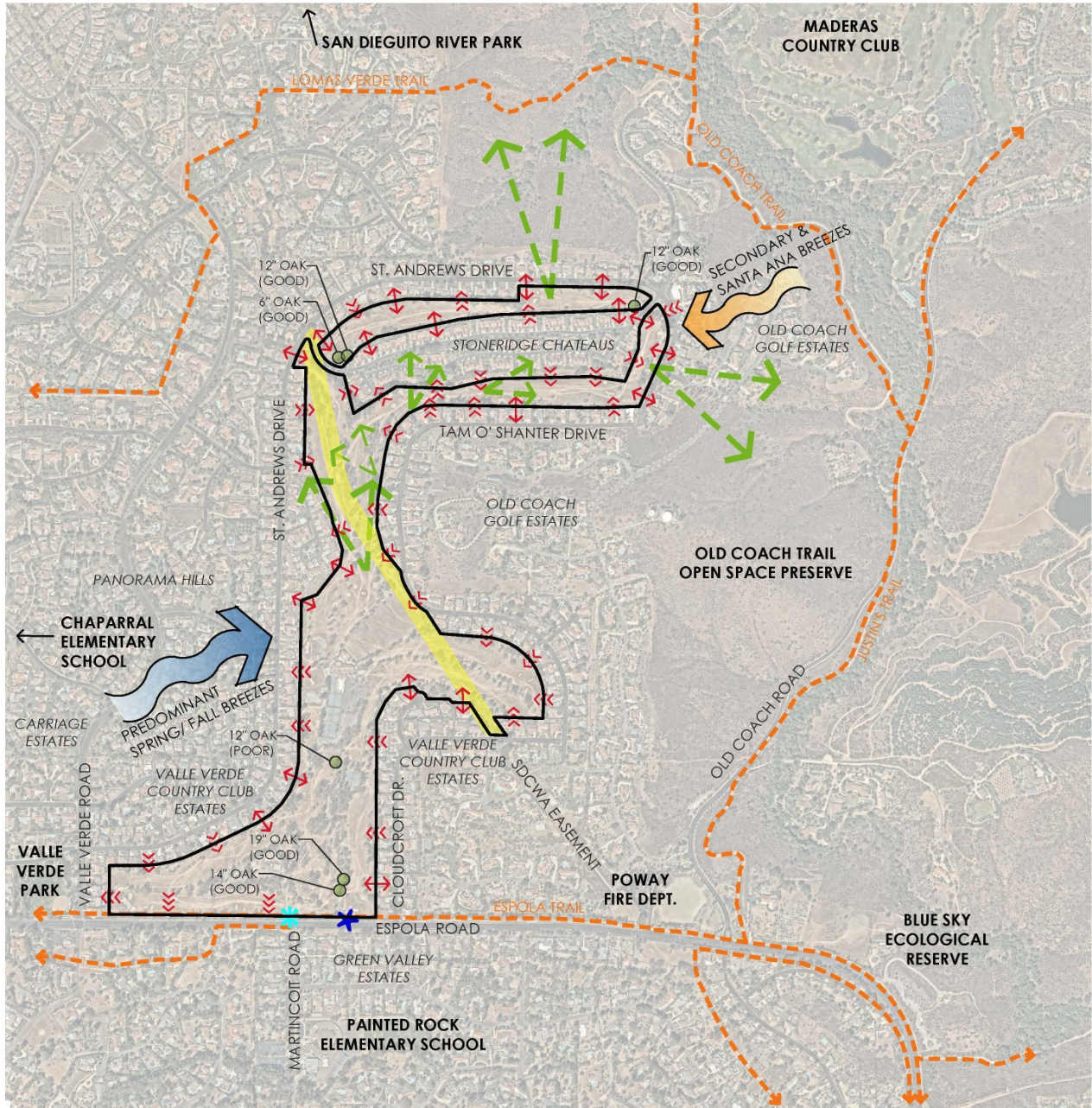
The Specific Plan area currently consists of rolling topography, golf cart paths, sand traps, grasses, and a variety of trees associated with the former golf course. The majority of the vegetation is dead and overgrown as no irrigation or significant maintenance has occurred since the golf course closed in 2017. Most trees on-site consist of Eucalyptus and other non-native species. Some existing oaks are located near the entry and along the Specific Plan area boundary. The Specific Plan area also includes a vacant clubhouse, swimming pool, tennis courts, and various maintenance buildings and sheds. Built in 1963, the clubhouse is aging and in need of significant repairs.

Four soil types, Fallbrook sandy loam, Placentia sandy loam, Vista rocky coarse sandy loam, Cieneba coarse sandy loam, as mapped by the U.S. Department of Agriculture (USDA; 1973), occur within the survey area. The Fallbrook series consists of well-drained, moderately deep to deep sandy loams that formed in material that was weathered in place from granodiorite (USDA 1973). These soils found in upland areas. The Placentia series consists of moderately well-drained sandy loams have a sandy clay subsoil (USDA 1973).

As described in the Biological Resources Report for The Farm in Poway, no sensitive plant or wildlife species were identified within the Specific Plan area. The property includes numerous mature trees that provide suitable nesting habitat for birds. Many of the existing trees on site are in poor health or represent a safety hazard and must be removed. Removal of trees and other construction activities will be limited to avoid potential impacts to active nests pursuant to mitigation in the EIR for the project. New trees will be planted, thereby replacing opportunities for birds to resume nesting. New trees will be healthy and the new Community Association will enforce CC&Rs to ensure they are properly maintained by property owners or the Community Association to reduce safety risks.

Three vegetation/land cover types exist on the property; freshwater marsh, open water, and developed/disturbed land. Freshwater marsh and open water are considered sensitive vegetation communities and represent a very small portion of the site. Development within these areas will result in the demolition of these features., which will be mitigated through the purchase or dedication of lands inside the Mitigation Area as a biological open space or through the payment of in-lieu fees into a mitigation bank administered by the City of Poway or a land trust acting as an agent of the City of Poway pursuant to mitigation in the EIR for the project.

Exhibit 2.2: Site Conditions illustrates the existing wind and solar exposure, views, nearby trails, and surrounding uses. Wind patterns include predominately northwesterly spring breezes and southwesterly secondary and Santa Ana breezes.



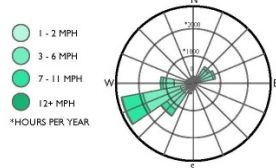
Legend

SITE ANALYSIS

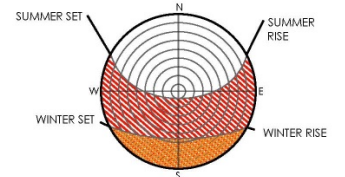
- Off-site Views
- Existing Oak Tree
- Existing Primary Access
- Proposed Primary Access
- Sdcwa Easement
- Existing Trail

**POST DEVELOPMENT
RELATIVE GRADES
(APPROX.)**

- Above Adjacent Grade
- Similar to Adjacent Grade



WIND ROSE DIAGRAM



SUN ANGLE DIAGRAM

Not to Scale

Exhibit 2.2: Site Conditions

Drainage on the site flows generally to the south. Existing swales and a concrete ditch convey stormwater to adjacent roadways where it is captured in catch basins and delivered into the storm drain system.

Uses immediately adjacent to the Specific Plan area include residential uses. The majority of these residential uses consist of high-quality single-family homes in a wide variety of architectural styles. The Specific Plan area surrounds an existing condominium complex near the northerly portions of the Specific Plan area. Preserved hillside open space areas are located just beyond these existing single-family neighborhoods in the east and north. Northerly portions of the site provide scenic views toward these hillsides. An existing trail along Espola Road connects to a larger regional trail system that includes trails within these nearby open space areas and other larger open space preserves in Poway and surrounding communities.

2.4 Specific Plan Objectives

The following objectives have been developed to implement the vision of the Specific Plan and support the goals and policies of the General Plan:

- (1) Preserve over 47 percent of the Specific Plan area as permanent open space by allowing for the development of an environmentally friendly conservation community, which can provide a mechanism for financing the long-term maintenance and management of open space as a community amenity.
- (2) Maintain Espola Road as a scenic corridor through dedication of a landscape open space easement to support Poway's image as "The City in the Country."
- (3) Replace dead and dying vegetation associated with the vacant and blighted golf course with new agricultural uses and naturalized landscaping, thereby restoring the visual character of the neighborhood.
- (4) Restore the recreational opportunities previously provided by the golf course with a wide range of recreational, educational, and social uses that meet the demands and lifestyles of new and existing residents.
- (5) Ensure new uses are compatible with new and existing homes by establishing setbacks, design regulations and guidelines, best practices, and performance standards that protect the privacy and quality of life for neighboring properties.
- (6) Provide high-quality architecture and community design aesthetics that respect and enhance the existing neighborhood's upscale appeal and convey a rural character.

- (7) Create an internal network of roadways that minimize vehicle traffic impacts to existing neighborhoods and discourage cut-through vehicle traffic.
- (8) Design narrow, curvilinear, and landscaped roadways that promote low speeds and support safety and comfort for multiple modes of transportation including vehicles, alternative vehicles, pedestrians, and bicyclists.
- (9) Establish a multi-use trail system for pedestrians, bicyclists, and equestrians with connections to major amenities and adjacent neighborhoods.
- (10) Minimize the environmental impact of new development through best management and low impact development practices, water and energy conservation measures, and green construction.

Chapter Three

*Land Use &
Regulations*





Chapter Three

LAND USE & REGULATIONS

3.0 Introduction

Land uses are organized to optimize compatibility with the existing single-family homes and maintain the scenic character of the StoneRidge neighborhood. Residential lots of similar size are clustered within the site and separated by large open space areas to define new neighborhoods and maintain view corridors through the Specific Plan area. A landscape open space easement along Espola Road is accompanied by adjacent permanent open space areas, landscaping, and a meandering trail to preserve the scenic qualities of the roadway corridor.

Large open spaces may be planted with crops, flowers, orchards, or similar agriculture adjacent or may be planted with naturalized vegetation to support the rural design theme. Finally, large setback requirements, performance standards, and other development regulations for certain agricultural, social, recreational, and educational uses within open space areas are designed to protect the privacy and quality of life for existing residents.

3.1 Land Use Map and Summary

Land uses within the Specific Plan consist of open space and various residential uses as summarized in **Table 3.1: Land Use Summary** and **Exhibit 3.1: Land Use Plan**, which describe the distribution and maximum development intensity of uses as permitted by the Specific Plan.

Table 3.1: Land Use Summary

Use/Land Use	Approx. Net Area in Acres (AC)	Percent of Planning Area (%)	Maximum Number of Dwelling Units (DU)	Residential Density (DU/AC)	Max. Non-Residential Building Area in Square Feet (SF)
Private Streets	12.96	11.1%	NA	NA	NA
Open Space (OS) Land Use Districts					
Conservation OS (OS-C) ³	55.72	47.5%	NA	NA	NA
Recreational OS (OS-R) ²	14.65	12.5%	NA	NA	30,000
Total Open Space	70.37	60.0%	NA	NA	30,000
Residential (R) Land Use Districts					
R-Twin (R-T)	2.05	1.7%	22	10.7	NA
R-Cottage (R-C)	16.71	14.3%	90	5.4	NA
R-Garden (R-G)	2.78	2.4%	13	4.7	NA
R-Homesteads (R-H)	8.00	6.8%	20	2.5	NA
R-Meadows (R-M)	4.31	3.7%	15	3.5	NA
Total Residential	33.85	28.9%	160	4.7	
Specific Plan Area Total¹	117.18	100%	160	1.4	30,000

1. Statistics are based upon preliminary design and may vary slightly from Development Plan, Tentative Map, and/or Final Map.
Please refer to Section 8.3.6 regarding substantial conformance.
2. The mix of uses within the Specific Plan area shall not exceed 2,524 New Net Average Daily Trips using rates specified in SANDAG's *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.
3. Permitted GSF excludes any accessory structures such as sheds, greenhouses, restrooms or similar that are ancillary to a community garden or agricultural use as defined in Section 3.2.2.B. A maximum of 15 percent of the total area of the open OS-C zone can include accessory structures and impervious surfaces. Such structures shall be separated by a minimum 50 feet.
4. Pursuant to State Law, local governments cannot preclude an Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling Units (JADU). An ADU and JADU is an accessory use for the purposes of counting allowable density under general plan and zoning and is therefore not counted as an additional unit. An ADU and JADU shall be permissible in accordance with the PMC or, if the locally adopted ordinance is void, the State Government Code. Please see Section 3.3.2.G. for more about ADUs.



Exhibit 3.1: Land Use Plan

3.2 Open Space Land Use Regulations

Two Open Space land use districts support the development of the rural master planned community envisioned by the Specific Plan and include the following purpose and intent:

- **Open Space – Conservation (OS-C)** is designed to permanently preserve the open space amenities that provide the rural setting for the existing neighborhood and a new residential master planned community. These open space areas serve as a physical and visual buffer between existing residential uses and new residential development, maintaining neighbor’s privacy and providing the visual backdrop for the new community. Parcels designated as OS-C may be planted with landscaping, agriculture or naturalized open space areas.
- **The Open Space – Recreation (OS-R)** is intended to replace the recreational amenities once provided by the golf course to support new and existing residential uses within and around the Specific Plan area. Recreational amenities include social, recreational, and educational uses that support healthy and active lifestyles, promote lifelong learning and community education, and encourage ecological stewardship.

Parcels designated as OS-C and OS-R shall be deed-restricted to ensure that future development is restricted to that specified in the Open Space Land Use Regulations in perpetuity.

3.2.1 Permissible Open Space Uses

Permissible uses within the open space land use districts are listed in **Table 3.2: Permissible Open Space Uses**.

Table 3.2: Permissible Open Space Uses

Use	OS-C	OS-R	Additional Requirements
Agricultural Amenities			
Agricultural and Horticulture (Excluding Cannabis) as defined by this Specific Plan	P	P	See Section 3.2.3.A
Barns, greenhouses, and similar accessory structures ancillary to agriculture, horticulture and gardening uses*	P	P	See Section 3.2.2.B
Beekeeping – one to three beehives*	X	X	
Beekeeping – four or more beehives*	X	X	
Butterfly Vivarium*	X	P	
Christmas tree, Halloween pumpkin, other sales events ancillary to agriculture, horticulture and gardening, and other holiday events*	T	T	See Section 3.2.3.B and See Section 3.2.3.F
Cultivation, delivery or sale of cannabis or cannabis products	X	X	
Farm stand, farmers market, and/or incidental sales of plants or produce generated within the Specific Plan area*	P	P	See Section 3.2.3.F
Nursery (indoor and/or outdoor)*	C	C	PMC
Specialty and community gardens	P	P	See Section 3.2.3.A
Recreational Amenities			
Athletic field/Recreational court - no lighting*	X	P	See Section 3.2.3.D
Athletic field/Recreational court - lighting*	X	M	See Section 3.2.3.D
Dog park*	X	C'	See Section 3.2.3.C
Open play fields and parks*	X	C	
Picnic Pavilions*	P	P	
Playgrounds and Tot-lot	C	C'	
Recreational clubs including, but not limited to, swim, tennis, and fitness*	X	P	
Trail amenities, such as lighting, peeler pole fencing, benches, signage, exercise stations, kiosks and similar	P	P	
Trails for walking, biking and equestrian uses	P	P	See Chapter 4
Educational Amenities			
Childcare Center (other than Family Day Care home)*	X	C	PMC
Classrooms or similar educational facilities to be used for community education*	X	P	
Sales ancillary to an educational use*	X	P	See Section 3.2.3.F

(Continued on Next Page)

Table 3.2: Permissible Uses (Continued)

Use	OS-C	OS-R	Additional Requirements
Social Amenities			
Community buildings such as clubhouses, event barns, community offices, or similar common amenity spaces*	X	P	See Section 3.2.3.B for events
Food Trucks*	X	P	See Section 3.2.3 E
Outdoor fitness equipment for public use*	P	P	
Outdoor kitchen ancillary to a community garden*	P	P	
Outdoor performance space and regular events such as weddings, outdoor performances, and charity events*	X	C ^I	See Section 3.2.3.B for events
Outdoor Performances and special events not permitted by Conditional Use Permit	X	T	See Section 3.2.3.B for events
Parking lots and loading areas	P	P	See Section 3.5.3 and PMC
Restaurants, cafes, brew pubs, wine bars, tasting rooms and similar uses including outdoor uses, but excluding manufacturing uses with air emissions or odors*	X	C ^I	See Section 3.2.3.B for events
Sale or Consumption of Alcohol (Marijuana related uses prohibited)	X	C	PMC
Small Supportive Retail such as a day spa, flower shop, art supply store, dance studio or bakery with optional outdoor sales and displays*	X	C	See Section 3.2.3.F
Other			
Art such as murals and sculptures*	P	P	See Section 3.2.3.G
Accessory Buildings (including restrooms)*	P	P	See Section 3.2.2.B
Bed and breakfast, boutique inn, farm stay or similar small-scale hospitality use	X	C	PMC
Above Ground Utilities including Stealth telecommunication facilities	X	C	See Section 3.9
Satellite Dish Antennas*	X	P	PMC
Temporary trailers, and offices*	T	T	See Section 3.4
Water quality features	P	P	See Section 7.1
Fencing and screening other than trail fencing**	C	P	See Sections 3.8 and 5.5
Other uses that the City Council may determine to be compatible and substantially in conformance with the goals and objectives of this Specific Plan*	C	C	

* = Not Permitted within 50 feet of the Specific Plan area boundary or Espola Road

** = Not Permitted within 50 feet of Espola Road

P = Permitted by Right

C = Conditionally Permitted (CUP required)

M = Conditionally Permitted (Minor CUP required)

X = Not Permitted

PMC = Must meet regulations in the Poway Municipal Code

T = Temporary Use Permit

I = A minimum of 4,000 square feet, including outdoor seating, shall be devoted to each of these land uses.

3.2.2 Open Space Development Standards

Development standards for both Open Space Land Use Districts are specified in **Table 3.3: Development Standards by Open Space Land Use District**. These standards apply to all primary and accessory buildings that require a building permit or that exceed six feet in height. Parking regulations are provided in Section 3.5. Wall and fence standards are provided in Section 3.8.

Table 3.3: Development Standards by Open Space Land Use District

	OS-C	OS-R
Minimum Building Setbacks ¹		
To Specific Plan Area Boundary	50 feet	50 feet
To Espola Road	50 feet	50 feet
To Private Drive	10 feet	10 feet
To any other Property Line	10 feet	10 feet
To Adjacent Building (Main or Accessory)	50 feet	10 feet
Maximum Building Height ²	35 feet	35 feet
Maximum Coverage ³	15%	70%
Minimum Landscape Area	50%	15%

1. See Section 3.2.2.A for Permitted Deviations.
2. Exceptions may be made for thematic elements such as windmills, water towers, silos, and similar that are intended to convey the rural design theme of the community.
3. Includes all buildings, accessory buildings, and structures, except monument signs, peeler pole fences and pedestrian scale lighting.

A. Permitted Deviations

The following deviations are permitted:

- (1) Parking shall be permitted within minimum building setback areas.
- (2) Thematic structures such as windmills, silos, or similar and architectural appurtenances such as towers, cupolas, or similar may exceed the maximum building height of 35 feet. Proposals for such deviations, however, shall be evaluated through the development review application process on a case-by-case basis so that architectural compatibility and appropriate building scale is achieved and maintained.

- (3) Except in the Very High Fire Hazard Severity Zone (VHFHSZ), porches, steps, architectural features such as eaves, awnings, chimneys, and balconies, stairways, wing walls and/or bay windows may project not more than four feet into any required private drive, property line, or adjacent buildings setback area. In no instance shall such encroachment project into Specific Plan area Boundary or Espola Road setback areas.
- (4) Swimming pools or spas, including mechanical equipment, diving boards, slides and similar devices, shall be located a minimum of three feet from the main residence on the lot and at least five feet from the property line and shall comply with all fencing requirements of the Section 3.8. In no instances shall swimming pools or spas be located within the front or street side yard setback

B. Accessory Open Space Buildings and Structures

Accessory buildings and structures (attached or detached) include any structure ancillary to the primary use that requires a building permit or is over six feet in height. Accessory buildings and structures (attached or detached) within the open space districts shall meet all the setback, height, lot coverage, and other development standards for location of structures, except as provided herein.

- (1) Accessory buildings and structures such as sheds, vertical gardens, greenhouses, farm stands, sheds and similar are not permitted within 50 feet of the Specific Plan area boundary or Espola Road right-of-way.
- (2) Hoop houses or other fabric-based shelters, planting beds, and vertical planting structures that are not required to obtain a building permit and are less than six feet in height, shall not be considered accessory buildings. Hoop houses or other fabric-based shelters shall be securely attached to the ground.
- (3) Except for uses ancillary to agricultural uses or community gardens (e.g., vertical garden, green house, farm stand), individual accessory structures shall have a maximum floor area of up to 600 square feet and shall be subject to the maximum lot coverage standards of the applicable land use district.

- (4) Canopies, patios, and breezeways attached to the main building or connecting the main building with a detached accessory building, may extend into a required rear or interior side yard provided that portions of such structures extending into the yard:
- Shall not exceed 16 feet in height or project closer than five feet to any property line.
 - Shall not project closer than 50 feet to the Specific Plan area boundary or closer than 50 to the Espola Road right-of-way.
 - Shall be entirely open on at least three sides for patios and canopies except for necessary supporting columns. A roof connecting a main building and an accessory building shall be open on two sides.
- (5) Other Structures. Porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls, or bay windows may project not more than four feet into any required setback, but no less than five feet from every property line, and may not project closer than 50 feet to the Specific Plan area boundary or closer than 50 to the Espola Road right-of-way.



Accessory Structures include structures over six feet in height such as sheds (Top left) and greenhouses (Top right). Planting beds (Bottom left) and hoop houses less than six feet in height (bottom right) are not considered accessory structures.

3.2.3 Additional Open Space Standards

The following standards are provided to ensure that maintenance and operation of all open space uses remains compatible with surrounding residential uses:

- (1) All buildings, including accessory structures, shall maintain adequate fire access as approved by the City of Poway Fire Department and shall be designed to current building and fire code standards. See Section 3.12 for additional fire regulations.
- (2) The northerly portion of the Specific Plan area is located within the VHFHSZ. Please refer to Section 7.8 to determine the areas located within the VHFHSZ and Section 3.12 for additional regulations that govern proposed uses within this zone.
- (3) A minimum of two toilets and two wash basins are required to be provided for all buildings and facilities accessible by the public. Additional toilets and wash basins may be required for larger buildings and facilities based on the number of people expected to use them.
- (4) Hours of operation of any use or activity shall be restricted to between sunrise to 10:00 p.m. weekdays, weekends, and holidays unless otherwise specified herein. Any exceptions to these time limits with regard to special events shall be subject to a temporary use permit granted by the Director of Development Services.
- (5) All gambling and the sale and consumption of illegal drugs on-site is strictly prohibited. The sale, manufacturing, delivery and cultivation of marijuana and cannabis products shall be prohibited.
- (6) The noise level emanating from any use or activity shall not exceed 60 dBA CNEL, as the acceptable outdoor noise exposure level when measured at the exterior boundaries of the Specific Plan area unless otherwise specified herein. This may be achieved through the construction of sound attenuation barriers based upon an approved noise study.
- (7) No use shall be permitted which creates offensive odor in such quantities as to be readily detectable beyond the boundaries of any proposed parcel or the exterior boundaries of the Specific Plan area.
- (8) There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelmann Chart as published in the United States Bureau of Mines Information Circular 7718.

A. Agricultural, Horticulture, and Gardening

Agriculture and horticulture uses shall include the cultivation and harvesting of fruits, vegetables, herbs, grain, fibers, flowers, ornamental, and nursery plant materials (except Cannabis) for wholesale or retail sales and/or crop sharing. Cultivation, delivery, and sales of Cannabis and Cannabis products is prohibited. Plants may be grown on open field, in planting beds, in vertical structures, greenhouses, in aquaponic ponds, or in other similar configurations. All agricultural uses shall comply with the applicable permits and regulations enforced by the California Department of Agriculture and County of San Diego Department of Agriculture.

- (1) Although organic and biodynamic farming practices are preferred, limited use of pesticides may be permitted when other Integrated Pest Management methods have proven to be ineffective. All chemical use shall be in compliance with the applicable permits and regulations enforced by the California Department of Agriculture and County of San Diego Department of Agriculture, which regulates the types of chemicals and methods of application that are permitted based upon the proximity to residential and other sensitive receptors.
- (2) Except as provided in PMC Section 8.08.170(E), the use of equipment and machinery shall not take place between the hours of 5:00 p.m. and 8:00 a.m., except when such operations and/or equipment are utilized for the protection or salvage of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions. Any exceptions to these time limits with regard to special events or harvesting shall be subject to a temporary use permit granted by the Director of Development Services.
- (3) All equipment and machinery powered by internal-combustion engines shall be in compliance with the Noise Ordinance (PMC Chapter 8.08).
- (4) All cultivation and production areas, including all buildings and structures, shall maintain adequate fire access as approved by the City of Poway Fire Department and shall be designed to current building and fire code standards. See Section 3.12 for additional fire regulations.
- (5) Activities shall not create odor, litter, fugitive dust, standing water or similar nuisance to neighboring properties or result in the propagation of insects, rodents, birds, or other pests onto neighboring properties.
- (6) See Section 3.2.2.B for standards applying to open space accessory buildings and structures.

B. Events

Events are considered venues that exceed 50 total persons. Venues 50 total persons or less, except as permitted otherwise by building occupancy, are permitted throughout the Specific Plan area, provided the event complies with the Noise Ordinance (PMC Chapter 8.08).

Regular Events

Regular Events include, but are not limited to, weddings or similar large parties, theatrical performances, farmers markets, art exhibits, craft fairs, food festivals, charitable events, and similar that exceed 50 total persons and shall meet all of the following criteria:

- The event does not exceed 300 residents, guests, visitors, and on-site support staff that host the event in progress.
- The event occurs outside of peak traffic hours, i.e. the hours of 6 a.m. and 9 a.m. and 3 p.m. and 6 p.m. on any weekday except holidays.
- The event duration does not exceed a cumulative total of three hours.
- The sale or consumption of alcohol is permitted with appropriate State Licenses.
- The sale or consumption of marijuana or cannabis products is prohibited.
- The aggregate sounds level from live (acoustic) or amplified music does not exceed the maximum total weighted decibel (dBA) at a distance of 10 feet as specified in **Table 3.4: Event Sound Levels**.

Table 3.4: Event Sound Levels

Venue Location and Time of Regular Event (up to 3 hours duration)	Maximum Total A-weighted Decibel (dBA) at a Distance of 10 feet ¹
Event Barn + The Social	
Daytime (8 am – 7 pm)	103
Evening (7 pm – 10 pm)	98
The Meadow (Amphitheater)	
Daytime (9am – 3 pm)	97
Evening (7 pm – 10 pm)	92

1. If speakers are positioned to distribute amplified sound, they must be positioned in such a manner that linear occlusion occurs between the speaker and the nearest residential receptors outside of the Specific Plan area.

Special Events

Any event that is not considered to be a Regular Event shall be considered a “Special Event” and requires a Temporary Use Permit with Community Association and City approval. At the discretion of the City of Poway, the Temporary Use Permit application may require the approval of a predictive sound propagation analysis prepared by a qualified acoustician to identify recommended noise control and sound abatement implementation measures in accordance with the approved Farm in Poway EIR.

C. Dog Parks

Dog parks shall comply with the following standards:

- (1) Dog parks shall not be permitted within 50 feet of the Specific Plan area boundary or Espola Road.
- (2) All pet waste shall be discarded in an appropriate manner on a regular basis so as to control flies and odor. On-site, waste stations and signage that provide bags, receptacles, instructions, and a statement of each pet owner’s responsibilities for the proper collection and disposal of pet waste shall be provided.
- (3) Noise shall be sound attenuated so that the noise level measured at the exterior boundaries of the Specific Plan area does not exceed 60 dBA CNEL.
- (4) Play areas for large and medium animals (25 pounds and larger) shall be separated from play areas for small animals (under 25 pounds).
- (5) Fencing with a minimum height of five feet shall be provided around all off-leash play areas. Fencing shall be consistent in style, material, and color as other community fencing as described in **Chapter 5: Open Space and Community Design**.
- (6) Water stations shall be provided.

D. Recreational Courts

Recreational courts shall comply with PMC Chapter 17.30, except as follows:

- (1) Recreational courts and any associated lighting are not permitted within 50 feet of the Specific Plan area boundary or Espola Road. All recreational courts shall be setback a minimum of 10 feet from all other property lines.
- (2) A maximum of eight light posts (16 lights) per court are permitted, height not to exceed 18 feet. All lights and light fixtures shall be certified by the installation contractor as follows:
 - All lighting shall be designed, constructed, mounted, and maintained such that the light source is cut off when viewed from any point above five feet as measured at a distance of 10 feet from the edge of the court.
 - All lighting shall be designed, constructed, and mounted with light shields installed and maintained such that the maximum illumination intensity measured at the property line shall not exceed one-half foot-candle above ambient light levels.
 - Lighting shall only be used between 7:00 a.m. and 10:00 p.m.
 - Light fixtures shall be restricted to 500-watt Light Emitting Diode (LED), or other equivalent energy efficient outdoor light fixture with a correlated color temperature (CCT) of 3,000 Kelvin or less.
- (3) Noise Attenuating Landscaping, including trees 1 per 15 feet, shall be installed along the fence of a recreational court when adjacent to open space or properties zoned for residential use to the satisfaction of the Director of Development Services.

E. Food Trucks

Mobile food trucks are motorized vehicles from which food or drink (prepared on-site or pre-packaged) is sold or served to the general public, whether consumed on-site or elsewhere. The operation of mobile food trucks is permitted within the OS-R zone, subject to the following requirements:

- (1) All mobile food vendors shall comply with the California Vehicle Code and California Health and Safety Code.
- (2) Mobile food truck operators shall obtain a Health Permit from the County of San Diego (San Diego County Code - Title 6, Division I).
- (3) Mobile food truck operators shall maintain a valid business tax certificate issued by the City. (Non-profits are exempt).
- (4) Community Association authorization is required for any mobile food truck activity.
- (5) Hours of operation shall be no earlier than 7:00 a.m. and no later than 10:00 p.m.
- (6) Any mobile food truck operations that would result in the assembly of 75 people or more shall be considered an “Event” subject to the applicable requirements of Section 3.2.3.B.
- (7) Mobile food truck operations shall not be permitted on private streets, common access roads, or emergency vehicle access areas. Mobile food vendors shall not operate in an unsafe manner, including but not limited to impeding on- or off-site vehicle circulation and obstructing the view of pedestrians by motorists.
- (8) Mobile food truck operation shall not include or encumber any parking spaces that are reserved for accessible use.
- (9) A mobile food truck may utilize an electrical connection to maintain power as needed to maintain food storage in accordance with the California Retail Food Code health standards. However, the connection shall be made in a manner that does not create a trip hazard or other public safety hazard.
- (10) No sales or service of alcohol shall be allowed by mobile food trucks unless permitted by State ABC License.
- (11) Mobile food vendors and ice cream trucks may not be parked or stored within the Specific Plan area when not in service. Overnight parking is not permitted.
- (12) Generators shall comply with the City Noise Ordinance.

F. Outdoor Displays

Outdoor displays of merchandise such as produce, flowers, plants, artwork, crafts, and similar are permitted within the OS-R for sales ancillary to a primary use. All outdoor displays shall comply the following:

- (1) Outdoor displays shall not be permitted within 50 feet of the Espola Road right-of-way.
- (2) The design and location of all outdoor displays shall be subject to Community Association approval and shall be subject to the community's Covenants, Conditions, and Restrictions (CC&Rs).
- (3) Outdoor displays shall be located on the same portion of the site as the primary use, with the exception of farm stands, which may occur off-site.
- (4) Space occupied by any outdoor display shall not interfere with automobile or pedestrian circulation; impede vehicular sight distance as determined by the City Traffic Engineer; or obscure or interfere with any official notice or public safety sign or device.
- (5) The maximum height shall not exceed five feet above adjacent finished grade. The Community Association shall retain the ability to limit display height and area.
- (6) The outdoor display shall be continuously maintained in a state of order, security, safety, and repair. The display surface shall be kept clean, neatly painted, and free of rust, corrosion, protruding tacks, nails and/or wires. Any cracked, broken surfaces, or other unmaintained or damaged portion of a display shall be repaired or replaced or removed within seven days of notification by the City or Community Association.
- (7) Display merchandise and products shall be limited to those normally associated with the primary use and shall not be in disrepair or visually unattractive.
- (8) All outdoor displays shall be tasteful and assist in creating a high-quality environment. No display shall contain obscene, indecent, or immoral matter.
- (9) Display areas shall not be detrimental to the public health, safety or welfare or causes a public nuisance.
- (10) The outdoor display shall comply with all requirements of the Building Code and Fire Code.
- (11) The outdoor display of the following goods and merchandise is prohibited: Junk, adult materials as described in PMC 17.38.020(2), tobacco or cannabis products, firearms, Hazardous materials other than propane exchange units for barbecues.

G. Public Art

Public Art may include any work of art that is designed for and located in a space for the enjoyment of the general public. Such works of art may be permanent or temporary and may include, but are not limited to, monuments, sculptures, murals, paintings, stained glass, mosaics, tapestries, earthworks, or similar. Public Art may be freestanding or integrated into architecture or landscaping. Public art is encouraged in locations that experience high levels of pedestrian activity or in gathering spaces to enrich the pedestrian experience, activate public spaces, and further convey high quality design within of the Specific Plan area. Public Art within the Specific Plan area shall adhere to the following:

- (1) Public Art shall support or complement the overall Vision and Objectives of the Specific Plan.
- (2) Artworks shall not obstruct windows, doors, entryways, sidewalks, or other pedestrian circulation routes, unless such alteration is specifically a part of the experience or design of the artwork. In no instance shall artwork prevent emergency ingress and egress of any building or the Specific Plan area nor shall it obstruct any accessible route.
- (3) Public Art shall not be placed where it creates a "blind" spot where illegal activity can take place.
- (4) Maintenance of Public Art shall be the responsibility of the property owner. Measures shall be taken to remediate rust, damage, wear, vandalism, and similar. Artwork shall remain in good condition such that it does not detract from the overall aesthetic of the Specific Plan area.

3.3 Residential Land Use Regulations

Five Residential land use districts allow for the development of a range of residential homes of varying configurations and sizes and include the following purpose and intent:

- **Residential Twin (R-T)** consists of two single-family attached homes adjoined along a common property line.
- **Residential Cottage (R-C)** includes a group of two to four single-family homes grouped together around a shared motor court. Similar to traditional farmsteads, these consist of an enclave of buildings that are designed to relate to one another. Residential Farmsteads offer a unique opportunity to create a neighborhood within a neighborhood.
- **Residential Garden (R-G)** includes traditional single-family homes that take direct access from a private street.
- **Residential Homesteads (R-H)** are single-family homes located within the VHFHSZ. As such, they maintain significantly larger building separation that resembles those found on rural Homesteads.
- **Residential Meadows (R-M)** are large single-family homes situated on traditional lots with conventional setbacks.

All residential properties shall be deed restricted to prevent any future increase in residential density in perpetuity.

3.3.1 Permissible Residential Uses

Permissible uses within each residential land use districts are listed in **Table 3.5: Permissible Residential Uses**.

Table 3.5: Permissible Residential Uses

Use	R-T	R-C, R-F, R-H, R-E	Additional Requirements
Accessory Buildings*	P	P	See Section 3.3.2.G
Accessory Dwelling Unit (ADU)	P	P	See Section 3.3.2.G
Semi-attached or Attached Duplex	P	X	
Home Occupation	H	H	PMC
Keeping of animals	P	P	PMC
Detached Single-family Home	X	P	
Satellite Dish Antennas	P	P	PMC
Temporary trailers, offices, and associated uses	T	T	See Section 3.4
Utilities	P	P	See Section 3.9
Water quality features	P	P	See Section 7.1
Other uses that the City Council may determine to be compatible excluding increased housing density and multi-family homes	C	C	

P = Permitted by Right

C = Conditionally Permitted (CUP required)

M = Conditionally Permitted (Minor CUP required)

X = Not Permitted

PMC = Must meet regulations in the Poway Municipal Code

H = Home Occupation Permit

3.3.2 Residential Development Standards

Development standards include minimum lot dimensions, minimum setbacks and building separation, maximum building height, and maximum lot coverage standards for each use. Standards vary between housing types to reflect the distinctive configuration of each type of home as well the unique conditions of the home's location within the Specific Plan area.

A Residential Twin (R-T)

Residential Twin homes consist of duplex units. Each unit is situated on its own lot and units are connected along a common interior property line.

Table 3.6: Lot Development Standards in R-T

Lot Dimensions	
Cumulative Width of Two Lots (Measured at setback)	70 feet Minimum
Lot Depth	100 feet Minimum
Building Setbacks ¹	
Front - Garage Door Face to Private Drive	20 feet Minimum
Front - Living Area/Porch to Private Drive	15 feet Minimum
Side - Building to Property Line	5 feet Minimum
Rear - Building to Property Line	15 feet Minimum
Second Story Floor Area Limit	70% of First Story Floor Area (Excluding Garage, combined for both lots)
Building Height	
Building Height	2 Stories and 35 feet Maximum
Lot Coverage	
Lot Coverage	75% Maximum

1. Please see Section 3.3.2.F for permitted encroachments.

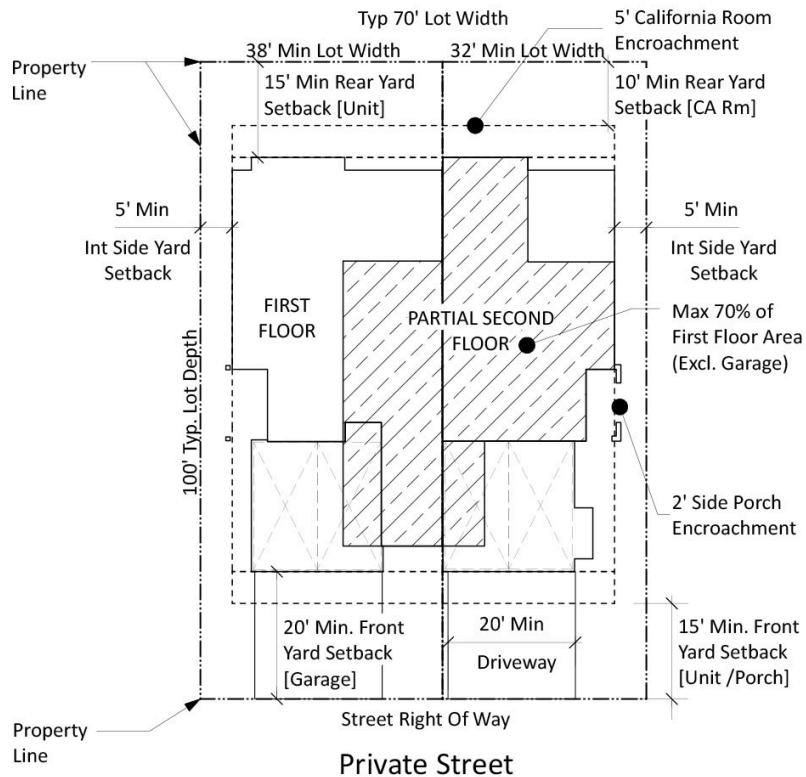


Exhibit 3.2: Typical Lot - Residential Twin (R-T)

Not to Scale

B. Residential Garden (R-G)

Residential Garden homes are single-family homes that take direct access from a Private Street. The minimum lot width for Garden Homes is 70 feet.

Table 3.7: Lot Development Standards in R-G

Lot Dimensions	
Lot Width (Measured at setback)	70 feet Minimum
Lot Depth	100 feet Minimum
Building Setbacks ^I	
Front - Garage Door Face to Private Drive	20 feet Minimum
Front - Living Area/Porch to Private Drive	15 feet Minimum
Side - Building to Property Line	10 feet Minimum
Rear - Building to Property Line	20 feet Minimum
Second Story Floor Area Limit	70% of First Story Floor Area (Excluding Garage)
Building Height	2 Stories and 35 feet Maximum
Lot Coverage	65% Maximum

I. Please see Section 3.3.2.F for permitted encroachments.

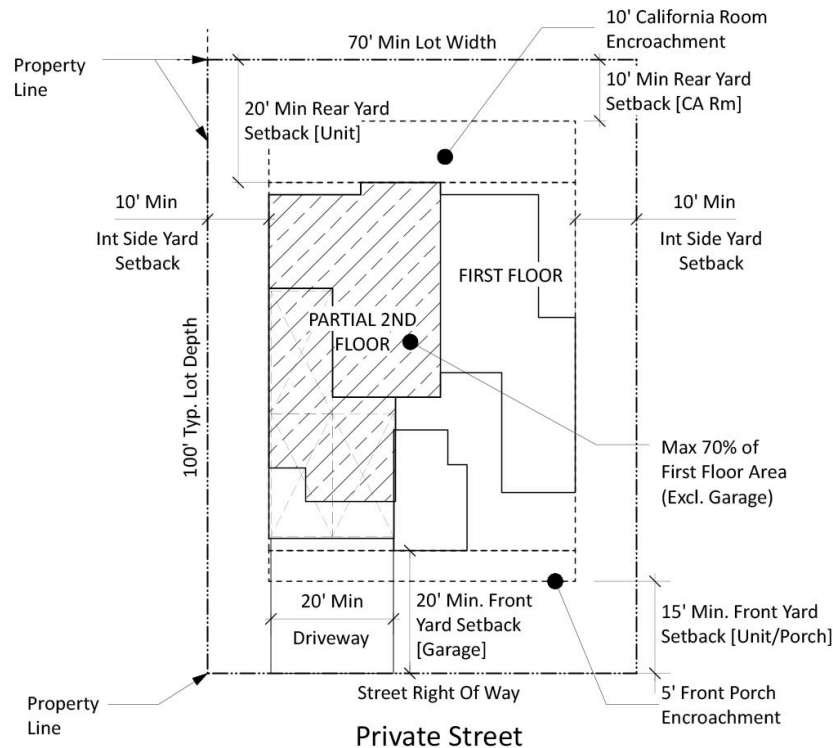


Exhibit 3.3: Typical Lot - Residential Garden (R-G)
Not to Scale

C Residential Cottage (R-C)

Residential Cottage homes consist of two to four single-family homes arranged around a common motor court space. Individual driveways and garages take access from the motor court.

Table 3.8: Lot Development Standards in R-C

Lot Dimensions	
Lot Width	78 feet Minimum
Lot Depth	85 feet Minimum
Building Setbacks (as illustrated in Exhibit 3.3) ^I	
Building to Private Street/Interior Property Line	10 feet Minimum
Garage Door to Motor Court	20 feet Minimum
Building to Motor Court	15 feet Minimum
Second Story Floor Area Limit	55% of First Story Floor Area (Excluding Garage)
Motor Court Width	24 feet Minimum
Building Height	2 Stories and 35 feet Maximum
Lot Coverage	70% Maximum

I. Please see Section 3.3.2.F for permitted encroachments.

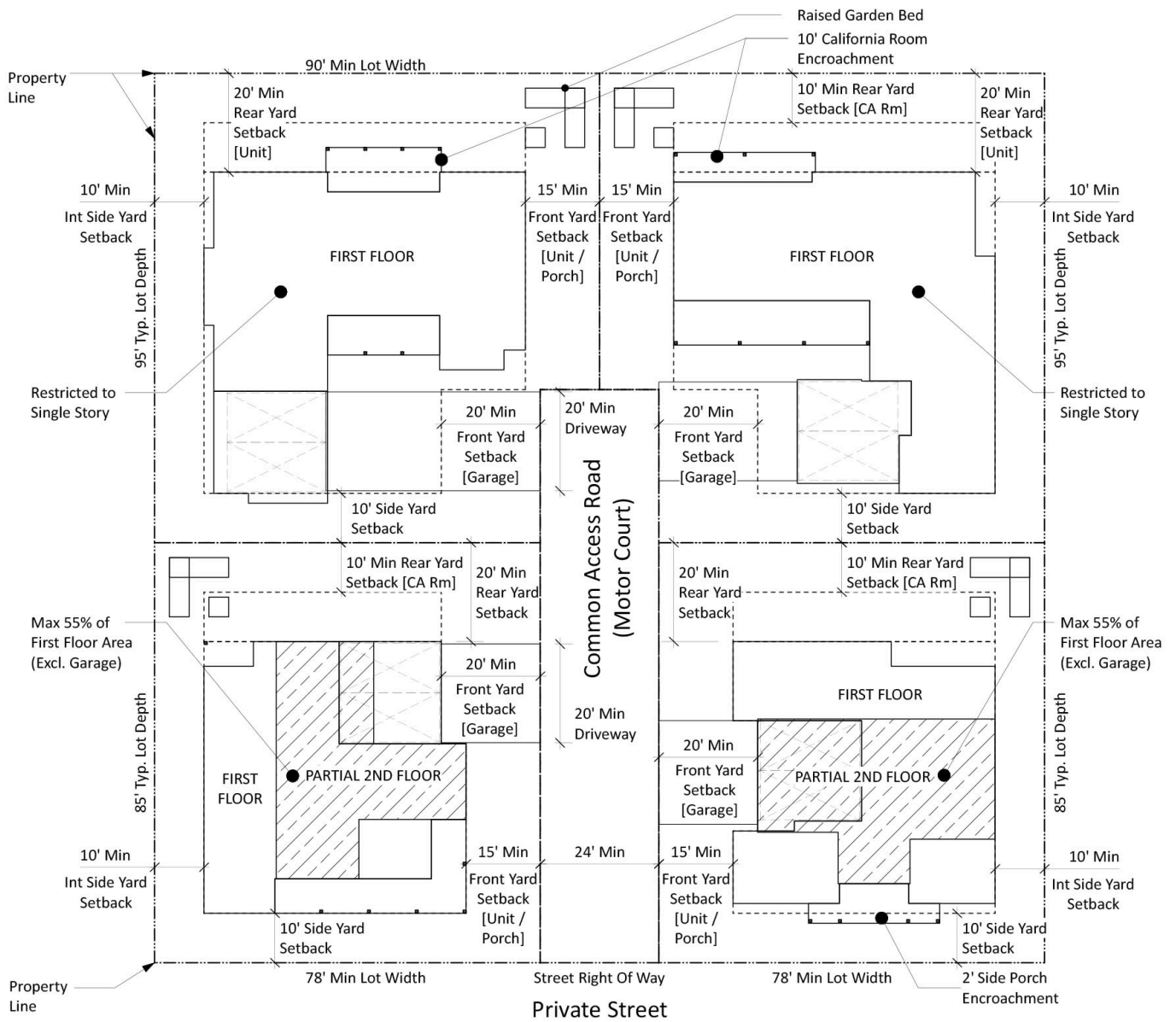


Exhibit 3.4: Typical Lot - Residential Cottage (R-C)
Not to Scale

D. Residential Homestead (R-H)

Residential Homestead lots consist of single-family homes that take direct access from a Private Street and are located in the VHFHSZ.

Table 3.9: Lot Development Standards in R-H

Lot Dimensions	
Lot Width (Measured at setback)	110 feet Minimum
Lot Depth	110 feet Minimum
Building Setbacks ¹	
Front - Garage Door Face to Private Drive	30 feet Minimum
Front - Living Area/Porch to Private Drive	25 feet Minimum
Side - Building to Property Line	30 feet Minimum
Rear- Building to Property Line	30 feet Minimum, except for California Rooms as described in Section 3.3.2.G.
Side/Rear - Buildings to Top of Slope	Structures 12 feet in height or less: 15 feet Minimum; Structures taller than 12 feet: 30 feet Minimum
Second Story Floor Area Limit	70% of First Story Floor Area (Excluding Garage)
Building Height ²	2 Stories and 35 feet Maximum
Lot Coverage	50% Maximum

1. Please see Section 3.3.2.F for permitted encroachments.
2. Second story balconies facing the side and rear property lines for Lots 125 to 129, as indicated on the Civil Drawings approved June 16, 2020, are prohibited.

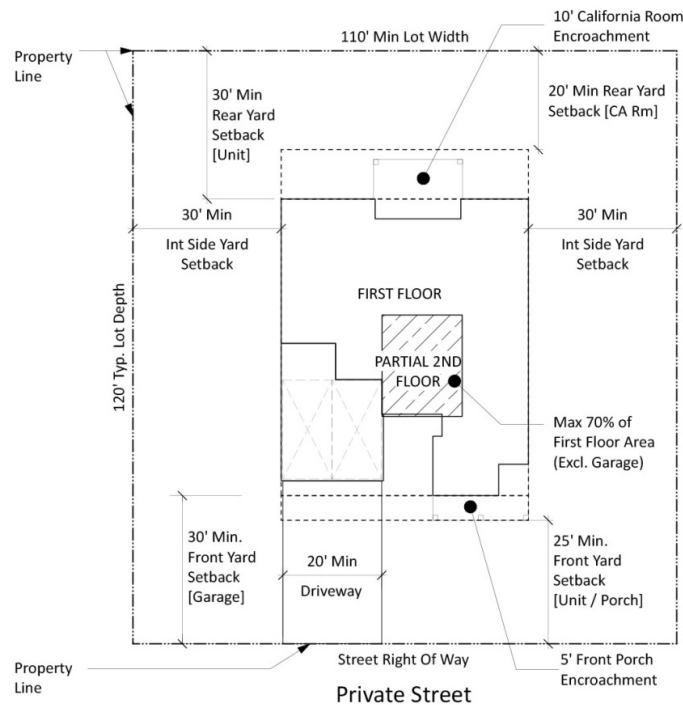


Exhibit 3.5: Typical Lot - Residential Homestead (R-H)

Not to Scale

E Residential Meadow (R-M)

Residential Meadow homes are large single-family homes that take direct access from a Private Street.

Table 3.10: Lot Development Standards in R-M

Lot Dimensions	
Lot Width (Measured at setback)	90 feet Minimum
Lot Depth	100 feet Minimum
Building Setbacks ¹	
Front - Garage Door Face to Private Drive	25 feet Minimum
Front - Living Area/Porch to Private Drive	15 feet Minimum
Side - Building to Property Line	10 feet Minimum
Rear Yard - Building to Property Line	20 feet Minimum
Second Story Floor Area Limit	70% of First Story Floor Area (Excluding Garage)
Building Height	Two Stories and 35 feet Maximum
Lot Coverage	70% Maximum

I. Please see Section 3.3.2.F for permitted encroachments.

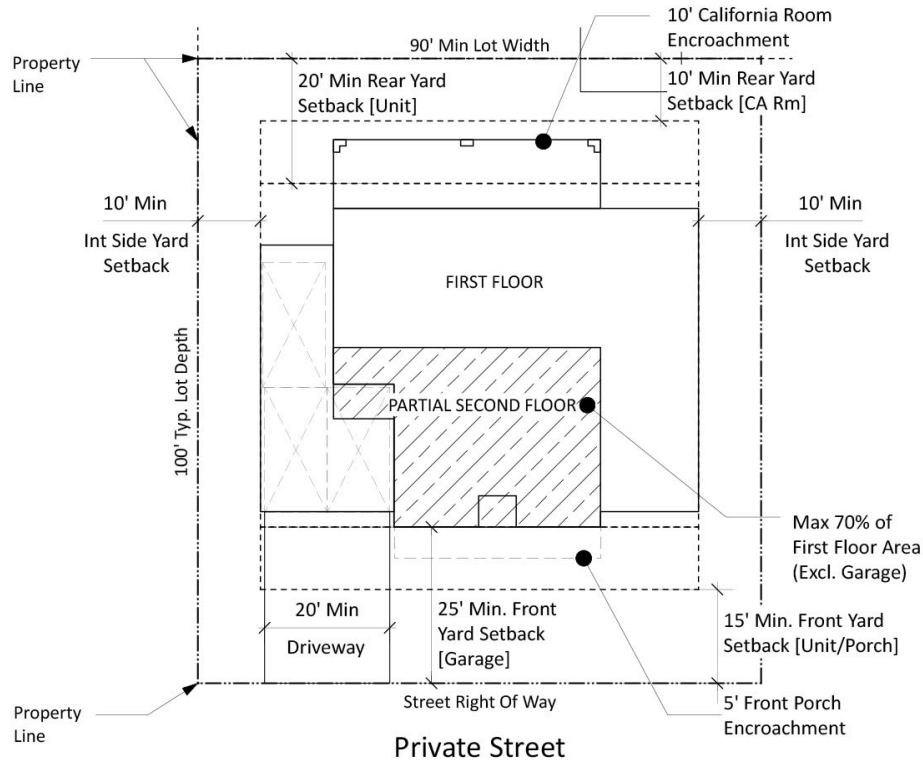


Exhibit 3.6: Typical Lot - Residential Meadow (R-M)

Not to Scale

F. Residential Encroachments

- (1) Except within the VHFHSZ, Porches, steps, architectural features such as eaves, awnings, chimneys, and balconies, stairways, wing walls and/or bay windows may project not more than four feet into any required front or rear setback area, or into any required side setback area more than one-half of said required side setback.
- (2) Swimming pools or spas, including mechanical equipment, diving boards, slides, and similar devices, shall be located a minimum of three feet from the main residence on the lot and at least five feet from the property line and shall comply with all fencing requirements of the PMC. In no instances shall swimming pools or spas be located within the front yard setback.
- (3) Please refer to Section 3.3.2.G for permitted accessory structure encroachments, including California Rooms.

G. Residential Accessory Buildings and Structures

Residential accessory buildings and structures include Accessory Dwelling Units (ADUs), California Rooms, and other accessory buildings and structures ancillary to the primary residence as described in the following sections.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are permitted on all residential lots to provide opportunities for multi-generational living and rental units that fulfill the need for diverse and more affordable housing options in accordance with PMC Section 17.08.180(A).

California Rooms

California Rooms are transitional spaces that provide indoor-outdoor living space in a partially enclosed room. California Rooms often include a built-in fireplace, lighting, overhead fan, media cabinet, and/or similar features designed for relaxation and entertainment. Sliding or folding doors provide access to the home, which can be opened to make interior spaces feel larger and more connected to the rear yard. California rooms are attached to the home and are usually integrated into the floor plan and roof plan for the home. All California Rooms shall meet the following requirements, unless otherwise approved by the Director of Development Services:

- (1) A minimum of 50 percent of the California Room's walls shall remain open or include operable doors or windows that open to the rear or side yard.

- (2) California Rooms may extend into rear yard setbacks up to 10 feet but shall maintain a minimum 10-foot rear yard setback (20 feet in the R-H District), except that no encroachment is permitted within the VHFHSZ where lots abut an existing residential lot.
- (3) Second story living above the California Room shall adhere to the setback requirements of the primary building.

Other Residential Accessory Buildings & Structures

Detached non-habitable accessory buildings are permitted in all residential land use districts, except in the VHFHSZ. Detached non-habitable accessory buildings shall comply with the following:

- (1) Detached buildings with a projected roof area less than 120 square feet may be located anywhere on a single-family residential lot, except within the front and street side yard areas, provided the eaves do not overhang the adjacent property. These buildings shall not exceed eight feet in height.
- (2) Detached non-habitable accessory building shall not be greater than 50 percent of the gross floor area of the living space of the main residence on the lot or 1,500 square feet, whichever is less.
- (3) A detached non-habitable accessory building shall meet all of the required setbacks, height, and lot coverage requirements of the land use district, except that a building that is no taller than 16 feet in one story may be allowed to encroach into the required rear and interior side yard setbacks as follows, provided the overall lot coverage is not exceeded:
 - Rear Yard Setback: Located no closer than five feet from the rear property line, and at least 10 feet from the main residence or other detached accessory building.
 - Interior Side Yard Setback: Located no closer than five feet from the interior side property line, and at least 10 feet from the main residence or other detached accessory building and within the rear yard area only.
- (4) A deed restriction stating that the accessory building will not be rented or leased as a separate unit, and no kitchen facilities will be installed, may be required to be recorded with the County Recorder.

- (5) Canopies, patio covers, carports, breezeways, and other similar accessory buildings and structures as determined by the Director of Development Services, which are attached to the main residence or connecting the main residence with a detached accessory building, may extend into a required rear or interior side yard; provided, that portions of such structures extending into the yard comply with all of the following:
- Height shall not exceed 16 feet.
 - Buildings and structures shall be located at least five feet from an interior side yard and at least 10 feet from the rear lot line.
 - Buildings and structures shall be entirely open on at least three sides except for necessary supporting columns. A roof connecting a main residence and an accessory building, such as a breezeway, shall be open on two sides.
 - Eaves may project one-half the distance into the required side yard setback.

3.3.3 Residential Performance Standards

The noise level emanating from any residential use or operation within the Residential (R) Land Use Districts shall not exceed 70 dBA CNEL as the acceptable outdoor noise exposure level when measured at the property line. The interior noise levels shall not exceed 45 dBA CNEL for all residential uses.

3.4 Temporary Uses

The following temporary uses are permitted throughout the Specific Plan area:

- (1) Religious, patriotic, historic, holiday, or similar displays or exhibits are permitted on a temporary basis within residential front yards or within the OS-R land use district in accordance with the PMC.
- (2) Contractors' offices and storage yards on the site of an active construction project for a period not to exceed one year. Time extension applications may be considered in conjunction with the presence of an active building permit or other related construction permit for the project.
- (3) Prior to initial sale of all residential lots, subdivision sales offices and model home complexes shall be permissible, subject to all of the following minimum requirements:
 - A parking lot shall be provided with sufficient amount of parking spaces.
 - Offices shall be allowed for a maximum of two years or until 90 percent of the homes within the subdivision are sold, whichever is less. Annual review for compliance with conditions of approval may be required.
 - Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.
 - Other conditions that the Director of Development Services deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.
- (4) Additional uses determined by the Director of Development Services to be consistent and comparable with permissible uses in the land use matrix.

3.5 Parking Regulations

Parking regulations are intended to provide adequate parking with sufficient capacity to minimize impacts to residential streets, provide safe circulation to minimize traffic conflicts and promote public safety, and preserve an attractive visual character within and around the Specific Plan area. Parking shall meet the requirements of the PMC unless otherwise specified herein.

3.5.1 On-street Parking

As described in **Chapter 4: Mobility**, on-street parking is provided throughout the community to serve as additional guest parking for residents and overflow parking for recreational uses. The following regulations apply to on-street parking:

- (1) Parallel parking spaces shall provide a minimum dimension of 8 x 22 feet.
- (2) Recreational vehicle and trailer parking are prohibited.

3.5.2 Residential Off-Street Parking

Off-street parking for residential uses shall be provided as follows:

- (1) A minimum of two side-by-side garage spaces are required. Additional garage spaces, when provided, may be provided in tandem configurations. Driveways and interiors of garages shall provide a minimum dimension of 20 x 20 feet.
- (2) Uncovered spaces, excluding driveway spaces, shall maintain a minimum dimension of 18.5 x 9 feet.
- (3) The maximum slope for any residential driveway shall be 20 percent.
- (4) Driveways and other paved areas available for vehicle parking shall not exceed more than 600 SF of the front yard area.
- (5) Parking spaces shall provide a minimum of 24 feet of maneuverable back-up space, which may include a combination of driveway, common parking court, street, and other unobstructed areas dedicated to vehicle movements.
- (6) Parking spaces shall remain free and clear of stairs, storage, and other obstructions.
- (7) Recreational vehicle and trailer parking are not permitted and shall be restricted by the community's Covenants, Conditions & Restrictions (CC&Rs).
- (8) Semi-trucks and trailers, dump trucks, moving vans and other heavy-duty commercial vehicles shall not be parked on any residentially zoned lot for a period longer than eight hours.

3.5.3 Non-Residential Off-Street Parking and Loading

Parking shall comply with the requirements of the PMC, except as specified herein:

- (1) Parallel parking spaces shall provide a minimum dimension of 8 x 22 feet.
- (2) All other spaces shall provide a minimum dimension of 8.5 x 18.5 feet. Where spaces occur at the dead end of a parking aisle, which are terminated by landscaping, buildings, or other structures, such spaces shall be 9.5 feet wide to provide additional room for maneuvering and the parking aisle shall be extended an additional five feet to provide backup space beyond the edge of the adjacent stall.
- (3) Minimum drive aisle widths for 90-degree parking spaces and two-way travel shall be 24 feet. Angled parking and one-way travel lanes are permitted and shall meet the development standards as specified in the PMC.
- (4) Parking areas located within 50 feet of the Espola Road right-of-way shall be screened with a minimum three-foot high berm and dense landscaping and 15-gallon trees 1 per 15 lineal feet.
- (5) Parking areas shall be setback a minimum of 50 feet from any existing residential property located outside of the Specific Plan area. In addition, these parking areas shall be screened by buildings, slopes, berms, dense landscaping, and/or similar treatments designed to adequately screen said parking areas from residential properties.
- (6) Recreational vehicle and trailer parking are not permitted and shall be restricted by the Covenants, Conditions & Restrictions (CC&Rs) of the community.
- (7) Uses that are open to or accessible by to the public shall provide the minimum number of parking spaces for each use as specified in **Table 3.11: Number of Parking Spaces Required - Non-Residential Uses.**

**Table 3.1 I: Number of Parking Spaces Required -
Non-Residential Uses**

Use	Minimum Spaces Required
Indoor Assembly Space	1 space per 45 square feet of area dedicated to assembly
Classrooms	1 space per 6 students
Office; Butterfly Vivarium	1 space per 300 square feet
Physical Fitness Center; Commercial Swimming Pool	1 space per 200 square feet
Eating and Drinking Establishment	1 space /each 5 fixed seats or 1 space/75 sf of seating area with no fixed seats. Plus one space per employee. (outdoor seating are exempt from parking requirements)
Retail	1 space per 500 square feet of interior floor area (outdoor seating and outdoor display areas are exempt from parking requirements)
Bed and Breakfast, Boutique Inn, or Similar Small-Scale Hospitality Use	1 space per guest room
Outdoor Amphitheater	1 per 5 fixed seats (1 seat is two-foot width for bench seating). No spaces required for unfixed seating.
Recreational Court	3 spaces per court
Greenhouse and Agrifield Storage Building	1 space per three employees/farm laborers (based on maximum at any point in time)

- (8) Accessible parking spaces shall be provided in accordance with the American's with Disability Act (ADA) standards.
- (9) Parking for electric vehicles, carpools and van pools, bicycles, and other alternative vehicles shall be provided in conformance with current CalGreen standards and all other applicable sections of the California Building Code.
- (10) Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided. Motorcycle spaces shall be a minimum of 4 x 8 feet.
- (11) Loading spaces shall be 10 x 35 feet minimum with a minimum vertical clearance of 14 feet. Loading spaces shall be provided at the following rate for all commercial uses unless determined to be unnecessary by the Director of Development Services:
 - (a) One loading space shall be provided for the first 10,000 square feet of floor area or fraction thereof.
 - (b) One additional loading space shall be provided for each additional 22,000 square feet of floor area or its fraction thereof.

3.6 Landscaping Regulations

For purposes of this section, landscaping shall include ornamental landscaping, but shall exclude agricultural areas, community gardens, and water quality basins.

- (1) Required front and street side setbacks shall be landscaped and shall consist of trees, plant materials, natural ground cover and decorative rocks, except for necessary walks, drives and fences. Accent paving and hardscape (e.g., boulders, dry streambeds, patterned concrete, etc.) is encouraged. No more than 25 percent of landscape areas shall consist of non-living groundcover materials including rock, cobble, gravel, and decomposed granite but excluding artificial turf for homeowners and common recreation areas.
- (2) Artificial turf shall be limited to no more than 50 percent of any single landscape area.
- (3) Interior side and rear yards within the fenced areas of residential lots shall include groundcover on all bare earth areas within one year of purchase unless specified otherwise by the Community Association for residential lots.
- (4) All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris and shall be regulated by the CC&Rs of the community.
- (5) Landscaping in parking areas shall include a minimum of one 15-gallon tree for every three parking spaces. Large planting islands every eight to 10 spaces are encouraged.
- (6) Landscaping shall conform to the Landscape and Irrigation Design Manual, the Landscape Efficiency Standards and Water Conservation Plan of the PMC, and CalGreen.
- (7) A minimum of twenty-five (25) percent of landscape areas shall consist of vegetated plant materials.
- (8) A minimum of one fifteen-gallon tree shall be provided per 750 square feet of landscaped area (including existing trees), per every 30 lineal feet of street frontage, and per every 50 lineal feet of trail on average. Trees shall be fifteen-gallon nursery container size (minimum) and at least 20 percent of the total tree quantity shall be 24-inch box size or larger. Trees shall be broad-canopy species to provide effective shading within 15 years of planting.
- (9) Parking lots 5,000 square feet and larger shall have at least ten percent of the total paved area landscaped. Parking lots less than 5,000 square feet shall have at least five percent of the total paved area landscaped.

- (10) Tree islands should be spaced approximately 100 feet on center so no parking space is more than 50 feet from a shade tree.
- (11) Tree planters shall have a minimum dimension of six feet wide and trees shall be planted a minimum of three feet from face of curb to prevent damage from vehicles. Planters shall have a minimum 12-inch paved step- out area and long planters that are perpendicular to the pedestrian path of travel shall have stepping stones aligned with the stall striping.
- (12) Street trees adjacent to sidewalks and trails shall be trimmed periodically as part of the maintenance plan to leave a minimum walking area of at least seven feet in height above sidewalks, trails, and other walkways. In addition, shrubs shall be trimmed to be no higher than three feet adjacent to walkways, pathways, and windows.
- (13) Plant materials shall conform to ANSI Z60.1 “American Standard for Nursery Stock” (latest edition) with regard to condition, tree caliper/height, and other general standards and specifications for nursery container stock.
- (14) The water quality basin plant palette shall comply with the County of San Diego Low Impact Development (LID) Manual.

3.7 Lighting Regulations

All lighting within the Specific Plan area shall comply with Title 24 of the California Code of Regulations. In addition, lighting within the Specific Plan shall conform to the following unless otherwise superseded by regulations contained in Title 24.

- (1) All outdoor light fixtures, including but not limited to illuminated signage, decorative building or landscape lighting, illuminated recreational facilities, and parking lot lighting within commercial zones, shall be turned off between the hours of 11:00 p.m. and sunrise, except when used for security purposes, illumination of roadways, sidewalks, equipment yards and similar safety-related application, or when operating hours continue after 11:00 p.m., but only for as long as such facility is open.
- (2) Automatic timing devices shall be integrated into all new or modified lighting systems to turn off lights at 11:00 p.m.
- (3) During the hours from 11:00 p.m. until dawn, all exterior lighting of non-residential uses shall be low pressure sodium, narrow spectrum amber low emitting diode (LED), or other energy efficient light which does not exceed a correlated color temperature (CCT) of 3,000 kelvin and 4,050 lumen except where the City Council has issued an conditional use permit to allow alternative lighting. The City Council may issue such conditional use permits where the Council finds that unusual circumstances dictate the use of brighter lighting for safety reasons.
- (4) All exterior lighting shall be scheduled so that light rays emitted by the fixture are projected below the imaginary horizontal plane passing through the lowest point of the fixture and in such a manner that the light is directed away from streets and adjoining properties.
- (5) Illumination should be integrated with the architecture of the building to the extent feasible.
- (6) Freestanding light posts shall be no taller than 18 feet. Banner posts and decorative themes are permitted on streetlights.
- (7) The intensity of light at the boundary of any property shall not exceed 75 foot-lamberts from a source of reflected light.
- (8) Pedestrian scale lighting shall be provided within pedestrian corridors and parking areas.
- (9) Streetlights shall be provided at a minimum rate of one per 100 lineal feet.
- (10) Lighting shall comply with “Dark Sky” Policies to the largest extent feasible.

3.8 Walls and Fences

Requirements for walls and fences within the Specific Plan area shall be as follows:

- (1) A solid wall or fence not more than six feet in height may be maintained along interior side of rear lot lines, provided, that such wall or fence does not extend into a required front yard or street side yard except for required noise attenuation.
- (2) A wall or fence up to eight feet in height may be allowed by the Director of Development Services where necessary for noise attenuation from arterial streets, outdoor event spaces, or other noise sources.
- (3) A wall or fence located within a street-adjacent front yard or side yard shall not exceed three feet in height.
- (4) Walls and fences at all roadway and driveway intersections shall comply with site visibility design standards by providing corner cut-offs as required by the PMC.
- (5) All fences (including retaining walls) shall be constructed of attractive new or recycled material such as stone, masonry, wood, or similar that is compatible with the community design theme. Fences and walls shall be installed and constructed in accordance with methods that conform to the requirements of the Uniform Building Code. Additionally, they shall be maintained in a state of good repair. Dilapidated, dangerous, or unsightly fences or retaining walls shall be repaired or removed.
- (6) Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material. Barbed wire strands, razor wire, or concertina wire (coiled barbed wire) shall not be permitted as a fencing material or on the rooftop of any building.
- (7) When a retaining wall is used to increase usable lot area, the sum total of any combination of fence or wall and retaining wall shall not exceed six feet in height unless a five-foot landscape area is provided between the retaining wall and fence or wall. A series of retaining walls and fence or wall is allowed in conjunction with the five-foot landscape area, provided each individual fence and wall or retaining wall shall not exceed six feet in height.
- (8) Walking surfaces adjacent to the top of a retaining wall shall be equipped with an open and decorative metal railing on the top of the retaining wall for safety as deemed necessary by the City Building Official. The height of the required railing shall not be considered in the overall height measurement of the retaining wall.
- (9) All residential lots adjacent to Espola Road shall have decorative solid walls, glass sound walls with three-foot slump block base, and/or landscape earthen berms for portions of the wall visible from Espola Road to enhance the scenic character of the corridor.

3.9 Utilities, Mechanical Equipment, and Auxiliary Structures

- (1) Air conditioners, antennas (excepting amateur radio antenna installations subject to the PMC), heating, cooling, ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated that they do not disturb the peace, quiet and comfort of neighboring residents, and shall be screened, shielded, and/or sound buffered from surrounding properties and streets to the extent feasible.
- (2) The height of all utility and mechanical equipment shall not exceed the maximum building height specified within the applicable land use district. Exceptions may be considered for stealth telecommunication facilities.



(Top) Utilities should be screened to the extent feasible to minimize their visual impact on the street. (Left) Stealth Telecommunication Facilities can be designed to look like rocks, tower, trees or similar features that blend with and enhance the agrarian design theme.

- (3) All new and existing utility connections within the boundaries of the project shall be placed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities may be placed above ground. The requirements for undergrounding existing utilities shall not apply to any overhead power transmission lines in excess of 34.5 kV and long distance and main trunk communication facilities.
- (4) All ground-mounted mechanical equipment, including solar panels heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by a wall or fence or shall be enclosed within a building to the extent permitted by the utility provider. Structural and design plans for any required screening under the provisions of this section shall be approved by the Director of Development Services and Building Official.

- (5) All roof appurtenances including, but not limited to, heating and air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property. Solar and Photovoltaic (PV) panels shall be exempt from these requirements.
- (6) All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except when necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatments.
- (7) Excluding roof-mounted solar collector panels and decorative exterior lighting, all auxiliary structures and mechanical equipment and devices shall be screened from view from any abutting street and from views of adjacent residences by architectural projections, solid walls, fencing or landscape; and shall not be located in a front or street side yard area.
- (8) Mailboxes should be located where they are readily accessible to all served and where they do not reduce the areas of the sidewalk or interfere with its use.
- (9) All areas for storage of maintenance equipment, and all service areas including refuse storage and collection facilities, shall be enclosed by a fence, wall and/or landscape screen. Please also refer to Section 3.10.
- (10) Stealth telecom facilities include telecommunication facilities disguised as a natural feature or within an architectural element such as a tower, windmill, or water tower. Stealth telecom facilities are permitted in open space districts subject to the following requirements:
 - All telecom facility components, including all antennas, antenna panels, cables, wires, conduit, mounting brackets, and support equipment, shall be fully screened, and mounted either inside the building or structure, or behind screening elements and not on the exterior face of the building or structure.
 - Screening materials shall match in color, size, proportion, style, and quality with the exterior design and architectural character of the structure and the surrounding visual environment. If determined necessary by the reviewing authority, screening to avoid adverse impacts to views from land or buildings at higher elevations shall be required.
 - When a telecom facility is proposed within an architectural feature such as a tower, cupola, water tank, windmill, sign tower, etc., the facility shall be architecturally compatible with the existing structure or building.

3.10 Trash Enclosures and Storage Areas

- (1) Trash enclosures and outdoor storage areas shall not be located within 50 feet of the Specific Plan area Boundary.
- (2) Outdoor storage areas shall be entirely enclosed by solid masonry walls not less than six feet in height to adequately screen them from view. Reasonable substitutions, such as masonry, wood, or similar view-obscuring material, may be approved by the City Council. Chain link fence is not permitted.
- (3) Trash storage areas shall be completely screened from surrounding properties by a wall or fence or shall be enclosed within a building. Structural and design plans for any required screening under the provisions of this section shall be approved by the Director of Development Services and Building Official.
- (4) Protect trash storage areas from rainfall, run-on, runoff, and wind dispersal. Design enclosures shall meet the requirements of the Model BMP Design Manual for the San Diego Region, including but not limited to the following:
 - Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This can include berming or grading the waste handling area to prevent run-on of stormwater.
 - Ensure trash container areas are screened or walled to prevent off-site transport of trash.
 - Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
 - Locate storm drains away from immediate vicinity of the trash storage area and vice versa.
 - Post signs on all dumpsters informing users that hazardous materials are not to be disposed.
 - Trash container areas shall drain into adjacent landscape areas.
- (5) Residential Trash Receptacles shall be stored behind a six-foot high fence outside the front yard setback area or within a garage.
- (6) Non-residential trash enclosures shall be large enough to accommodate trash, recycling, and organic waste as required by AB 341 and AB 1826.



Covered trash enclosures protect refuse from stormwater and prevent pollution from entering the storm drain system.

3.11 Sign Regulations

All signs within the Specific Plan area shall comply with The City of Poway's Comprehensive Sign Regulations as found in the PMC.

3.12 Fire Prevention Regulations

Throughout the entire Specific Plan area, the following standards for fire safety shall apply to all new construction:

- (1) All new development shall be subject to the requirements and recommendations of The Farm in Poway Fire Management Plan.
- (2) Ensure water pressure serving proposed structures shall provide a minimum 20 PSI with a minimum two-hour duration for all plumbing fixtures and fire sprinkler heads in each structure.
- (3) Fire hydrants shall be located within 600 feet of any portion of residential facilities or buildings, with spacing between hydrants not to exceed 600 feet, as measured by an approved route of travel that a fire engine would travel. Fire hydrants shall be located within 400 feet of any portion of non- residential facilities or buildings, with spacing between hydrants not to exceed 400 feet, as measured by an approved route of travel that a fire engine would travel.
- (4) Fire apparatus access roads shall have an unobstructed, improved width of not less than 20 feet, except single-family residential driveways serving no more than two improved parcels containing dwelling units shall have a minimum of 16 feet of unobstructed improved width. Vertical overhead clearance shall be a minimum of 13.5 feet. Fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 pounds unless authorized by the Poway Fire Department and shall be provided with an approved paved surface as to provide all-weather driving capabilities. When deemed necessary in the opinion of the fire code official, a paved driving surface shall mean asphalt or concrete surface. The turning radius of a fire apparatus access road shall be a minimum of 28 feet as measured to the inside edge of the improvement width or as approved by the fire code official.
- (5) Fire access roadways, gated entrances with card readers, guard stations, or center medians, which have separated lanes of one-way traffic shall be not less than 12 feet wide per lane.
- (6) Approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. All new public roads, all private roads within major subdivisions, and all private road easements serving three or more parcels shall be named.

Motor Court street signs may deviate from street sign standards to the satisfaction of the Director of Development Services and Fire Chief. Road name signs shall comply with City of Poway Supplemental Engineering Standards, Street Sign Specifications.

- (7) For all non-residential facilities or buildings, approved fire apparatus access roadways shall be provided for every facility, building or portion of a building. The fire apparatus access roadway shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- (8) The gradient for a fire apparatus access roadway shall not exceed 20 percent. Grades exceeding 15 percent (incline or decline) shall be constructed of Portland cement concrete (PCC), with a deep broom finish perpendicular to the direction of travel, or equivalent, to enhance traction. The fire code official may require additional mitigation measures where he or she deems appropriate.
- (9) The angle of departure and the angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) or as approved by the fire code official.
- (10) All dead-end fire access roads in excess of 150 feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum, unobstructed paved radius width for a cul-de-sac shall be 38 feet in residential areas.
- (11) All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet the standards approved by the fire code official and receive Specific Plan approval. All automatic gates across fire access roadways and driveways shall be equipped with approved, emergency, key-operated switches overriding all command functions and opening the gate(s). Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery backup or manual-mechanical disconnect in case of power failure. In the event of a power failure, the gate shall be automatically transferred to a fail-safe mode allowing the gate to be manually pushed open without the use of special knowledge or equipment. All automatic gates must meet fire department policies deemed necessary by the fire code official for rapid, reliable access. Where this section requires an approved key-operated switch, it shall be dual keyed or dual switches shall be provided to facilitate access by law enforcement personnel.

- (12) All one and two-family residential facilities require an approved residential fire sprinkler system with a one-inch meter meeting Poway Municipal Code requirements. A separate plan submittal and approval to the Poway Fire Department, Division of Fire Prevention, prepared by a licensed sprinkler contractor or fire protection engineer is required for each residential sprinkler system prior to installation. There is a separate fee for this plan check and inspection services. If a one-inch lateral off the street main is currently not present, one will have to be installed. If a pressure pump is required for fire sprinkler operation, auxiliary power is required.
- (13) Fire sprinkler system may be required in accordance with Poway Municipal Code requirements. The fire sprinkler system shall be designed to meet minimum design density at the roof per NFPA 13 requirements. Two separate plan submittals to the fire department will be required for each structure, one for the fire sprinkler design and one for the fire service underground. There are separate fees for this plan check and inspection services.
- (14) Non-residential facilities and buildings equipped with a fire sprinkler system shall have a properly licensed contractor install an automatic fire alarm system to approved standards. System shall be completely monitored by a UL listed central station alarm company or proprietary remote station. Each facility or building requires a separate plan submittal for review and approval. There is a separate fee for this plan check and inspection services.
- (15) The landscape plan requires a separate landscape and irrigation plans submittal prepared pursuant to the City of Poway Landscape and Irrigation Design Manual requirements. There is a separate fee for this plan check and inspection services. The applicant shall submit and receive signed approval of landscape and irrigation plans prior to the issuance of the building permit. All fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy.
- (16) Roadway access, water supply system, and vegetation fuel modification of common roadway access areas shall be completed in each phase before a building permit is issued for any parcel within the phase.
- (17) Prior to the delivery of combustible building material on-site, the approved water service to all fire hydrants shall be connected to the public water supply, satisfactorily pass all required tests and be approved by the City.
- (18) Prior to the delivery of combustible building material on-site, the approved vehicle access, including driveways, for firefighting shall be installed, satisfactorily pass all required tests and approved by the City. All accesses shall be provided within 150 feet of all construction areas. Use of temporary vehicle access for firefighting shall require plan submittal, review, and approval by the City.

- (19) Approved numbers or addresses shall be placed on all facilities and buildings in such a position as to be plainly visible and legible from the street fronting the property. Numbers shall contrast with their background. The address is required at private driveway entrances. Each non-residential facility or building address shall also be displayed on the roof in a manner satisfactory to the Fire Chief and meeting Sheriff Department-ASTREA criteria.

Section 7.8 of this Specific Plan provides a discussion of Fire Prevention Services for the Specific Plan area. Please refer to **Exhibit 7.5: Very High Fire Hazard Severity Zone (VHFHSZ) Map** to identify properties that shall be subject to the additional standards listed below:

- (1) California Building Code Chapter 7A and Poway Municipal Code 15.24 shall apply to all areas within the VHFHSZ.
- (2) An effective fuel modification zone shall be maintained around all structures by removing, clearing, or modifying combustible vegetation and other flammable materials from areas within 30 to 100 feet from each building or structure within the property's boundaries, or as determined by the fire code official.
- (3) Horizontal clearance from tree crowns to structures shall be pruned to maintain a minimum of 10 feet for fire resistive trees and 30 feet for non-fire resistive trees. Tree crowns within the defensible space shall be pruned to remove limbs located less than six feet above the ground surface adjacent to the trees. Portions of tree crowns that extend within 10 of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet. No more than three trees per cluster; minimum distance between clusters or individual non-clustered trees is 20 feet.
- (4) All orchards, groves, and vineyards shall be kept in a healthy state and maintained as described below. A 10-foot firebreak shall be cleared between the perimeter of the orchard trees or row of grape vines and native vegetation or ornamental landscaping. Orchards shall be kept clean of dead and/or downed trees. Orchards and vineyards shall be free of combustible debris including, but not limited to, dead branches and dead foliage. All dead grasses between rows of trees or vines shall be removed and replaced.
- (5) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings will be constructed. A water analysis shall be performed to establish the adequacy of the existing water mains and all necessary system design to serve the project. Costs of the water analysis shall be the responsibility of the applicant. The required fire flow in the VHFHSZ shall be a minimum of 1,500GPM; all areas not located in the VHFHSZ shall meet the requirements outlined in the PMC.

- (6) All flammable vegetation within approved fuel modification zones shall be removed prior to the arrival of combustible material on the site and shall be maintained during the duration of the project until all elements of approved fuel modification zones are installed and approved.
- (7) Buildings shall be setback a minimum of 30 feet from property lines and biological open space easements unless the Poway Municipal Code requires a greater minimum. When the property line abuts a roadway, the setback shall be measured from the farthest roadway edge.
- (8) Ignition Resistant Class I construction as described in the California Building Code Chapter 7A, is required for all facilities, buildings, and structures.
- (9) All facilities and buildings located in the VHFHSZ are required to comply as follows:
 - Single-story structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from a roof.
 - A single-story structure shall be less than 12 feet above grade.
 - A two-story structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from a roof.
 - Structures greater than two stories may require a greater setback when the slope is greater than 2:1.
 - Structural setbacks shall be shown on the site plan.
 - Show scaled cross section profiles denoting the top of the slope, building/ roof projections, and the setback distance at multiple locations on the plan submittal.
- (10) All residential facilities and buildings located in the VHFHSZ are required to comply with Section 4 of the City of Poway Landscape and Irrigation Design Manual and Poway Municipal Code 15.24 as it relates to fuel management and defensible space, except that thirty feet of fuel management meeting Zone A is required measured outward from the furthest projection of all facilities and buildings. A vegetation fuel modification zone with a minimum width of 10 feet shall be maintained on both sides of all fire apparatus access roadways and driveways not already located in a fuel management area.

3.13 Construction and Farming Equipment

The operation of construction and farming equipment within the Specific Plan area shall comply with the Poway Municipal Code.

Chapter Four

Mobility





Chapter Four

MOBILITY

4.0 Mobility Plan

Specific Plan Mobility focuses on maintaining a rural character for the community, promoting active lifestyles, and offering alternatives to vehicle use that are safe, efficient, convenient, and enjoyable. To this end, the Mobility Plan provides a series of Complete Streets and a comprehensive multi-use trail system that accommodates multiple users including motor vehicles, alternative vehicles, pedestrians, bicyclist, equestrians, and tractors. This multi-modal system has the added benefit of reducing environmental impacts and creating a healthier community. Objectives of the Mobility Plan include the following:

1. Ensure roadway and trail design responds to the desired character of the community.
2. Optimize multiple travel modes and accommodate the needs of all users in a safe, accessible, and convenient manner.
3. Improve bicycle infrastructure through implementation of sharrows and a multi-use trail system.
4. Improve walkability by shortening distances between pedestrian crossings, including crossings mid-block, and providing well-marked crosswalks, wayfinding signage, and lighting.

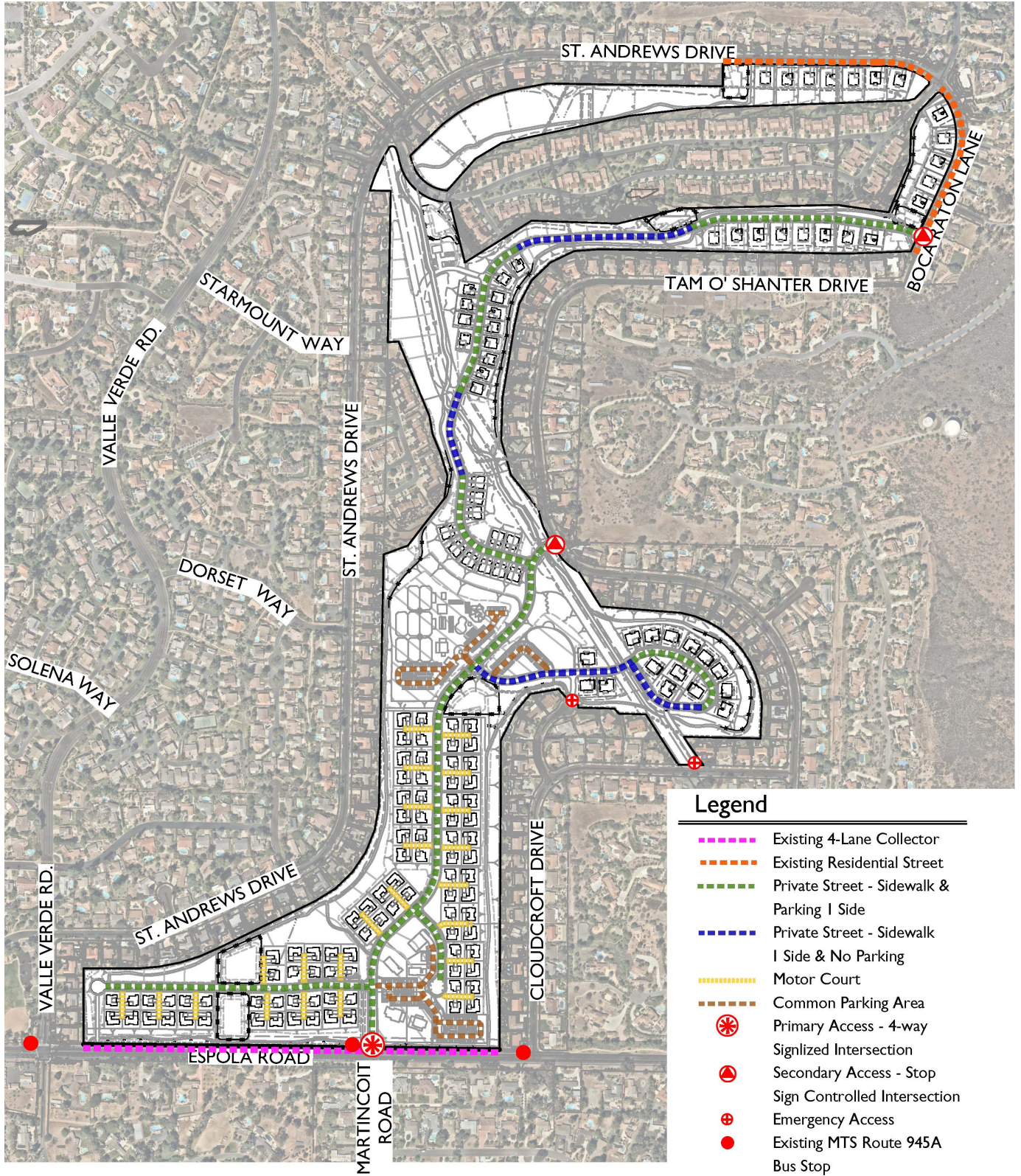
5. Enhance landscaping along sidewalks and trails to provide pedestrian scale, shade, and texture for comfort and appeal. Utilize irregular tree and shrub spacing to impart a rural atmosphere with street trees.
6. Coordinate signal timing, with approval of the Director of Development Services, at Espola Road and Martincoit Road to synchronize traffic movement, manage vehicle speed.
7. Work with the San Diego Metropolitan Transit System (MTS) to improve and replace the existing stop at Espola Road and Martincoit Road and adjust schedules, if needed, to meet the demands of new and existing riders.

4.1 Roadway Classifications

Roadways within the Specific Plan area are designed as Complete Streets that accommodate automobiles, bicycles, pedestrians, and equestrians. All private streets within the Specific Plan area can also accommodate tractors, low-speed vehicles (LSVs), and neighborhood electric vehicles. Complete Streets are designed and operated to provide safe and efficient access for all modes of travel in accordance with the California's Complete Streets Act of 2008 (AB 1358). The Complete Streets Act was intended to reduce greenhouse gas emissions by providing alternatives to vehicle use that can potentially reduce vehicle miles traveled and encourage shorter trips in automobiles, optimize land use planning and transportation infrastructure more efficiently, and promote public health by encouraging physical activity. Complete streets also take into consideration the range of ages and abilities of potential users including children, seniors, and people with disabilities by providing additional facilities such as benches, shelters, and similar amenities.

Exhibit 4.1: Street Network Diagram illustrates the roadways that directly serve the Specific Plan area. Roadways include one existing collector road, Espola Road, existing residential streets St. Andrews Drive and Boca Raton Lane, and a series of proposed private streets, Motor Courts, and common parking areas. The project roadway design focuses on promoting walking and bicycling as the preferred modes of travel by designing low-speed streets that can be shared between automobiles, bicycles, and LSVs. Low speed streets also support pedestrian comfort and walkability. The roadway system is also designed to discourage cut-through automobile traffic and minimize additional traffic on surrounding residential streets. Sidewalks are provided on one-side of all private streets.

Sidewalks connect to trails, which in turn provide access to existing transit stops located on Espola Road. On-street parking is provided on one side of Private Streets A through C and the portions of Private Streets D and E where fronting residential lots.



Not to Scale

Exhibit 4.1: Street Network Diagram

4.1.1 Espola Road

The Farm in Poway is located along the northerly edge of Espola Road between Valle Verde Road and Cloudcroft Drive. Espola Road is designated as a four-lane Collector Road that provides direct access to Interstate 15 (I-15), west of the Specific Plan area. East of the Specific Plan area, Espola Road turns south and terminates at its intersection with Poway Road, providing access to southerly portions of the City.

Along the Specific Plan area's frontage, Espola Road currently consists of the following:

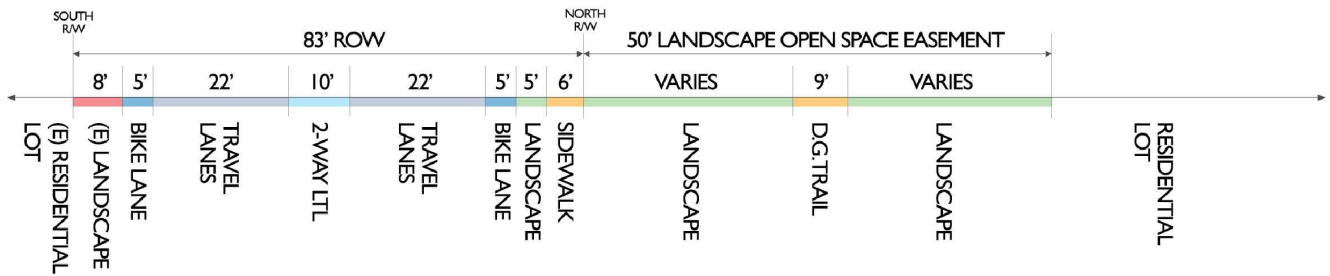
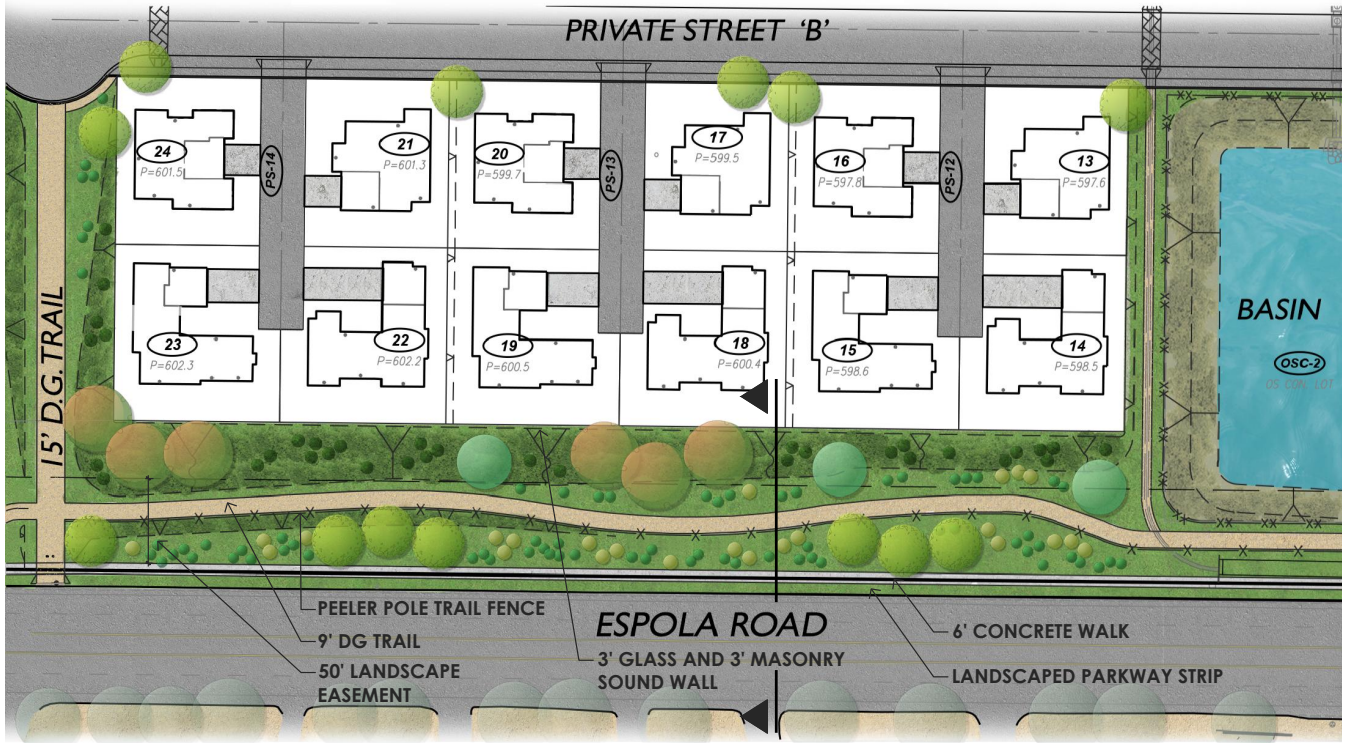
- West of Martincoit - 100-foot wide right-of-way with two westbound lanes, two east bound lane, a two-way center turn lane, and a shoulder on each side.
- East of Martincoit Road- 80-foot right-of-way with two westbound lanes, one east bound lane, a two-way center turn lane, and a shoulder on each side.
- At Martincoit Road - A three-way signalized intersection with an eastbound turn pocket.

This existing condition includes shoulders on both sides. The right-of-way will be widened by three feet on the north side to accommodate bike lanes. Martincoit and Espola Road will also be improved to add a four-way intersection, which will serve as the Primary Entry into The Farm in Poway, as illustrated in **Exhibit 4.2: Espola Road**. Approaching the intersection to the Primary Entry, the two-way turn lane will be restriped to transitions into a painted left turn lane. A five-foot landscaped parkway strip, a six-foot wide concrete sidewalk and a nine-foot wide meandering community trail will also be constructed on the north side of the Espola Road right-of-way along the project's frontage. Overhead utilities fronting the project along Espola Road will be placed underground.

The City of Poway General Plan designates Espola Road as a scenic roadway, which is subject to special design requirements. The General Plan's Scenic Road Concept seeks to "...preserve, enhance, and showcase the community's rural history and image." According to the General Plan, Espola Road typifies the City's rural image and has several long-range vistas of Mt. Woodson and Iron Mountain. To maintain the rural and scenic qualities of this roadway, the General Plan requires an open space easement of 50 feet from the ultimate right-of- way. Structures are prohibited within this easement.

The open space easement will also include the nine-foot wide meandering decomposed granite trail surrounded by rural and agricultural-themed landscaping that not only supports the City's rural character but supports the farm-to-table vision for the Specific Plan area. Adjacent residential development has also been clustered to preserve visual open space corridors through the site. Adjacent residential homes, located beyond the scenic setback, are required to provide enhanced elevations (See **Chapter 6: Architectural Design**) facing Espola Road and will be screened by an informal pattern of trees and shrubs. Walls enclosing the rear yards facing Espola Road will consist of a masonry and glass view wall, as described in Section 5.5, to provide noise attenuation while still allowing views and minimizing the visual impact of walls along Espola Road.





Not to Scale

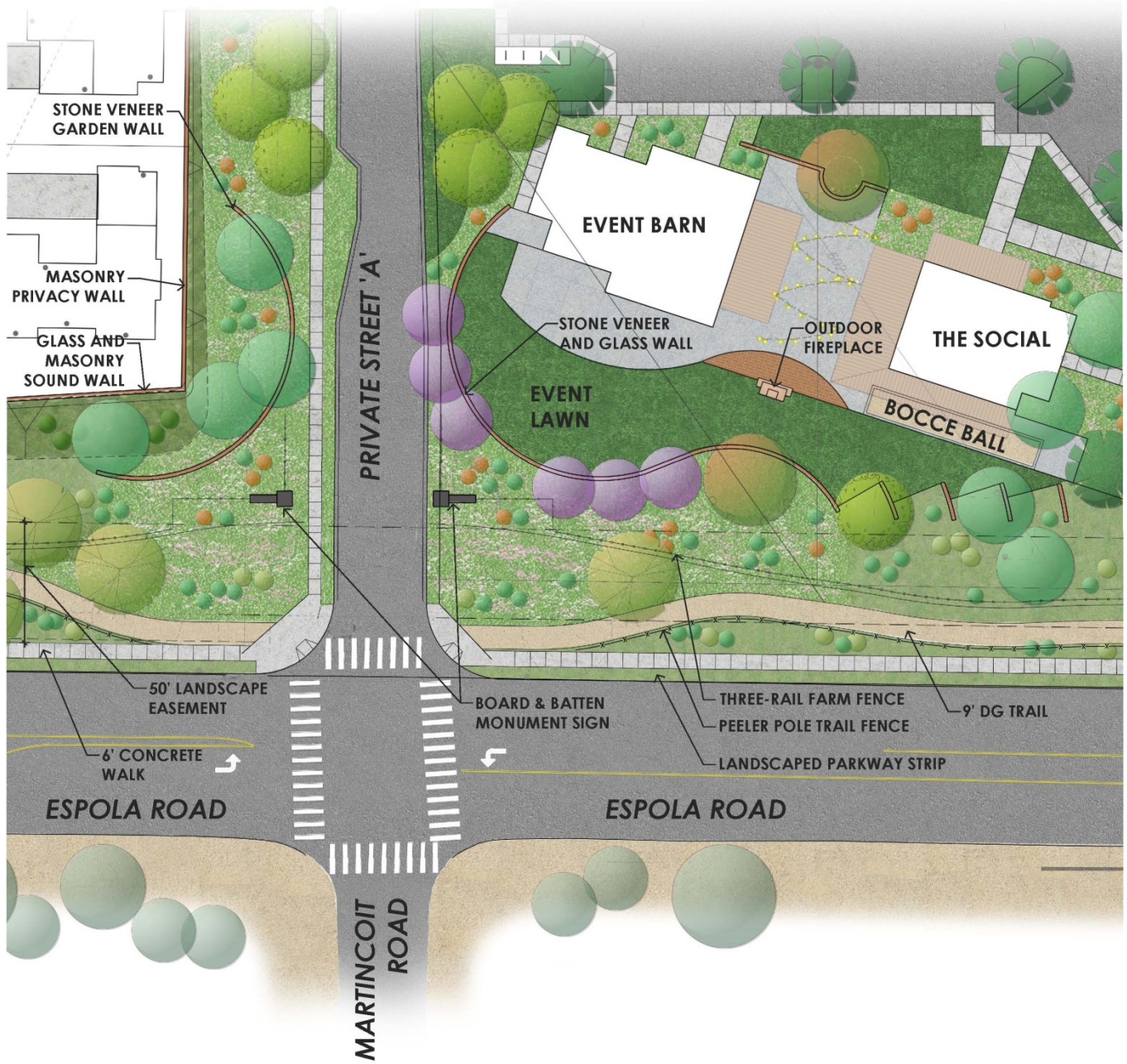
Exhibit 4.2 Espola Road

The primary entry to the Specific Plan area will be provided via an improved signalized intersection at Espola Road and Martincoit Road. The existing intersection currently consist of a three-way signalized intersection, allowing vehicles to travel east and west on Espola Road and south onto Martincoit Road, which is classified as a Local Collector. Improvements to the intersection will include the extension of Martincoit Road to the north, which will become the primary entry into the Specific Plan area. New traffic signals will be installed to control traffic in four directions and crosswalks will be provided to promote pedestrian mobility as illustrated in **Exhibit 4.3: Martincoit Road and Espola Road Intersection**.

4.1.2 Martincoit Road

Martincoit Road currently terminates at Espola Road at the southerly edge of the Specific Plan area. Martincoit Road, between Stone Canyon Road and Espola Road, is classified and currently built as a Local Collector on the City of Poway's Transportation Master Element. The speed limit is 35mph. On-street parking is provided on both sides of the road for the most part north of Avenida La Valencia. The intersection of Espola Road and Martincoit Road currently consists of a three-way signalized intersection. The development of the Specific Plan area will include constructing the fourth leg of this intersection to serve as the Primary Entry into The Farm in Poway as illustrated in **Exhibit 4.3: Martincoit Road and Espola Road Intersection**.

Intersection improvements will include crosswalks and a pedestrian crossing on the west leg of Espola Road. Special safety features should include enhanced crosswalks for high visibility, pedestrian signals with countdown timers, leading pedestrian interval timing, ADA compliant curb ramps, and smart adaptive signals that can adjust signal phasing and extend pedestrian walk time based upon time of day. All phasing and timing must be approved by the Director of Development Services.



⚠ Not to Scale

Exhibit 4.3: Martincoit Road and Espola Road Intersection

4.1.3 Valle Verde Road

Although Valle Verde Road does not directly serve the Specific Plan area, this roadway provides connections to the Chaparral Elementary School, the Specific Plan area's assigned elementary school, which is located just over a ½ mile to the west. To enhance connectivity and promote a safe route to school, the Specific Plan includes the installation of special mobility features at the Valle Verde Road/Espola Road intersection that include enhanced crosswalk paving for high visibility, pedestrian signals with countdown timers, leading pedestrian interval timing, ADA complaint curb ramps, bicycle signal detection, and smart adaptive signals that can adjust signal phasing and extend pedestrian walk times based upon time of day. All phasing and timing must be approved by the Director of Development Services. Similarly, high visibility crosswalk and ADA complaint ramps will be installed at the intersection of Valle Verde Road and St. Andrews Drive. In addition, the missing connection of the five feet of contiguous sidewalk along the east side of Valle Verde Road, approximately 350 feet north of Edina Way to Solera Way, will be constructed to provide continuous sidewalk along the route.

4.1.4 Cloudcroft Drive and Cloudcroft Court

Cloudcroft Drive is an existing roadway located east of the Specific Plan area. Cloudcroft Drive is not classified on the City of Poway's Transportation Master Element. It is currently built as an undivided road with 25mph posted speed limit. The classification is assumed as Residential Collector based on City of Poway's Transportation Master Element. On-street parking is permitted on both sides of the street.

Cloudcroft Drive takes direct access from Espola Road and provides secondary access to the Specific Plan area via Tam O'Shanter Drive and Boca Raton Lane. Emergency Vehicle Access is provided via Cloudcroft Court and Cloudcroft Drive.

4.1.5 St. Andrews Drive, Tam O'Shanter Drive, and Boca Raton Lane

New residential lots are proposed to front on portions of St. Andrews Drive and Boca Raton Lane. Because these streets were originally developed to their full 60-foot right-of-way width, no new street improvements are proposed, except new curb and gutter. These two streets provide one 12-foot travel lane in each direction and on-street parking on both sides of the street, but no sidewalks. The new residences will continue this development pattern. Two Secondary access points area also provided from Tam O'Shanter Drive and Boca Raton Lane. Both access points will consist of three-way intersections with stop signs only at the entry points out of the Specific Plan area.

4.1.6 Internal Roadways (Private Streets)

Private streets are intentionally designed as low-speed streets to encourage slower speeds and promote pedestrian and bicyclist mobility. Sidewalk is provided on one- side of every private street. Travel lane widths are the minimum 24 feet required for fire access and curved alignments create physical conditions that reduce driver comfort and force them to slow down. Curb extensions, also known as bulb-outs, are provided at key intersections to reduce crossing lengths for pedestrians, improve the visibility of pedestrians attempting to cross, and provide locations for street trees. Low speeds also allow these private streets to be shared with



low speed vehicles, bicycles, and tractors. The internal roadway system consists of two types of private streets, private streets with parking and private streets without parking. Private streets are required to provide a public access easement. Crosswalks shall consist of stained and stamped concrete or asphalt concrete with decorative scoring, or similar decorative treatment and shall be a minimum of eight feet wide.

Private Streets with Parking

Private streets with parking consist of a 47-foot wide private road easement (See **Exhibit 4.4: Private Street with Parking**). The paved section of the roadway includes a 24-foot travel-way (one lane in each direction) plus an eight-foot parking lane on one side for a total dimension of 32 feet measured from curb-to-curb. Parking is accompanied by a sidewalk on one side. Sidewalks are separated from parking by a five-foot landscaped parkway that will be planted with shade trees to enhance pedestrian comfort and reduce heat island effect. Bulb-outs will also be provided at intervals for pedestrian visibility and additional street trees.

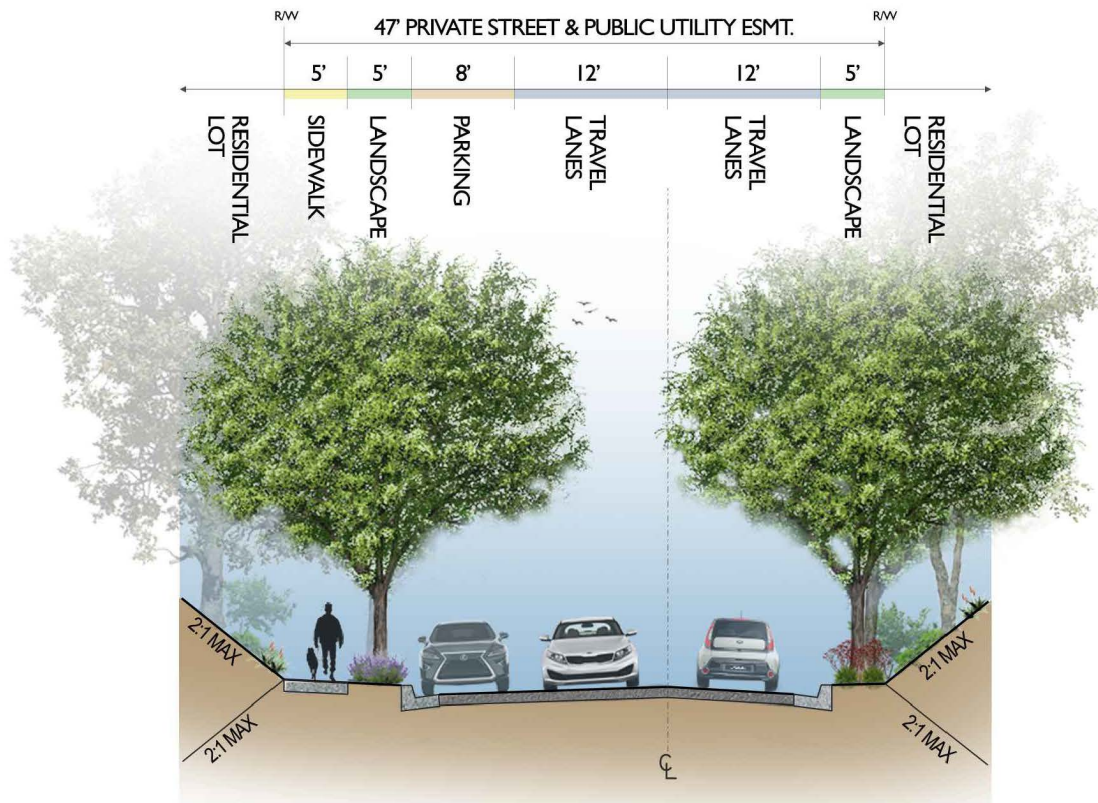


Exhibit 4.4: Private Street with Parking

Not to Scale

Private Streets without Parking

Private streets without parking consist of a 39-foot wide private road easement (See **Exhibit 4.5: Private Street without Parking**). The paved section of the roadway includes a 24-foot travel-way (one lane in each direction) measured from curb-to-curb. Sidewalk is provided on one side. Sidewalks are separated from the travel-way by a five-foot landscaped parkway that will be planted with shade trees to enhance pedestrian comfort and reduce heat island effect.

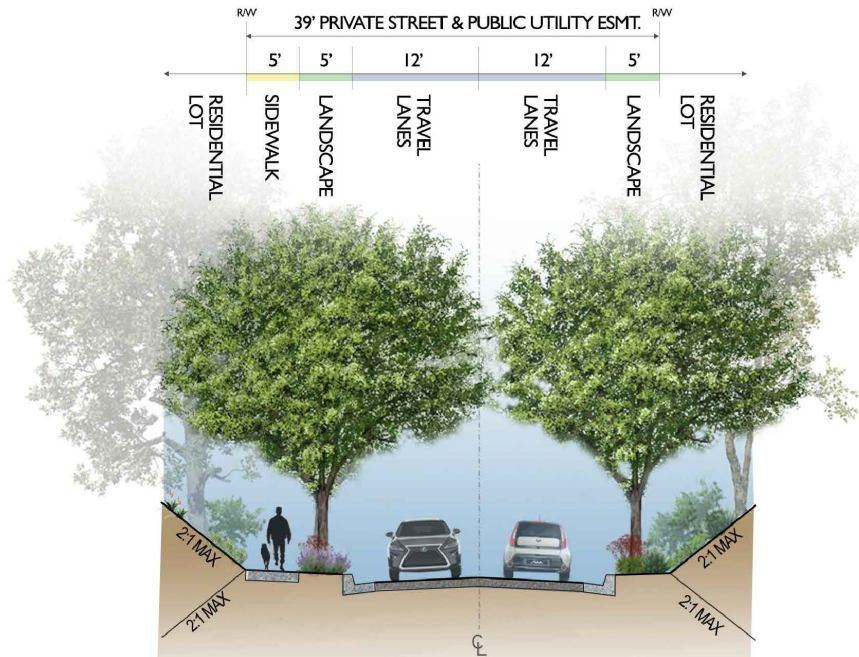


Exhibit 4.5: Private Street without Parking

Not to Scale

4.1.7 Motor Courts

Motor Courts are shared common access roads that provide access to two or more Residential Cottage homes. **Exhibit 4.6: Conceptual Motor Court Plan View and Section**, illustrates the design of a typical Motor Court. Motor Courts provide a minimum of 24-foot wide common access road with a maximum depth of 150 feet to provide adequate fire access. Parking within a Motor Court is restricted to individual driveways or designated parking stalls that are clearly marked or delineated with different paving, signage, or similar markings. Design guidelines for Motor Courts are provided in Section 6.2.5.

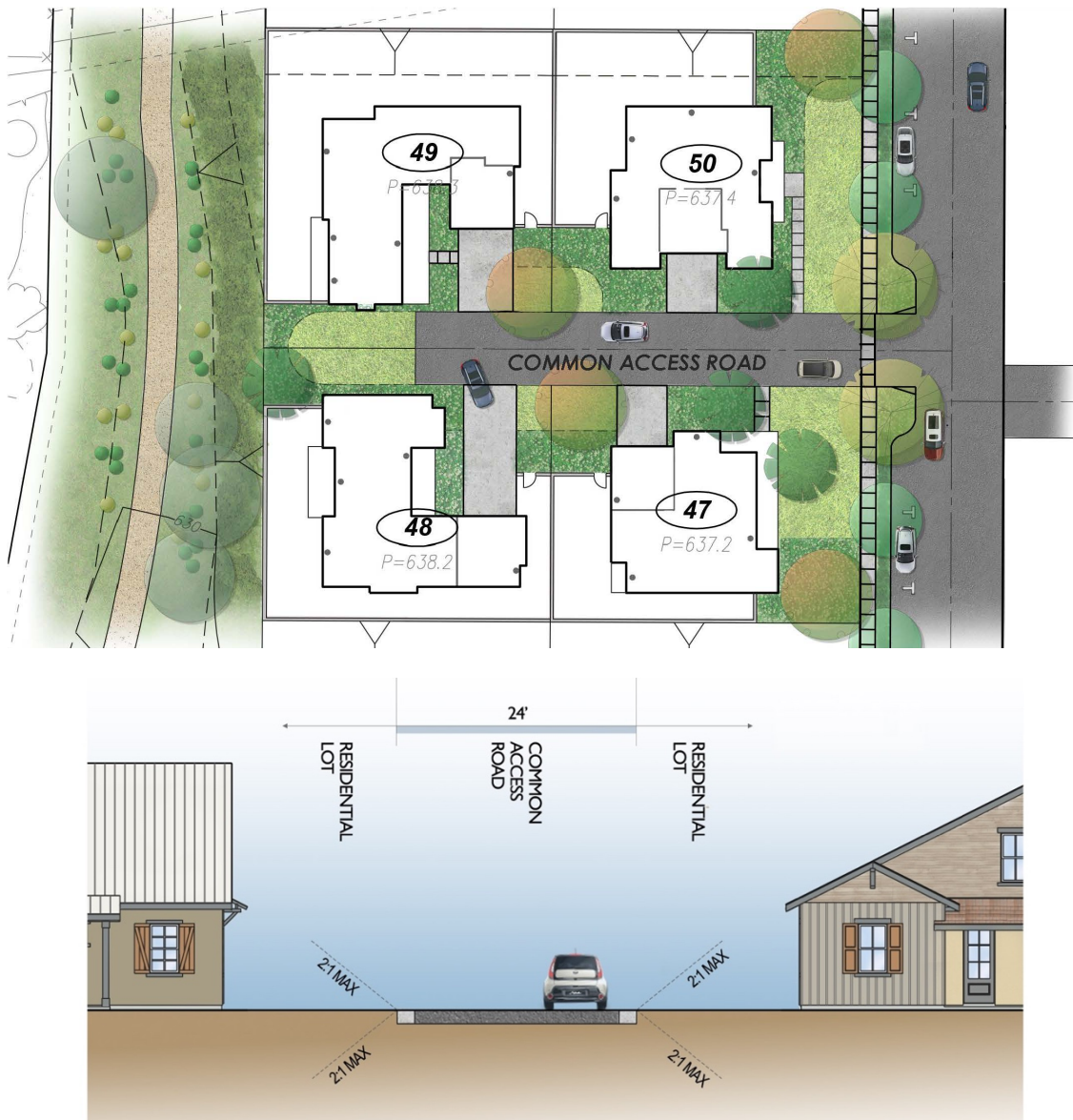


Exhibit 4.6: Conceptual Motor Court Plan View and Section

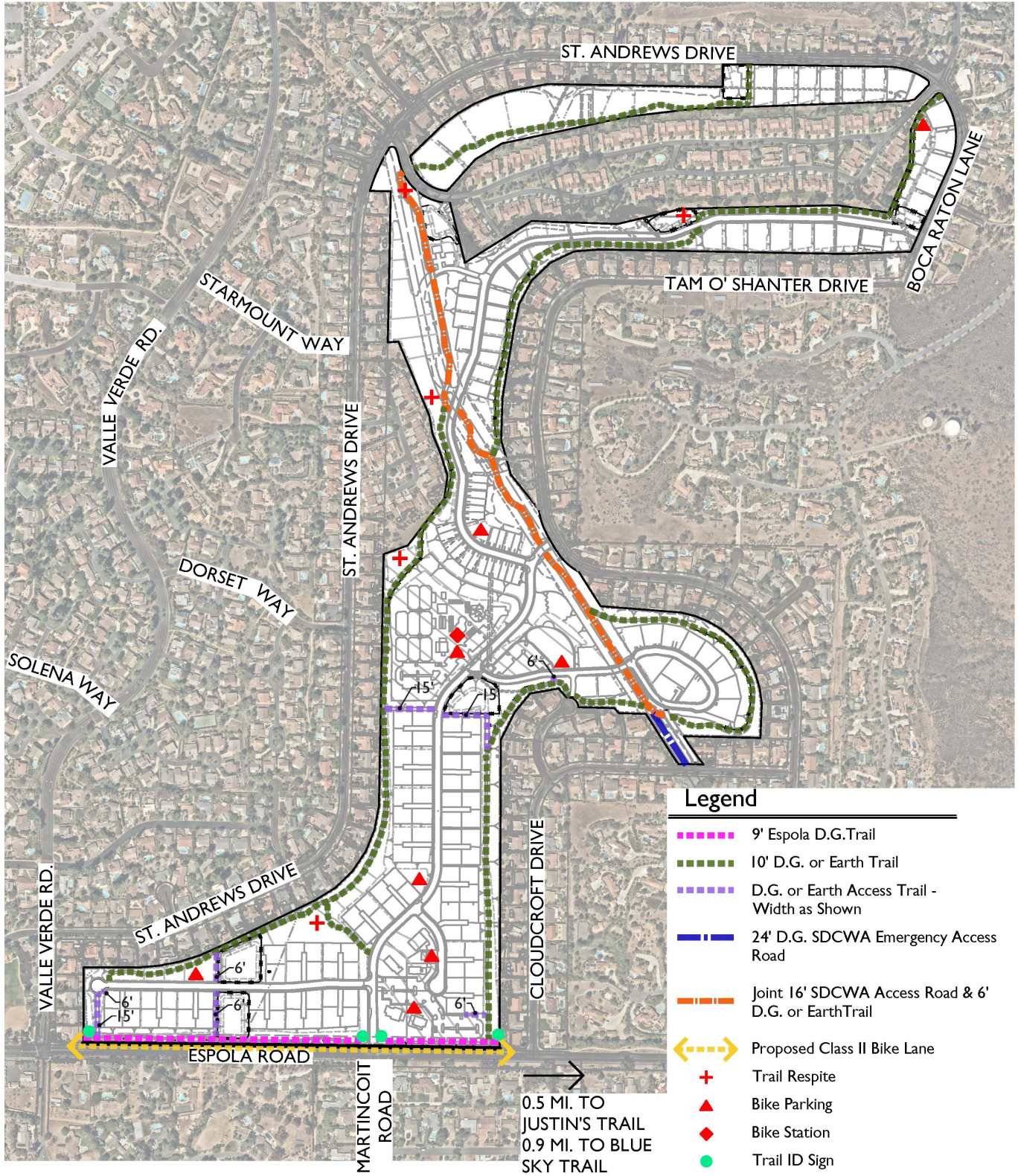
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4.2 Trails

A multi-use trail system, as illustrated *in Exhibit 4.7: Trail Network Diagram*, is designed into the community to optimize pedestrian and bicycle mobility and provide recreational opportunities. The majority of this trail system includes decomposed granite or compacted earth trails as illustrated in *Exhibit 4.8: Multi-Use Nature Trail*. Natural paving and peeler pole and rail fencing enhance the rural atmosphere of the community. These natural trails will accommodate equestrian, mountain bikers, and hikers. Access trails connect to sidewalks along private streets, utility easements, and along existing adjacent residential streets to maximize access and connectivity and promote walking and hiking. All trails will be open to the public. Additional amenities will include trail respite rest stops, seating along the multi-use trail, and a bike repair station. The bike station will be located at The Club parking lot to provide water, air, and basic tools for bike repair. Benches, restrooms, and a drinking fountain or water bottle fill station will also be provided at the Event Barn. Peeler pole trail fencing will be used along the Espola Road trail and along interior trails where steep downhill slopes are adjacent to the trail.

The section of multi-use trail along Espola Road, as illustrated in *Exhibit 4.9: Espola Trail*, will consist of a nine-foot meandering DG trail and a six-foot contiguous concrete sidewalk that will replace the existing sidewalk along the north side of Espola Road. The Espola Road trail will connect to the Multi-Use nature trail and existing sidewalks on the southeast and southwest corners of the Specific Plan area. This trail also provides access to the existing transit stops located on Espola Road at Martincoit Road, Cloudcroft Drive and Valle Verde Road.

In addition to the dedicated multi-use trails, a natural surface maintenance access road will be provided through nearly the entire length of the SDCWA easement, as illustrated in *Exhibit 4.10: SDCWA Access Road*. The access road will be designed to H20 load rating and gates will be provided at road connections to prevent non-SDCWA vehicular access. Where the multi-use trail and the access road share alignment, the trail will be reduced in width to five feet and will be separated from the access road with bollards, as illustrated in *Exhibit 4.11: Combined SDCWA Access Road/Trail*.



Not to Scale

Exhibit 4.7: Trail Network Diagram

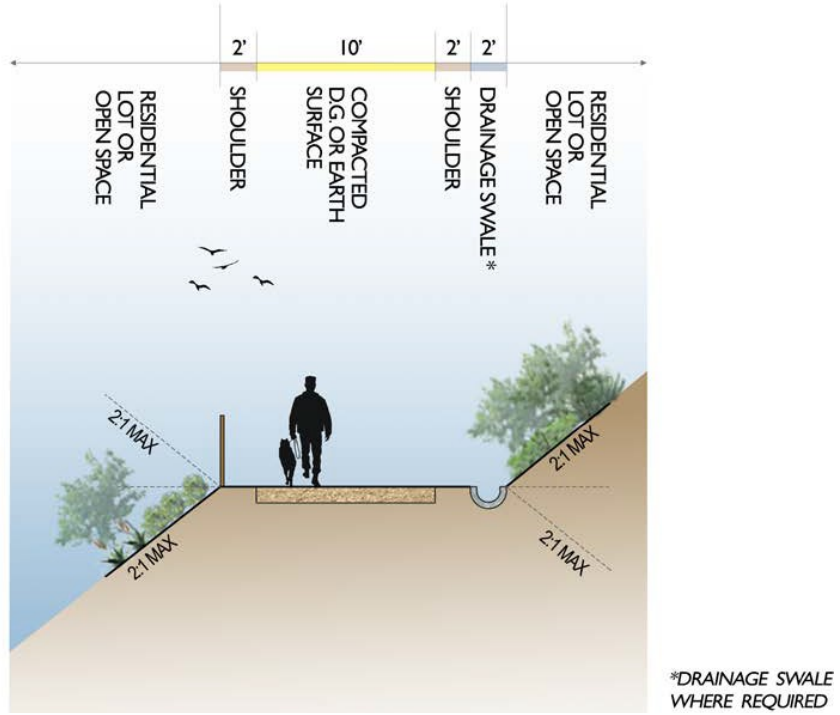


Exhibit 4.8: Nature Multi-Use Trail

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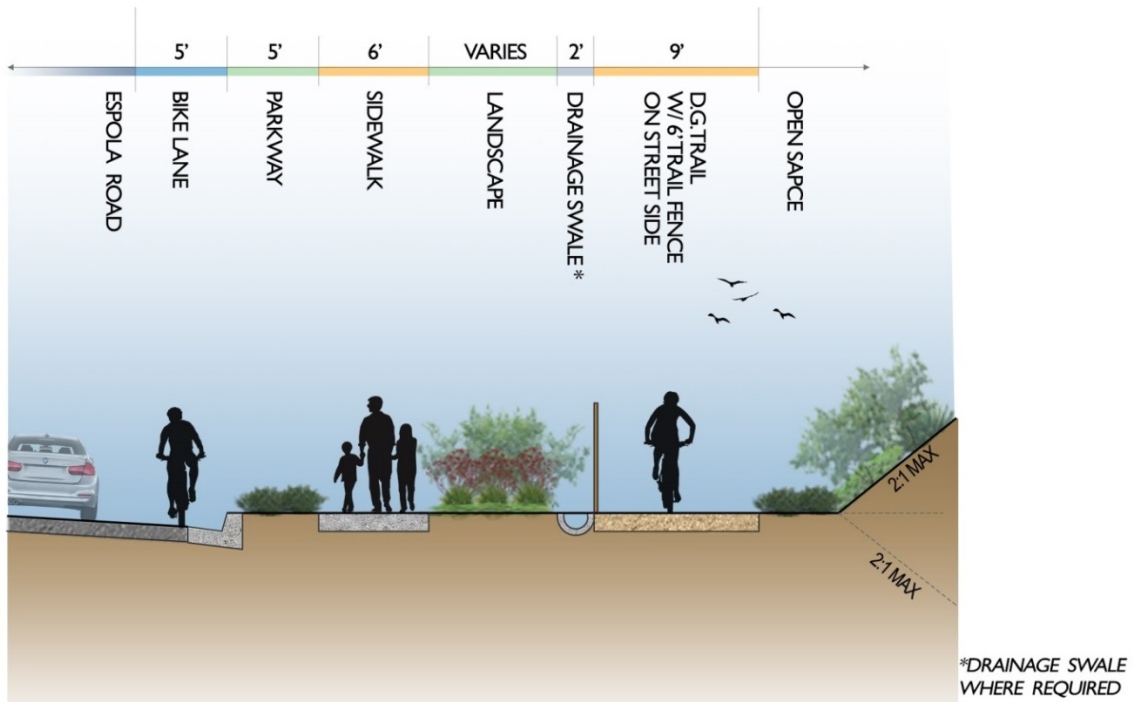


Exhibit 4.9: Espola Trail

Not to Scale

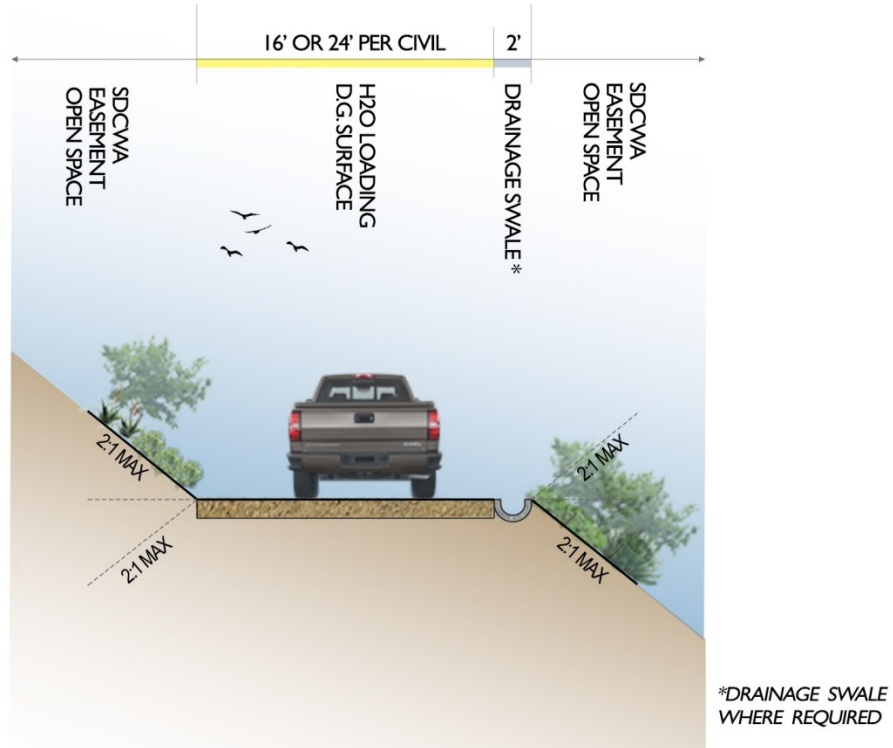


Exhibit 4.10: SDCWA Access Road

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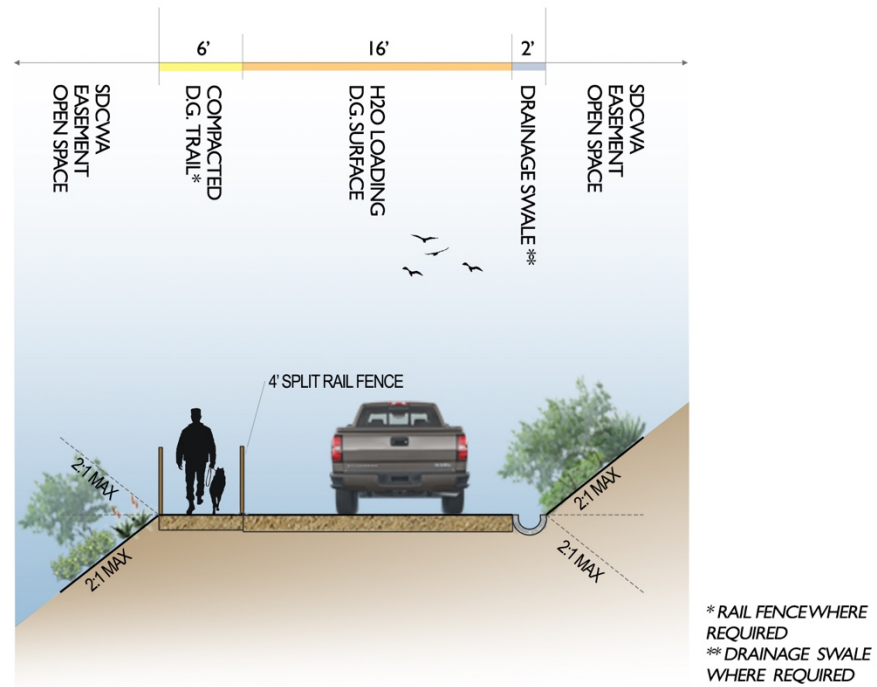


Exhibit 4.11: Combined SDCWA Access Road/Trail

Not to Scale

4.3 Pedestrian Experience

Exhibit 4.7: Trail Network Diagram in Section 4.2, highlights the variety of pedestrian routes and connections provided by the Mobility Plan. In addition to sidewalks and trails described in previous sections, the Specific Plan requires traffic calming measures to promote pedestrian mobility and comfort and encourage walking as a preferred mode of travel. Crosswalks will be provided throughout the Specific Plan area in locations where trails and sidewalks meet vehicular traffic. These nodes require special design to ensure that vehicles are aware that pedestrians may be present. Crosswalk improvements will include enhanced paving treatments that make crossings more visible. Where feasible, curb extensions, also known as bulb outs, may be provided. A conceptual crosswalk design that includes bulb-outs and enhanced design treatments is provided as **Exhibit 4.12: Conceptual Pedestrian Crossing**.

Crosswalks at Espola Road and Martincoit Road, Espola Road and Valle Verde Road, and Valle Verde Road and St. Andrews Drive provides pedestrian access to adjacent neighborhoods. Special mobility features will be provided including enhanced crosswalk paving for high visibility, ADA compliant curb ramps, pedestrian signals with countdown timers, leading pedestrian interval timing, bicycle signal detection, and smart adaptive signals that can adjust signal phasing and extend pedestrian walk times based upon time of day. All phasing and timing must be approved by the Director of Development Services. In addition, the construction of missing segments of sidewalk and improvements to existing off-site sidewalks on Martincoit Road and Valley Verde Road will improve pedestrian connectivity and mobility.



Exhibit 4.12: Conceptual Pedestrian Crossing

Not to Scale

4.4 Bicycle Experience

Exhibit 4.7: Trail Network

Diagram highlights the variety of bicycle routes and connections provided by the Mobility Plan. The proposed multi-use trails described in Section 4.2 will be shared between equestrians, bicycles, and pedestrians. Private streets are also designed to allow for bicycles and vehicles to share the road. Low traffic volumes, low-speed designs, and traffic calming measures are provided, making shared use of vehicles and bicycles appropriate. Signage or “Shared Roadway Markings” will also be provided to indicate that bicycle use is permitted and vehicles are required to share the roadway.



Amenities that support bicycling in the Specific Plan area include required bicycle parking throughout the Specific Plan area (See Chapter 3), trail respite rest stops, seating along the multi-use trail, and a bike repair station. The bike station will be located at The Club parking lot to provide water, air, and basic tools for bike repair. Benches, restrooms, bike racks, and a drinking fountain or water bottle fill station will also be provided at the Event Barn.

Improvements at the intersection of Espola Road/Martincoit Road and Espola Road/Valle Verde Road also include high visibility crosswalks and bicycle signal detection. Bike treatments at intersections should be coordinated with the City of Poway.

4.5 Alternative Vehicles

The California Department of Motor Vehicles (DMV) permits the use of Neighborhood Electric Vehicles (NEVs) and Low Speed Vehicles (LSVs) on roadways posted with a speed limit of 35 miles per hour (MPH). NEVs and LSVs are permitted to cross at intersections that have a speed limit above 35 mph if the crossing begins and ends on a road 35 mph or less. NEVs and LSVs look similar to golf carts but are required to meet certain DMV requirements and require a valid California Driver’s License, registration, and insurance. NEVs and LSVs are permitted on all private streets within the Specific Plan area.

NEVs and LSVs provide an alternative to standard automobiles and bicycles. These types of low-speed vehicles are more compact, making them easier to park and maneuver within small spaces. NEVs are all electric and offer the most environmentally friendly alternative; however, all LSVs are environmentally superior to a standard automobile due to their low speeds and fuel efficiency. Use of such vehicles for shorter trips also promotes increased efficiency for other modes of travel including walking and biking since these vehicles take up less space on the road and are typically designed not to exceed 25 miles per hour.

4.6 Transit

Transit services within the City of Poway and throughout the central and south parts of the County are provided by the Metropolitan Transit System (MTS). Transit service to the Specific Plan area is provided via Route 945A, also known as the “Poway Loop.” The nearest stop is located at the northwest corner of Espola Road and Martincoit Road, where primary access to the Specific Plan area will be provided. Improvements to this transit stop will include a new pad, bench, and trash receptacle.



Poway Loop Route 945A provides two early morning and two afternoon buses to access important destinations along Pomerado Road, Poway Road, and Espola Road including downtown Poway, Poway High School, Lake Poway and the Blue Sky Ecological Reserve. The bus route is designed primarily for access to the high school, middle school and private schools on the route. However, the Poway Loop also connects to Route 945 which operates between Old Poway and the Rancho Bernardo Transit Station, and Route 944 which provides service between Old Poway and the Sabre Springs/Peñasquitos Transit Station. Both transit stations offer express bus service to Downtown San Diego and the Escondido Transit Center via the I-15 corridor as well as parking and van pool connections.

Chapter Five

*Open Space
& Community
Design*





Chapter Five

OPEN SPACE & COMMUNITY DESIGN

5.0 Community Theme

The community design theme for The Farm in Poway reflects Poway’s rural “City in the Country” history while incorporating contemporary “agrihood” design and planning themes. Beyond rural aesthetics, The Farm in Poway incorporates a working farm, edible landscapes, community gardens, butterfly gardens, multi-use trails, the event and education center, swim and tennis center, and other amenities into a vibrant, active residential community. Portions of the site offer spectacular views of Poway and the surrounding mountains and open space.

5.1 Community Design Framework Plan

The community is organized by a series of experiences including the following organizational elements:

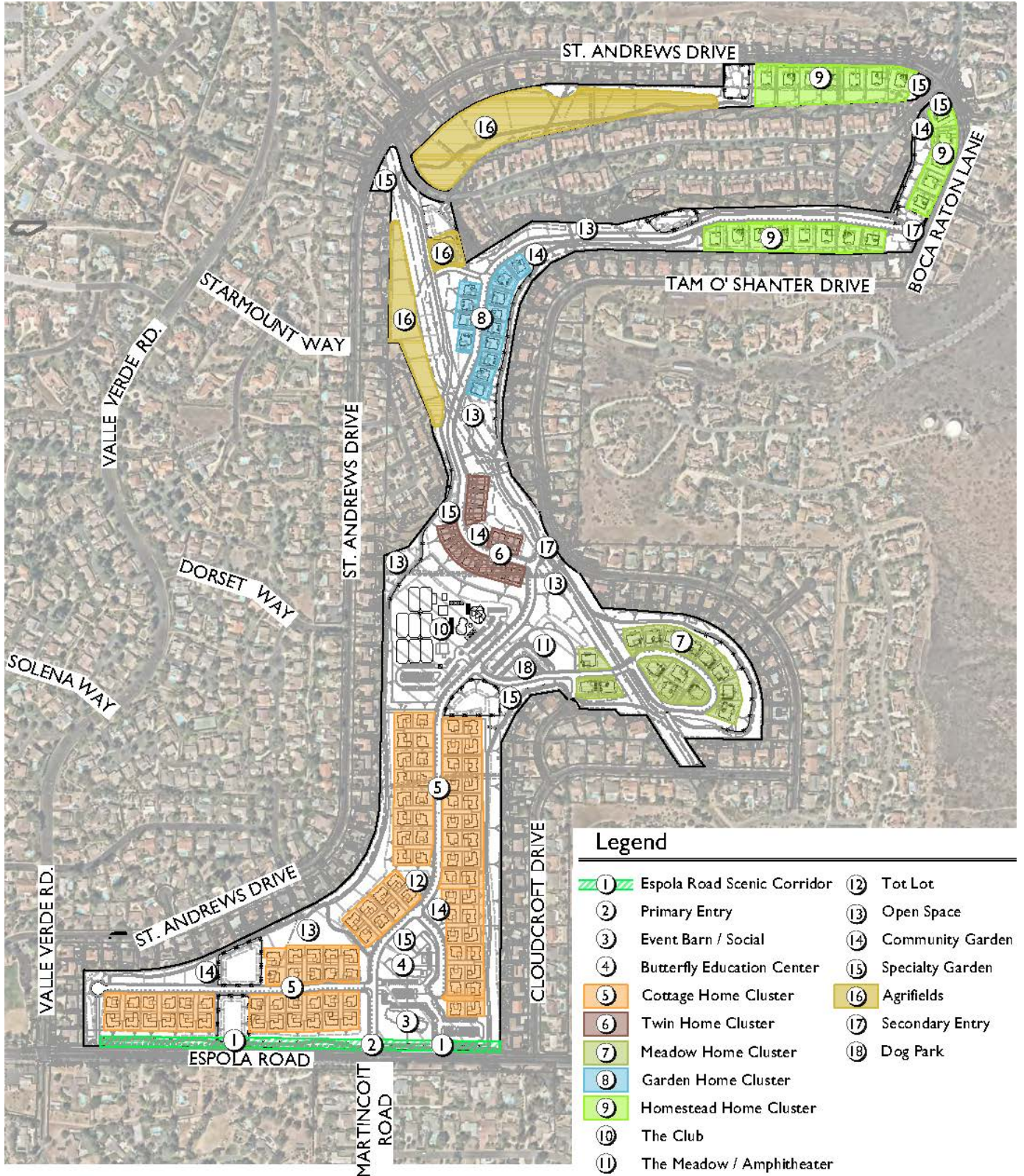
- Espola Road Scenic Corridor
- Primary Community Entry
- Event Barn, The Social, and Education Center
- Residential Clusters
- The Club
- The Meadow and Dog Park
- Conservation Open Space, which includes Agrifields, Community and Specialty gardens, trails, and other amenities

Exhibit 5.1 Community Design Framework Plan depicts The Farm in Poway’s organization and landscape themes, its entries, connections to the surrounding communities, general land uses, open spaces, amenities, natural features, and scenic vistas. This exhibit illustrates one possible design solution. However, this may be modified over time to incorporate City and community comments and in response to community preferences.

5.1.1 Espola Road Scenic Corridor

As previously described in **Chapter 4: Mobility**, the City of Poway designated Espola Road as a scenic roadway with a 50-foot structural setback requirement in order to “...preserve, enhance and showcase the community’s rural history and image.” This 50-foot buffer is utilized to buffer the residential development and provide room for a naturalistic style of landscaping. Large scale trees and screening shrubs will be arranged in an informal manner and the Espola Trail will meander within the setback.





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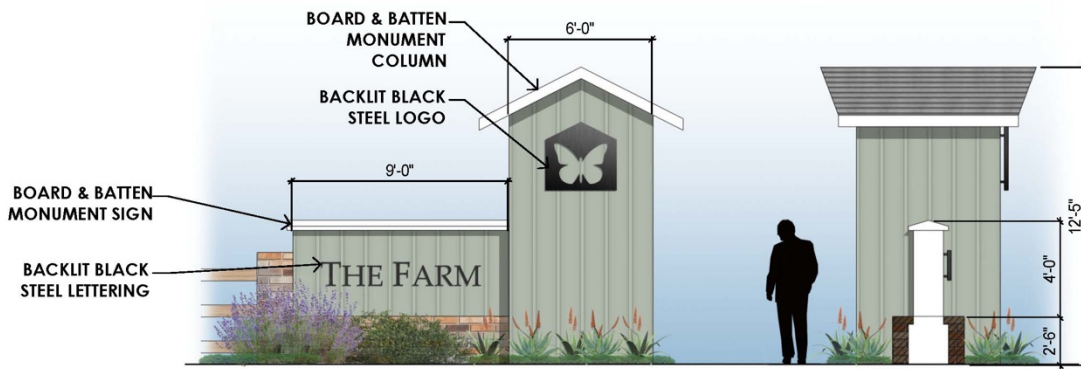
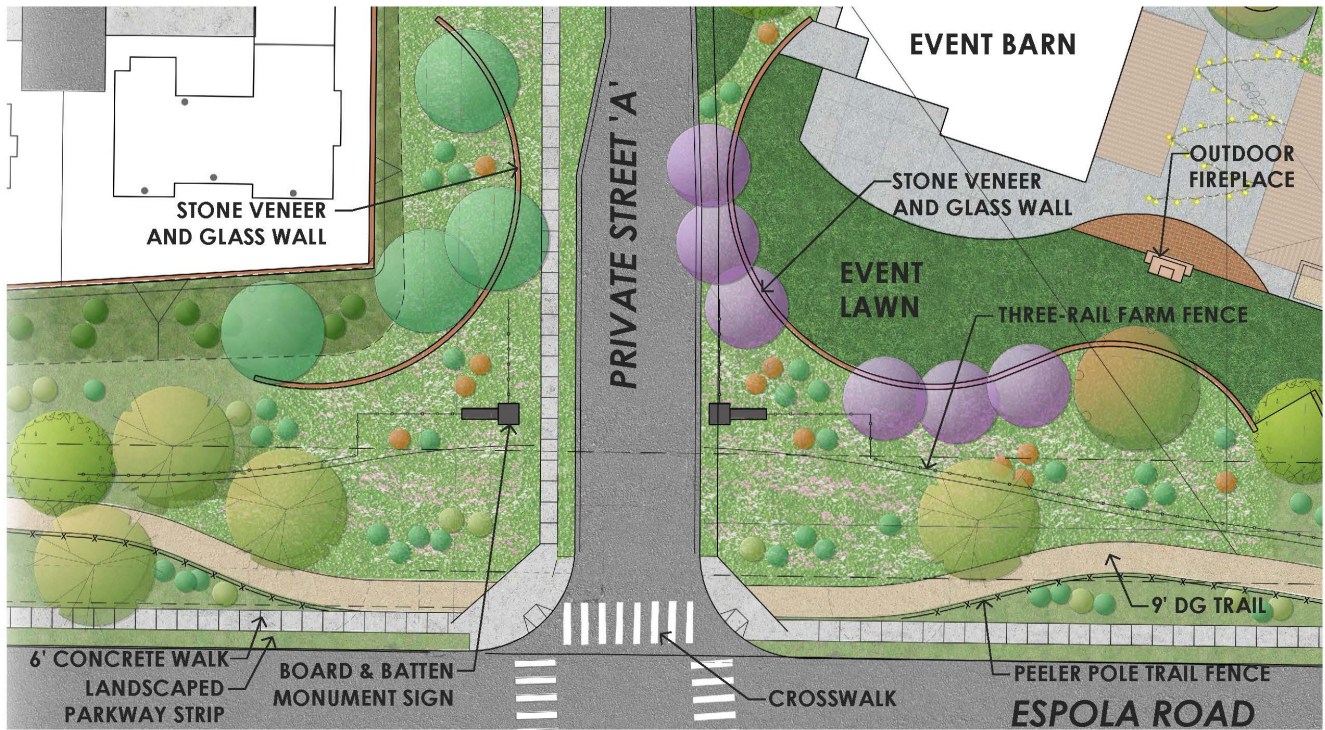
Exhibit 5.1: Community Design Framework Plan

5.1.2 Primary Community Entry

The primary entry to the Specific Plan area is from Espola Road at the Martincoit Road intersection as depicted in **Exhibit 5.2: Primary Community Entry**. Flanking the entry road Street “A” are two gateway structures consisting of a vertical board and batten element that reflects shapes and materials from the Event Barn and a board and batten sign panel on a rustic stone base and pilaster. The west gateway includes the project identification signage and the east gateway features only the project logo. The gateways are set back 70 feet from Espola Road, located just beyond the open space easement, to provide adequate clearance from Espola Trail and sufficient room for accent landscaping. Fencing extends from the gateway structure pilaster to the east and west boundary lines, paralleling Espola Road. An enhanced crosswalk for Espola Trail completes the entry before the gateways.

Beyond the gateways, matching three-foot high stone garden walls curve towards the roadway. The west wall is a low retaining planter wall. The east wall is topped with sound attenuating glass to shield the Event Lawn from road noise while allowing views of the Event Barn and Social. An informal, theme-inspired landscape completes the entry statement.





STREET ELEVATION

SECTION

Not to Scale

Exhibit 5.2: Primary Community Entry

5.1.3 Event Barn, The Social, and Education Center

While set back from Espola Road the Event Barn and Educational Center provide a series of iconic structural first statements for the community. The Event Barn provides indoor and outdoor spaces for social, educational and entertainment events such as receptions, parties, seminars, and small concerts. A stacked stone and glass sound wall separates the public Espola Road streetscape from the private event space of the Event Barn. Informal clusters of trees soften the architecture and tie the structures to the new and existing community. The Event Center also allows for a café or restaurant, referred to as The Social, that is open to the public and shares an outdoor patio with the Event Barn. It is anticipated that The Social can provide catering for receptions and parties with outdoor spaces for gathering and music.

Design Guidelines for these buildings are provided in Chapter 6 and a conceptual elevation of the Event Barn is provided below.



Conceptual Rendering of the Event Barn

The Education Center provides a venue for non-profit organizations to deliver community education to schools and the general public through tours and classes, a nursery and/or greenhouse for pollinator and native plants, a butterfly conservatory, and similar uses that promote conservation, awareness, and ecologically sensitive lifestyles. Buildings associated with the Education Center should also conform to the Architectural Design Guidelines provided in Chapter 6.

5.1.4 Residential Clusters

Homes within The Farm in Poway are similar in size and scale to the existing adjacent homes and fit well into the existing community character and density. Unlike many new residential developments, however, The Farm in Poway clusters home sites to create small enclaves separated by large expanses of agricultural open space and common amenity areas. Lot sizes and configurations are creatively designed to provide a diverse mix of housing types and sizes. This variety in housing types makes homeownership attainable and desirable to a wider range of household types, lifestyles, and incomes while ensuring a visually diverse streetscape and community.

The clustering of residential lots is deliberately designed to maintain a spacious feel throughout the community by providing a minimum 50 to 100-foot separation between existing homes and new homes within the Specific Plan. These ample setbacks maintain a sense of openness, respect the privacy and lifestyle of existing residents, and support an agrarian character. In addition, development standards limit the size of second floors in relationship to the size of the first floor to reduce massing and create a predominantly single-story experience along the street. Many homes are sited on single-loaded streets to provide expansive views and maintain a feeling of being in the country. Each housing type is described in greater detail in Chapter 3. In addition, architectural design guidelines provided in Chapter 6 identify acceptable architectural styles, materials, massing, and more that ensure residential development is consistent with the existing neighborhood and supports the agrarian design theme.



5.1.5 The Club

The Club is located in the heart of the community to provide recreational, fitness and social amenities for residents of The Farm in Poway. The Club will be professionally operated by a recreational management firm and will also be available to residents of surrounding communities on a membership basis. The Club may include, recreation courts, swimming, and other fitness amenities as well as community rooms and locker facilities. The contemporary agrarian styling of the buildings and informal and rustic landscape will be restive and inviting. Remnants of stacked stone walls will provide a thematic connection to the Event and Education Center. Parking facilities and the majority of the recreation courts will be screened from adjacent residences by a masonry sound wall that is further screened with trees, shrubs and vines. The community trail will be directly accessed from The Club.



5.1.6 The Meadow, Amphitheater and Dog Park

The Meadow is a community recreational and entertainment facility that will include a small grass amphitheater, large passive grass areas, picnicking facilities, and large shade trees.

Located immediately east of The Club, The Meadow will work synergistically in support of the Event and Education Center and the working farm. The outdoor performance space may also be available for use by local community members.



Also located within The Meadow is a 10,000 square foot dog park. The dog park is divided to provide separate large and small dog sections and includes shade trees, benches and a drinking fountain with dog bowls.

5.1.7 Conservation Open Space and Amenities

Conservation Open Space at The Farm in Poway is extensive and provides a buffer between existing homes and new residences and amenities, view corridors to the greater Poway area and the surrounding mountains, large areas for community and specialty gardens, and numerous recreational opportunities. The rustic and informal landscape is drought tolerant, adaptive to the local climate and soils, and reinforces the rural character of the community. All new and existing landscaping will comply with brush management and defensible space requirements of the Poway Fire Department. Please also refer to **Section 3.12: Fire Prevention Regulations**.

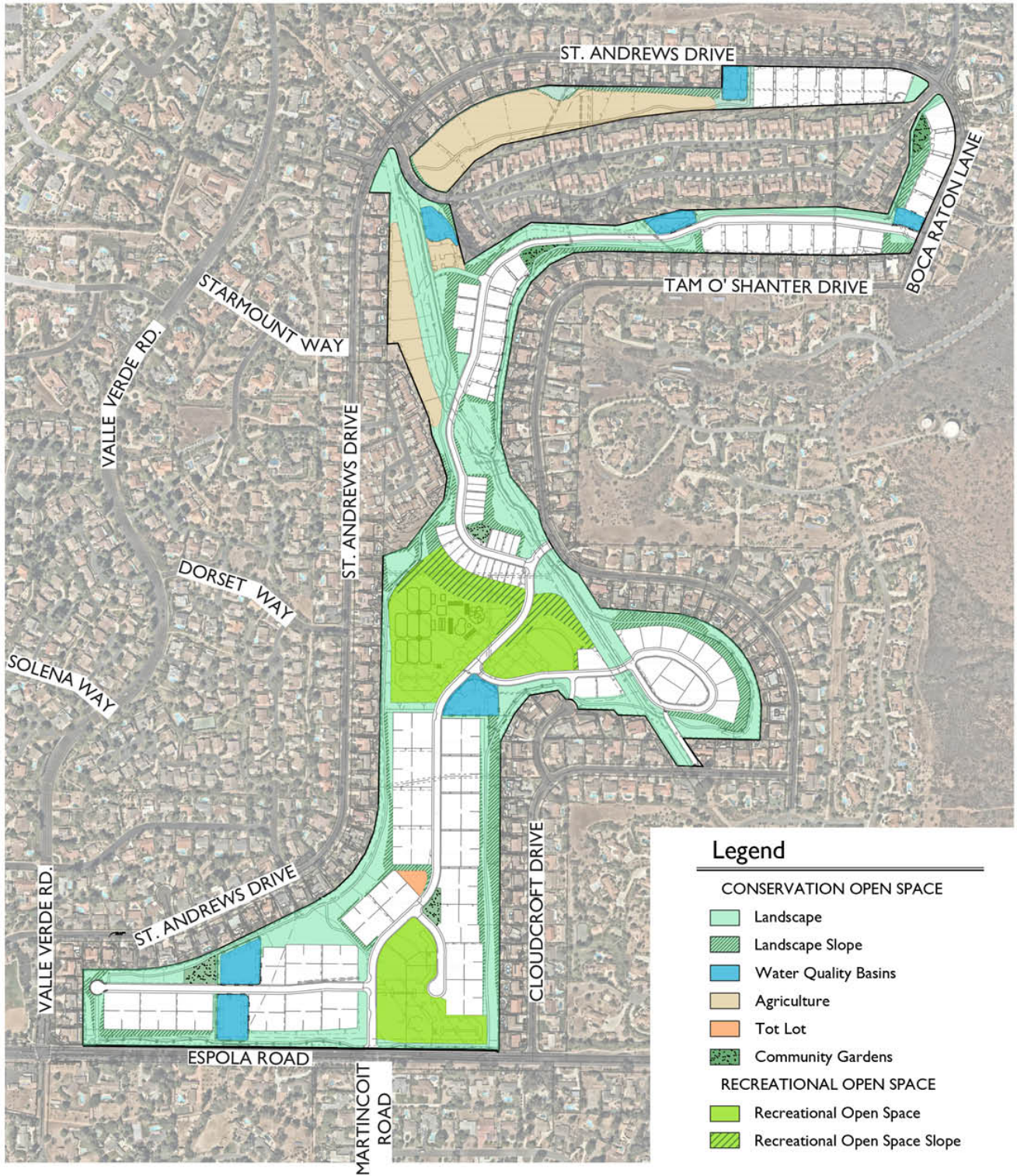
Conservation open space within the Specific Plan includes a variety of amenities that support the community design theme. As illustrated in **Exhibit 5.3: Conceptual Open Space Plan** and **Table 5.1: Conservation Open Space Summary**, amenities are envisioned to include community gardens, specialty gardens, Agrifields, a tot lot, and trails, to complement the other organizational design elements of the community to create an interconnected network of active and passive recreation and a scenic backdrop for the Specific Plan area and surrounding neighborhoods.



Table 5.1: Conservation Open Space Summary

	Acreage ¹
Community Gardens	1.20
Agrifields (plantable area only)	11.82
Tot Lot	0.26
Trails	5.62
Specialty Gardens and Landscaping	24.52
Landscape Slopes	8.10
Water Quality Basins	4.20
Total	55.72

1. Acreages may vary at final design.




 Not to Scale

Exhibit 5.3: Conceptual Open Space Plan

A. Community Gardens

Community gardens are located strategically throughout open space areas, providing all residents a garden plot within easy walking distance of their home. The community gardens provide planting beds, water and support facilities for residents to grow fruits and vegetables in a professionally operated and maintained area. Residents will sign up to use gardening plots and will be responsible for the maintenance and harvesting of their plots. The Community Association will maintain garden common areas, vacant plots and surrounding landscape. Attractive wood and wire fencing will keep out rabbits and wayward pets. Small tool sheds will store the tools and materials required to maintain a high functioning community garden. Gardens will be surrounded by drought tolerant landscapes comprised of edible plants, butterfly plants, succulents and attractive natives. Community gardens are both attractive and useful community amenities.



B. Agrifields

The Agrifields will consist of a working farm, planned to include an iconic barn for a farm operations office and equipment and material storage, and terraced fields. Outdoor educational amenities may also be provided to engage residents and the community through volunteer opportunities, educational experiences, field trips, internships and more. The Agrifields will be a



professionally managed and may include a community supported agricultural amenity. Potential crops for the fields include vegetables, herbs, botanicals, vineyards, flowers, and florist's foliage. The Agrifields may also host temporary events such as harvesting festivals or pick-your-own events, where residents and neighbors can assist in harvesting crops and/or pick crops to take home.

The design and operation of the Agrifields will minimize potential impacts on existing residences and proposed new residences. Uses shall be limited to agriculture and horticulture purposes including the cultivation and harvesting of ornamental plants, flowers and vegetation, herbs, medicinal plants, and other food producing crops as described in Section 3.2.3.A. The Agrifields will be separated from residences by a minimum 10-foot wide landscape buffer and operational buildings such as offices, equipment storage areas, barns, greenhouses, and other accessory structures will be at least 50 feet from existing adjacent residential property surrounding The Farm in Poway. Farm operations hours will be limited and equipment will meet noise guidelines as regulated by the City. Refer to Chapter 3 for a full list of permitted uses, regulations, and conditions.

C. Tot Lot

A tot lot that is strategically located near many residences in the Specific Plan area to provide a space for younger children to play and families to gather.



D. Trails

An extensive trail system provides walkers, hikers, bicyclists and equestrians 3.8 miles of trails and access to surrounding communities. Numerous trail “respite” areas provide seating, shade and a chance for users to relax and enjoy the outdoors. Trails are described in greater detail in **Chapter 4: Mobility**.

E. Specialty Gardens and Landscaping

The balance of conservation open space will consist of water quality basins and features and landscaped areas. Many new communities are landscaped with standard drought tolerant, adaptive and native plants. While these plants will be a part of The Farm in Poway’s conservation open space landscape palette, it will also include specialty gardens, which enrich and educate the community. Butterfly gardens provide plants that attract pollinators such as butterflies and hummingbirds. Plants may include Bishop’s lace, milkweed, mallow, lantana, monkeyflower, lupine, yarrow, buddleja and sages.

Succulent gardens include sculptural, low water use plants such as agave, aloe, yucca, echeveria, aeonium and euphorbias. Edible landscapes include ornamental landscape plantings that can be eaten or used as herbs or for medicinal purposes. The edible landscape may include sweet bay, lavenders, oregano, mint thyme, elderberry and currant.



5.2 Parkland Requirements

Parks, trails, and recreational facilities play a key role in supporting the vision for The Farm in Poway by offering opportunities to be active and interact with family and the community. In accordance with the PMC, “A ratio of five park acres to 1,000 population, in accordance with the adopted park and recreation element of the City’s general plan shall be used to compute the amount of land to be dedicated.” Based on Poway’s average household size from the 2010 Census, The Department of Finance estimates that Poway’s household size in 2019 is approximately 3.12 persons per household (E-5 estimates dated 1/1/2019). **Table 5.2: Park Land Requirement** illustrates how the total number of park space required is calculated, resulting in a total of approximately 2.5 acres.

Table 5.2: Park Land Requirement

Household Type	Number of Units	Population (Pop.) per Household	Total Pop.	Required Park Ratio	Total Park Acreage Required
Total Homes	160	3.12	500	5 acres per 1000 pop.	2.5

Park requirements within the Specific Plan area are fulfilled by the multitude of recreational amenities provided in both the Recreational Open Space and Conservation Open Space. Although these amenities are privately owned and maintained, the PMC allows 50 percent of private recreation facilities to be counted towards the required amount of park acreage (Credit Acreage). Furthermore, these facilities will be open to the public, thereby meeting park and recreational demands. As demonstrated in **Table 5.3: Park Land Provided**, recreational and trail facilities in the Specific Plan provide 9.64 acres of parkland, exceeding the minimum park area required by 7.14 acres.

Table 5.3: Park Land Provided

Recreation Facility			
Facility Name		Acreage	Credit Acreage
OSR-1 Event Barn		0.87	0.44
OSR-2 Vivarium		0.70	0.35
OSR-3 Greenhouse		0.72	0.36
OSR-4 TBD		0.20	0.10
OSR-5 Classroom		0.41	0.21
OSR-6 The Social		1.78	0.89
OSR-7 The Club		6.85	3.43
OSR-8 The Meadow and Dog Park		3.13	1.57
Tot Lot		0.26	0.13
Recreational Facility Subtotal		14.92	7.48
Trails			
Trail Type	Total Length (LF)	Acreage	Credit Acreage
9' D.G. Trail	2,030	0.42	0.21
10' D.G. or Earth Trail	13,776	3.16	1.58
6-15' D.G. Access Trail	1,990	0.46	0.23
Combined SDCWA Road/Trail (Trail portion only)	2,515	1.29	0.14
Trails Subtotal	20,311	5.33	2.16
Total Park Acreage Provided			9.64
Total Park Acreage Required			2.5
Surplus Provided			7.14

5.3 Landscaping and Plant Palettes

In support of a consistent community theme and reinforcement of the rural character of the area, the following plant palette provides a unified list of trees, shrubs, succulents, and ground covers for use in public or publicly viewable spaces. Refer to **Exhibit 5.4.**

Landscape Concept Plan, and the following Landscape Palettes for a detailed listing of proposed plants. The Landscape Palettes may be modified with the approval of both the Director of Development Services and the Fire Chief.

Street trees are the backbone of the landscape. Street trees are arranged in pairs, an evergreen and a deciduous tree, and placed in an informal pattern by street or section of street to develop a theme for specific areas.

Thematic landscape is a somewhat refined palette of ornamental and native plants that require a little more water, a little more care, but are emblematic of a rural landscape with year-round appeal.

The open space plant palette consists of numerous native and some adaptive plants that require little water or maintenance and provide an attractive backdrop consistent with the project's rural theme. Slopes are planted primarily with deep rooting, wide spreading shrubs and ground covers with some trees to protect the slopes from erosion. Non-slope areas are planted with an informal mix of trees, shrubs, ground covers, grasses and accents to create spaces, frame views and provide shade and a place of rest along the trails.

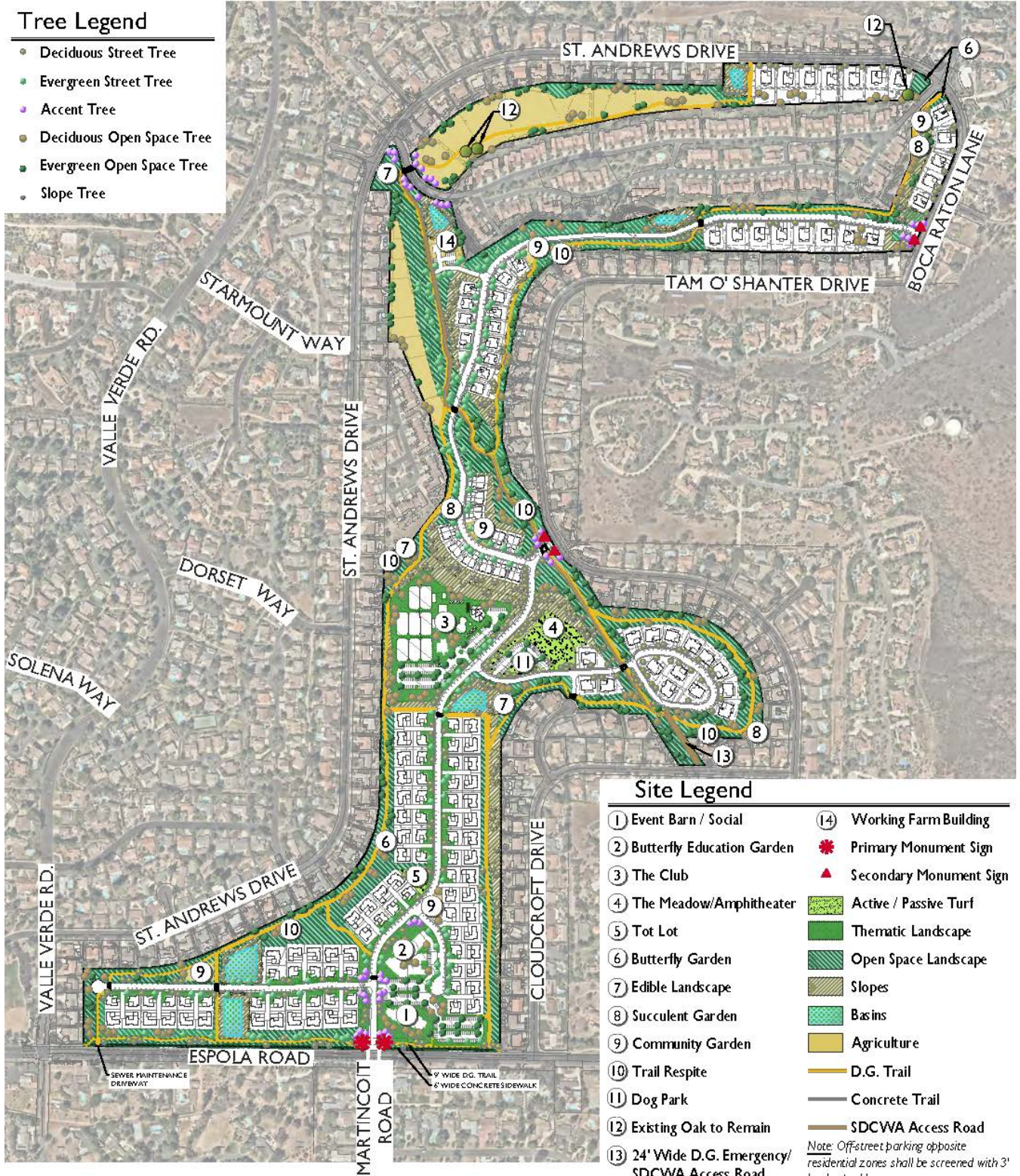
The basin landscape consists of two separate palettes – the basin bottom and slopes. The basin bottom palette consists primarily of grasses, perennials and forbs that adapt to periodic inundation. They help remove silt, debris and toxins from the urban runoff that is directed through the basin before the water is sent downstream through the existing storm drain system. The slope palette consists of two components – a lower slope palette of shrubs, grasses and perennials that adapt to short periods of inundation and an upper slope palette of riparian-type slope erosion control plants.

Note that this plant list, except for plants utilized for agricultural purposes, is subject to conformance with the conformance with the Landscape and Irrigation Design Manual and the PMC. If no species are identified that conform to City standards, then species listed as appropriate in the Landscape and Irrigation Design Manual may be selected.



Tree Legend

- Deciduous Street Tree
- Evergreen Street Tree
- Accent Tree
- Deciduous Open Space Tree
- Evergreen Open Space Tree
- Slope Tree



Site Legend

- | | |
|--|---------------------------|
| ① Event Barn / Social | ⑭ Working Farm Building |
| ② Butterfly Education Garden | ★ Primary Monument Sign |
| ③ The Club | ▲ Secondary Monument Sign |
| ④ The Meadow/Amphitheater | ■ Active / Passive Turf |
| ⑤ Tot Lot | ■ Thematic Landscape |
| ⑥ Butterfly Garden | ■ Open Space Landscape |
| ⑦ Edible Landscape | ■ Slopes |
| ⑧ Succulent Garden | ■ Basins |
| ⑨ Community Garden | ■ Agriculture |
| ⑩ Trail Respite | — D.G. Trail |
| ⑪ Dog Park | — Concrete Trail |
| ⑫ Existing Oak to Remain | — SDCWA Access Road |
| ⑬ 24' Wide D.G. Emergency/ SDCWA Access Road | |
- Note: Offstreet parking opposite residential zones shall be screened with 3' landscaped berms.*

⊕ Not to Scale

Exhibit 5.4: Landscape Concept Plan

STREET TREES

Espola Road

PISTACIA CHINENSIS / Chinese Pistache
PLATANUS ACERIFOLIA 'COLUMBIA' / London Plane
QUERCUS ILEX / Holly Oak

Interior Streets - Evergreen Trees

ARBUTUS X 'MARINA' / Marina Strawberry Tree
CASSIA LEPTOPHYLLA / Gold Medallion Tree
LOPHOSTEMON CONFERTUS / Brisbane Box
MAGNOLIA GRANDIFLORA 'RUSSET' / Russet Southern Magnolia
QUERCUS ILEX / Holly Oak
RHUS LANCEA / African Sumac

Interior Streets - Deciduous Trees

HANDROANTHUS IMPETIGINOSUS / Pink Trumpet Tree
JACARANDA MIMOSIFOLIA / Jacaranda
KOELREUTERIA BIPINNATA / Chinese Flame Tree
PISTACIA CHINENSIS / Chinese Pistache
ULMUS PARVIFOLIA 'TRUE GREEN' / True Green Elm

Accent Trees

BAUHINIA VARIEGATA / Purple Orchid Tree
CERCIS CANADENSIS 'FOREST PANSY' / Forest Pansy Redbud
LAGERSTROEMIA HYBRID / Crape Myrtle

Garden Home Motor Court Trees

LAGERSTROEMIA HYBRID / Crape Myrtle
MAGNOLIA 'LITTLE GEM' / Little Gem Magnolia
OLEA EUROPEA 'SWAN HILL' / Fruitless Olive
RHAPHIOLEPIS 'MAJESTIC BEAUTY' / Indian Hawthorn

THEMATIC INTERIOR AND PARK PLANTING

Evergreen Trees

CINNAMOMUM CAMPHORA / Camphor Tree
HYMENOSPORUM FLAVUM / Sweetshade
LOPHOSTEMON CONFERTUS / Brisbane Box
MAGNOLIA GRANDIFLORA 'RUSSET' / Russett Southern Magnolia
QUERCUS AGRIFOLIA / Coast Live Oak
ULMUS PARVIFOLIA 'DYNASTY' / Chinese Evergreen Elm



PLATANUS RACEMOSA -
California Sycamore



PISTACIA CHINENSIS -
Chinese Pistache



ARBUTUS X 'MARINA' -
Arbutus



MAGNOLIA 'RUSSET' -
Russett Southern Magnolia

THEMATIC INTERIOR AND PARK PLANTING (CONTINUED)

Deciduous Trees

JACARANDA MIMOSIFOLIA / Jacaranda
PLATANUS RACEMOSA / California Sycamore
TIPUANA TIPU / Tipu Tree
X CHITALPA TASHKENTENSIS / Chitalpa
ZELKOVA SERRATA 'VILLAGE GREEN' / Sawleaf Zelkova

Accent Trees

ALBIZIA JULIBRISSIN / Mimosa Tree
CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars
HANDROANTHUS IMPETIGINOSUS / Pink Trumpet Tree
LAGERSTROEMIA HYBRID / Crape Myrtle

Shrubs

ABELIA X GRANDIFLORA 'SHERWOODII' / Dwarf Abelia
ACHILLEA 'MOONSHINE' / Yarrow
AGAVE SP. / Agave Species ALOE SP. / Various Aloe Species
ANIGOZANTHOS SP. / Kangaroo Paws
BUDDLEJA SP. / Butterfly Bush
CEANOTHUS SP. / Coast Lilac Species
CISTANTHE GRANDIFLORA / Rock Purslane
CISTUS SP. / Rockrose
CRASSULA OVATA / Jade Plant
DIETES 'LEMON DROP' / Fortnight Lily
ESCHSCHOLZIA CALIFORNICA / California Poppy
FESTUCA MAIREI / Atlas Fescue
GALVEZIA SPECIOSA / Island Bush Snapdragon
HESPERALOE PARVIFLORA / Red Yucca
KNIPHOFIA UVARIA / Red Hot Poker
LAVANDULA SP. / Lavender Species
LEUCOPHYLLUM VAR. / Texas Ranger Varieties
MUHLENBERGIA RIGENS / Deer Grass
MYRTUS COMMUNIS 'COMPACTA' / Dwarf Myrtle
PHORMIUM TENAX VAR. / New Zealand Flax
RHAMNUS CALIFORNICA 'LITTLE SUR' / Little Sur Coffeeberry
RHAPHIOLEPIS INDICA VAR. / Indian Hawthorn Varieties



JACARANDA MIMOSIFOLIA /
Jacaranda



LAGERSTROEMIA HYBRID -
Crape Myrtle



CEANOTHUS SP. -
Coast Lilac Species
Photo Ray Hartman



RHAMNUS CALIFORNICA
'LITTLE SUR' / Little Sur
Coffeeberry

THEMATIC INTERIOR AND PARK PLANTING (CONTINUED)

Groundcovers

BACCHARIS P. 'PIGEON POINT' / Dwarf Coyote Bush
CARISSA M. 'GREEN CARPET' / Green Carpet Natal Plum
CEANOTHUS SP. / Coast Lilac Species
COPROSMA 'KIRKII' / Creeping Mirror Plant
CRASSULA MULTICAVA / Fairy Crassula
DYMONDIA MARGARETAE / Dymondia
ERIGERON KARVINSKIANUS / Santa Barbara Daisy
FRAGARIA CHILOENSIS / Ornamental Strawberry
GREVILLEA LANIGERA VAR. / Grevillea Varieties
MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum
MYOPORUM X 'PACIFICA' / Trailing Myoporum
ROSMARINUS O. VAR. / Rosemary Varieties
SATUREJA DOUGLASII / Yerba Buena
SENECIO SP. / Blue Chalksticks
THYMUS SP. / Thyme

Vines

DISTICTUS SP. / Trumpet Vine
JASMINUM SP. / Jasmine
LONICERA SP. / Honeysuckle
TRACHELOSPERMUM JASMINOIDES / Star Jasmine
WISTERIA SINENSIS / Wisteria

Shade Tolerant Plants

BUXUS X 'CHICAGOLAND GREEN' / Glencoe Boxwood
COPROSMA REPENS / Mirror Plant
CYRTOMIUM FALCATUM / Holly Fern
DIANELLA CULTIVARS / Flax Lily Cultivars
HEUCHERA SP. / Coral Bells
MAHONIA E. 'SOFT CARESS' / Soft Caress Mahonia
MYRICA CALIFORNICA / Pacific Wax Myrtle
NANDINA D. VAR. / Heavenly Bamboo Varieties
PITTOSPORUM CRASSIFOLIUM / Karo
POLYSTICHUM MUNITUM / Western Sword Fern
RIBES VIBURNIFOLIUM / Catalina Currant
SYMPHORICARPOS ALBA / Snowberry



BACCHARIS P.
'PIGEON POINT' -
Dwarf Coyote Bush



CRASSULA MULTICAVA -
Fairy Crassula



WISTERIA SINENSIS -
Wisteria



HEUCHERA SP. -
Coral Bells

OPEN SPACE AND SLOPE PLANTING

Trees

CERATONIA SILIQUA / Carob Tree
CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars
LAGERSTROEMIA HYBRID / Crape Myrtle
PLATANUS RACEMOSA / California Sycamore
PROSOPIS GLANDULOSA 'MAVERICK' / Thornless Mesquite
PRUNUS ILICIFOLIA LYONII / Catalina Cherry
QUERCUS AGRIFOLIA / Coast Live Oak
QUERCUS ILEX / Holly Oak
QUERCUS SUBER / Cork Oak
RHUS LANCEA / African Sumac
X CHITALPA TASHKENTENSIS / Chitalpa

Shrubs

ABELIA X GRANDIFLORA 'SHERWOODII' / Dwarf Abelia
AGAVE SP. / Agave Species
ALOE SP. / Various Aloe Species
ALOE STRIATA / Coral Aloe
ANIGOZANTHOS SP. / Kangaroo Paws
ATRIPLEX LENTIFORMIS BREWERII / Quail Bush
BUDDLEJA SP. / Butterfly Bush
CAESAPLINIA GILLIESII / Bird of Paradise Bush
CALLIANDRA CALIFORNICA / Baja Fairy Duster
CEANOTHUS SP. / Coast Lilac Species
CISTUS SP. / Rockrose Species
DIETES 'LEMON DROP' / Fortnight Lily
EPILOBIUM CANUM / California Fuchsia
FESTUCA MAIREI / Atlas Fescue
GALVEZIA SPECIOSA / Island Bush Snapdragon
GREVILLEA SP. / Grevillea Species
HESPERALOE PARVIFLORA / Red Yucca
KNIPHOFIA UVARIA / Red Hot Poker
LANTANA SP. / Lantana Species
LAVANDULA SP. / Lavender Species
LEUCOPHYLLUM SP. / Texas Ranger Species
MUHLENBERGIA RIGENS / Deer Grass
PHORMIUM TENAX VAR. / New Zealand Flax
RHAMNUS CALIFORNICA 'LITTLE SUR' / Little Sur Coffeeberry
SALVIA SP. / Salvia Species



CHILOPSIS LINEARIS
CULT. -
Desert Willow Cultivars



QUERCUS AGRIFOLIA -
Coast Live Oak



HESPERALOE PARVIFLORA -
Red Yucca



SALVIA SP. -
Salvia Species

Fuel Modification Zones

SLOPE PLANTING (CONTINUED)

Zone B Shrubs and Perennials (under 24" high)

ACHILLEA 'MOONSHINE' / Fernleaf Yarrow
AGAVE SP. / Agave Species
ARCTOSTAPHYLOS 'PACIFIC MIST' / Pacific Mist Manzanita
CEANOTHUS G. H. 'YANKEE POINT' / Coast Lilac
CISTANTHE GRANDIFLORA / Rock Purslane
CISTUS SALVIIFOLIUS 'PROSTRATUS' / Sageleaf Rockrose
ESCHSCHOLZIA CALIFORNICA / California Poppy
IVA HAYESIANA / San Diego Poverty Weed
LOTUS SCOPARIUS / Deerweed
MIMULUS AURANTIACUS / Monkey Flower
PENSTEMON SPECTABILIS / Showy Penstemon
SANTOLINA CHAMAECYPARISSUS / Lavender Cotton
SALVIA SONOMENSIS / Creeping Sage

Groundcovers

ARCTOSTAPHYLOS UVA-URSI 'GREEN SUPREME' / Manzanita
BACCHARIS P. 'PIGEON POINT' / Dwarf Coyote Bush
CEANOTHUS 'CENTENNIAL' / Centennial Coast Lilac
CEANOTHUS G. 'HEART'S DESIRE' / Pt. Reyes Ceanothis
COTONEASTER DAMMERI 'LOWFAST' / Lowfast Bearberry
CRASSULA MULTICAVA / Fairy Crassula
ERIGERON KARVINSKIANUS / Santa Barbara Daisy
FRAGARIA CHILOENSIS / Ornamental Strawberry
LANTANA MONTEVIDENSIS / Purple Trailing Lantana
MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum
MYOPORUM X 'PACIFICA' / Trailing Myoporum
SALVIA SONOMENSIS / Creeping Sage



ACHILLEA 'MOONSHINE' -
Fernleaf Yarrow



LOTUS SCOPARIUS -
Deerweed



CEANOTHUS
'CENTENNIAL' -
Centennial Coast Lilac
Photo Monrovia



MYOPORUM PARVIFOLIUM
'PINK' -
Pink Myoporum
Photo Village Nurseries

AGRICULTURE /COMMUNITY GARDEN / EDIBLE PLANTS

In addition to standard vegetables and herbs, the following may be grown:

Trees

CITRUS RETICULATA 'GOLD NUGGET' / Mandarin Orange
CITRUS X AURANTIIFOLIA 'BEARSS SEEDLESS' / Seedless Lime
CITRUS 'IMPROVED MEYER' / Meyer Lemon
ERIOBOTRYA JAPONICA / Loquat
FEIJOA SELLOWIANA / Pineapple Guava
FICUS CARICA 'MISSION' / Mission Fig
JUGLANS CALIFORNICA / California Walnut
LAURUS NOBILIS / Sweet Bay
MALUS DOMESTICA 'HONEYCRISP' / Honeycrisp Apple
PUNICA GRANATUM 'WONDERFUL' / Pomegranate
PRUNUS PERSICA 'SANTA BARBARA' / Santa Barbara Peach

Shrubs / Perennials

ARBUTUS UNEDO 'COMPACTA' / Dwarf Strawberry Tree
ALLIUM SCHOENOPRASUM / Chives
ALOYSIA TRIPHYLLA / Lemon Verbena
CAPSICUM ANNUUM 'CHILLY CHILI' / Ornamental Chili
CARISSA MACROCARPA 'TOMLINSON' / Natal Plum
CYMBOPOGON CITRATUS / Lemon Grass
CYNARA SCOLYMUS 'IMPROVED GREEN GLOBE' / Artichoke
EUCALYPTUS 'MOON LAGOON' / Florist's Malee
HAMAMELIS VIRGINIANA / Witch Hazel
LAVANDULA DENTATA / French Lavender
LAVANDULA STOECHAS / Spanish Lavender
RIBES RUBRUM 'RED LAKE' / Red Lake Current
ROSA DAMASCENA / Otto Rose
SAMBUCUS CANADENSIS 'ADAMS' / Elderberry
SAMBUCUS NIGRA / Elderberry
SIMMONDSIA CHINENSIS / Jojoba
THYMUS VULGARIS / English Thyme
VACCINIUM CORYMBOSUM VAR. / Blueberry



CITRUS RETICULATA
'GOLD NUGGET' -
Mandarin Orange
Photo Citrus ID



FICUS CARICA 'MISSION' -
Mission Fig
Photo Monrovia



LAVANDULA DENTATA -
French Lavender



SIMMONDSIA CHINENSIS -
Jojoba

AGRICULTURE /COMMUNITY GARDEN / EDIBLE PLANTS (CONTINUED)

Groundcovers

ACHILLEA MILLEFOLIUM / Yarrow
ARNICA CHAMISSONIS / Meadow Arnica
FRAGARIA X ANANASSA VAR. / Strawberry
CHAMAEMELUM NOBILE / Roman Chamomile
HELICHRYSUM ITALICUM / Curry Plant
MENTHA PIPERITA / Peppermint
ORIGANUM VULGARE / Italian Oregano
TARAXACUM OFFICINALE / Dandelion
THYMUS X CITRIODORUS 'AUREUS' / Golden Lemon Thyme
THYMUS SERPYLLUM 'MAGIC CARPET' / Creeping Thyme



FRAGARIA X ANANASSA
VAR. -
Strawberry



THYMUS SERPYLLUM
'MAGIC CARPET' -
Creeping Thyme
Phot. Monrovia

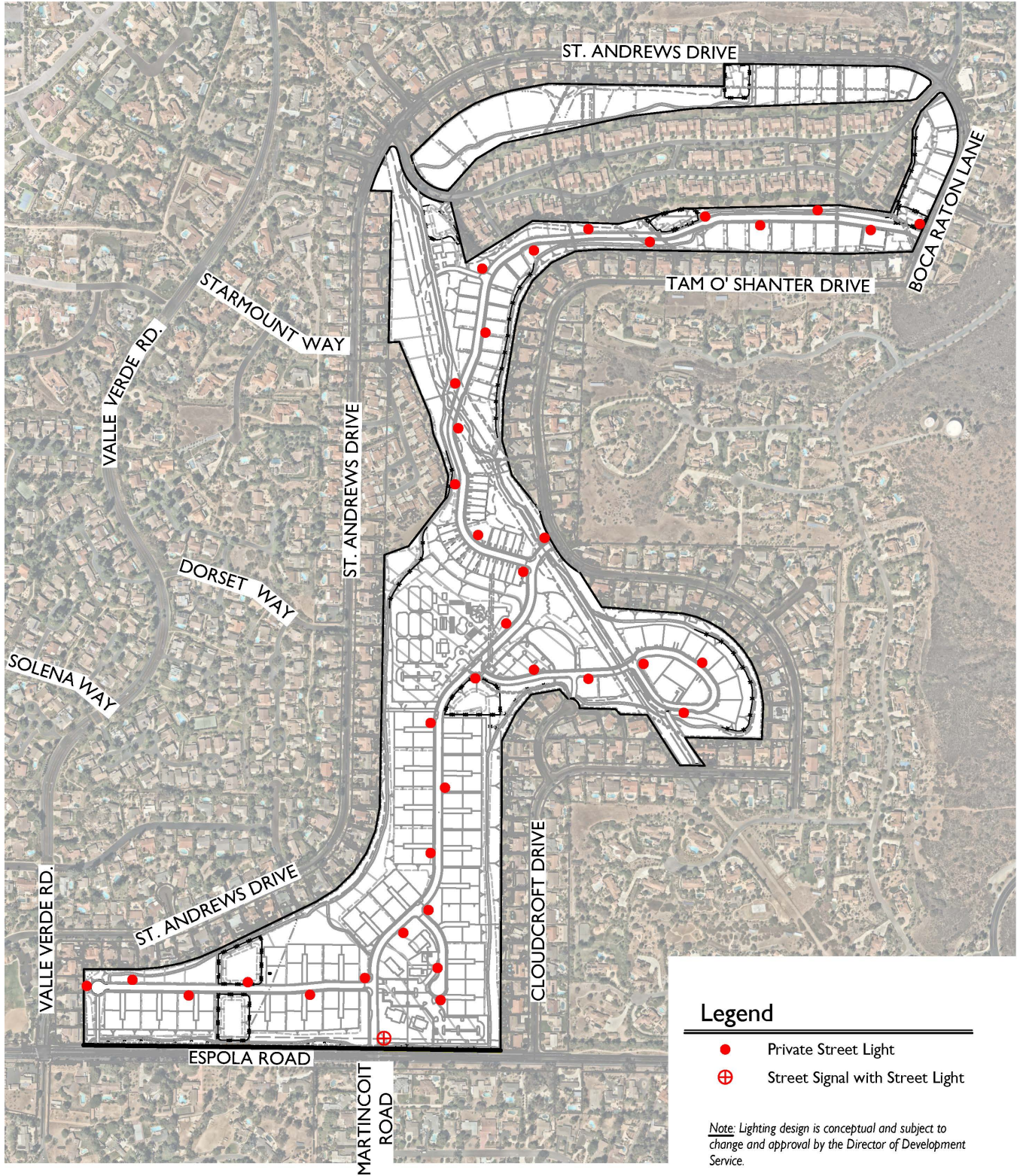
5.4 Street Furniture and Lighting

Street furniture helps set the community theme, provides locations for rest and reflection, and encourages walking and other recreational activities. In keeping with the community architectural style, site furnishings are modern renditions of classic designs. Benches are a clean, modern take on the classic park bench. Tables include simple plank style tops and seats that are attractive and rugged. Trash and recycle receptacles will match the benches and tables.



Modern renditions of classic designs also include site lighting utilizing modern LED and light shielding technology to illuminate the streets. The modern lighting technology will promote dark skies while providing the illumination for safety. Please refer to **Exhibit 5.5. Conceptual Lighting Plan.**





⊕ Not to Scale

Exhibit 5.5: Conceptual Lighting Plan

5.5 Wall and Fence Design

Walls and fencing provide safety, privacy and contribute to the community style and theme. Refer to **Exhibit 5.6: Wall and Fencing Concept Plan** for proposed wall and fence locations. At The Farm in Poway, walls are slump block masonry with a light plaster finish. Decorative caps and pilasters provide a rustic elegance for the walls and narrow planters at the wall base allow for ornamental planting to soften the walls. Where parking lots are located near residences, masonry walls block the noise and light generated in the parking lot. Masonry back and side yard fencing is also recommended for residences adjacent to primary streets. Combination masonry and glass view walls provide noise attenuation while allowing distant views.



Masonry Wall



Masonry and Glass View Wall

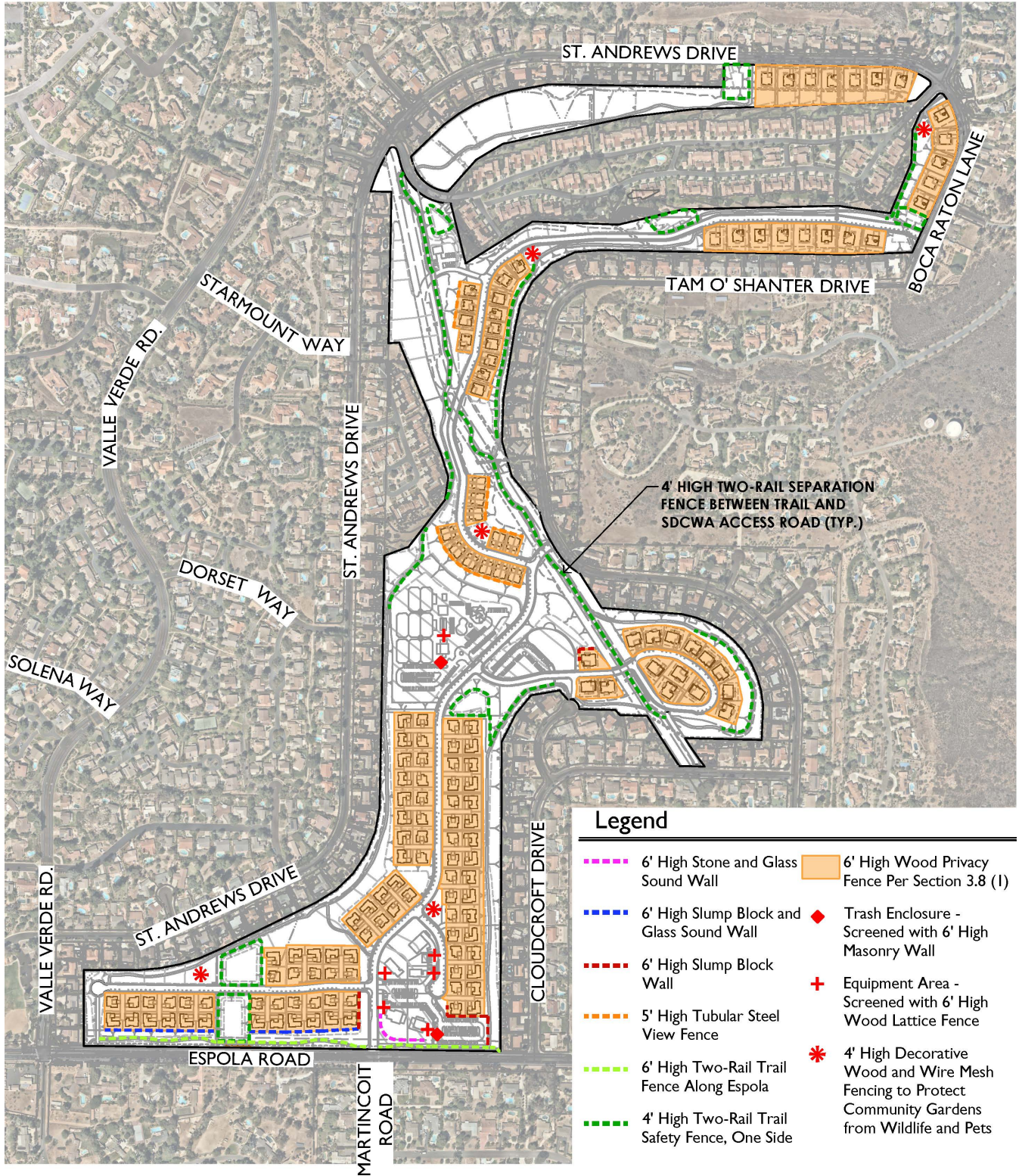
Where higher elevation lots can take advantage of the spectacular views, tubular steel or wrought iron view fencing provides security while allowing open views of the distant landscape. Wood privacy fencing has a classic look that complements the rustic country feel of the community. Where wood fences are located in a high fire area or within five feet of a structure, the wood fencing will be constructed with fire resistive treated lumber.



View Fence



Privacy Fence



Not to Scale

Exhibit 5.6 Wall and Fencing Concept Plan

Peeler pole fencing is rustic, durable, and keeps pedestrians, bicyclists and equestrians on developed trails and out of sensitive or unsafe areas. Peeler pole fencing is used along trails and in open space areas where fencing is necessary for fall protection and parallel to Espola Road.

Stacked stone walls provide a rustic screening or sound wall that separate public event areas from streets and are also used as thematic devices to tie disparate parts of the planning area together.



Peeler Pole Fence



Stacked Stone Wall

5.6 Parking Lot Design

Proper parking lot design provides safe and accessible parking for vehicles, clear paths for pedestrians, shade to minimize heat island effects, and screening to reduce visual clutter. Parking lots have a minimum of ten percent of the parking lot landscaped and designed in accordance with Section 3.5 for Parking Regulations and Section 3.6 for Landscaping Regulations. Where appropriate some smaller lots may be paved with decomposed granite, provided the aisles are paved. Permeable pavers may also be utilized.



5.7 Secondary Signage

5.7.1 Secondary Community Entry

As depicted in the previous **Exhibit 5.1: Community Design Framework Plan**, secondary community entries are located at the intersection of Street “A” with Tam O’Shanter Drive and Street “E” with Boca Raton Lane. These entry signs will be smaller versions of the sign wall portion of the primary entry, shown in **Exhibit 5.7.: Secondary Community Entry**. The board and batten sign wall are set on a stone base, all to tie back to the primary entry and the Event Barn and Social.

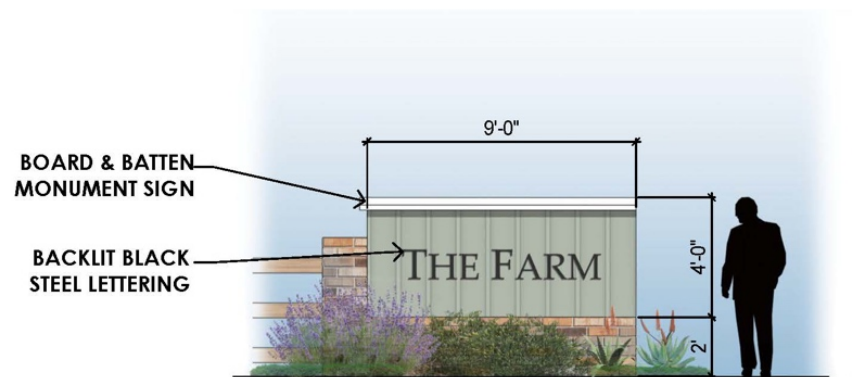


Exhibit 5.7: Secondary Community Entry

Not to Scale

5.7.2 Identification and Wayfinding Signage

Internal signage and wayfinding will direct visitors and residents to key site amenities such as the Event Barn, Butterfly Education Center, The Club, and the Working Farm. **Exhibit 5.8: Identification and Wayfinding Signage**, depicts board and batten sign panels with a stone base that reflects the style of the primary and secondary entry signage. Simple post markers provide trail users with directional information to site amenities and off-site trail connections, as well as mileage markers for users tracking distances traveled. Signage not described herein shall conform to the City of Poway's Comprehensive Sign Regulations.



Exhibit 5.8: Identification and Wayfinding Signage

Not to Scale

Chapter Six

*Architectural
Design*





Chapter Six

ARCHITECTURAL DESIGN

6.0 Architectural Philosophy

Architectural design guidelines for buildings within The Farm in Poway are provided to encourage high quality architecture. New buildings should reinforce the New Ruralism theme envisioned by the Specific Plan while complementing the eclectic mix of existing homes that surrounds the Specific Plan area. Architecture should be designed to express a reasonable level of authenticity for the selected styles through the use of appropriate form, architectural detail, materials, and other design elements.

The architectural philosophy for The Farm in Poway reflects the efficiency and durability of buildings found in rural communities. Forms should be simple and functional with carefully applied details to suggest sustainability and resiliency. Materials should be inspired by the surrounding natural and agricultural landscape to evoke a sense of connection to the land.

6.1 Non-Residential Buildings

Non-residential buildings should focus on creating a strong design theme by limiting architecture to a single vernacular. As such, buildings should be designed to resemble buildings that would be found on a ranch or farm. Buildings may be designed to look like large farmhouses, ranch houses, barns, stables, or similar out-structures.

6.1.1 Floor Plans and Massing

Floor plan designs should support sustainability and ease of construction, which are both fundamental components of the New Ruralism paradigm. Designs should take into consideration the natural condition and orientation of the site by providing functional interior spaces that visually and physically connect to surrounding outdoor areas, maximize solar exposure, and respond to prevailing wind patterns. Designs should also utilize simple forms that require less lumber and resources. Floor plans should anticipate the massing of the building to reduce the scale and overall bulk, particularly along elevations that face private streets, primary access driveways, and parking areas. The following guidelines apply to floor plan design and massing of the buildings:

- (1) When designing floor plans, consider building orientation to maximize solar exposure and prevailing wind patterns to promote passive cooling and heating of the building and avoid the creation of wind tunnels.
- (2) Start with simple primary structural forms that allow for open floor plans and efficient framing. Add simple, secondary structural forms with a minimum offset of two feet from the primary structure to achieve meaningful recesses and projections that break up massing and provide shade and shadow.



Buildings should be designed to resemble those that would be found on a farm or ranch.

- (3) Consider the placement and size of secondary structural forms in relationship to a 24-inch module to minimize wasted lumber.
- (4) Use building floor plans to define courtyards and similar outdoor spaces that can be used for community gathering.
- (5) Incorporate single story elements and step back second story massing to provide pedestrian scale adjacent to sidewalks and outdoor gathering spaces.
- (6) The form and massing of all buildings on a site should work together to provide a compatible and complementary collection of buildings that relate to one another.
- (7) Encourage visual and physical relationships between interior spaces and surrounding open space to promote mental and emotional connections to nature, agriculture, and the rural character envisioned by the Specific Plan.

6.1.2 Roof Forms

Although forms may vary based upon the size and type of building proposed, roof forms should generally be steeply pitched to express the farm theme. Gable, shed, and gambrel roof forms are preferred, except on cylindrical features such as towers and silo. The following guidelines relate to roof design:

- (1) Provide a variety of roof forms and ridge heights, cross gables and layered gables, dormers, and/or cupolas to break up the mass of the roof.
- (2) Provide broad, open eaves to convey the farmhouse style and encourage shading and passive cooling.
- (3) When provide, exposed rafter tails should measure a minimum of four inches.



Variety in roof forms and ridge heights, layering of eaves and the introduction of single story elements break up the mass of the individual buildings and create a varied skyline.

6.1.3 Entries

Entries should be designed so that they are obvious to visitors. Enhance front entries with porches, wrapped porches, porte cocheres, and similar features to create a sense of arrival and convey the farmhouse style. Pathways, lighting, and landscaping should also be used to help direct visitors to entries. Additional design guidelines include the following:

- (1) Entries should be the focus of the front elevation and should be designed to face the street, whenever possible. As an alternative, consider providing two entries: one facing the street side and one facing the parking area.
- (2) Door style should convey the architectural style. Consider using carriage doors, barn doors, and Dutch doors when appropriate. Use color to further enhance entries and convey their importance in the overall composition of the front elevation design.
- (3) Front entries should be covered by a minimum of 48 inches of overhang, porch, or similar projection to protect visitors from inclement weather conditions.
- (4) Door surrounds should consist of wood or wood-like materials with a minimum dimension of 2x4 inches. Primary entries should be enhanced with a thickened header, decorative crown, transom lites, side lites, and/or similar features to distinguish primary entries from secondary building entries.
- (5) Entries should be enhanced with rustic lighting fixtures and hardware.



Sliding barn doors are a common feature in farm buildings and provide excellent indoor-outdoor connectivity.

6.1.4 Windows

Window selection and placement should enhance the expression of the farmhouse style, reflect interior spaces, and provide visual connections to adjacent agricultural spaces. Additional window design considerations include the following:

- (1) Windows should be double hung and/or multi-paned. Multiple panes may be achieved by providing true divided lights, insert grids or applied grids.
- (2) Full window trim is required on all elevations and should consist of wood or have a wood-like appearance. Consider a thickened header, decorative crown, and/or extended sills for windows facing porches, courtyards, and other pedestrian spaces.
- (3) Select windows with proportion, shape and size appropriate to the overall composition of the elevation. Consider the use of ribbon windows, a series of the same size windows grouped in a row, where appropriate.
- (4) Placement of windows should consider the privacy of residential neighbors and encourage visual surveillance of streets, parking lots, open space areas, and other public spaces.
- (5) When provided, shutters should appear functional and sized to match the size of the adjacent window.
- (6) Window hardware should be rustic and should coordinate with lighting and door hardware to create a cohesive look.
- (7) Select high-performance windows in accordance with CalGreen to promote energy conservation and thermal comfort.
- (8) Windows may be vinyl-wrapped, fiberglass, wood clad or wood.



Ribbon windows located above the porch (left); Windows with proportion, shape and size appropriate to the overall composition of the elevation (right)

6.1.5 Balconies and Projections

Balconies and projections offer aesthetic and functional benefits. Aesthetically, they serve to reduce massing of expansive wall planes, create shade and shadow, and offer visual interest. Balconies can create indoor-outdoor connections, extend second floor spaces, and provide visual security surveillance of streets, open space areas, parking lots, and other public spaces from an elevated perspective. The following guidelines are provided for balconies and projections:

- (1) Balconies may be covered or partially recessed into the mass of the roof or building. Railing and supports should be consistent with the architectural style and may include painted or stained wood or metal.
- (2) Placement of balconies should consider the privacy of adjacent properties.
- (3) Architectural projections such as cantilevers and bay windows are encouraged to add articulation to wall planes.
- (4) Outdoor transitions provide single-story massing and extend interior spaces into exterior community gathering spaces.



Juliet balconies can be designed to express the farmhouse style and provide opportunities to create shade, shadow, and articulation.



Verandas and California Rooms create a transition between interior and exterior community gathering spaces and allow for indoor-outdoor living.

6.1.6 Colors, Materials, and Details

Color, material, and detail selections should reflect the architectural style and convey high quality design as described in the following guidelines:

- (1) Appropriate color schemes include white or light tinted colors for the body and trim with light or dark accent colors that contrast with the body color or the opposite with dark tinted colors for the body with light accent colors that contrast with the body color
- (2) High quality, durable siding should be the predominate material expressed on all non-residential buildings. Multiple siding materials such as siding applied in another direction, stone, masonry, or similar materials consistent with the architectural style is required.
- (3) Roof materials should consist of high quality flat concrete tile with a shingle appearance and/or standing seam metal.
- (4) Coordinate the color, style, and material of details to create a pleasing and harmonious composition of features. Appropriate details for the farmhouse style include louvered vents in gables, weather vanes, window boxes, and rustic or industrial style hardware and fixtures.
- (5) Wrap materials and details from the front elevation around the entire building such that a similar level of quality and attention is applied.
- (6) Ensure material and color changes occur on an inside corner such as a porch, fireplace, media niche, or similar architectural pop-out such that the material change is concealed and the material application does not appear to be a false. When transition of material occurs horizontally, ensure that the transition is designed to create a finished look.
- (7) Rafters and rafter tails should be painted or stained to match the color scheme.



Wall materials include stucco and wood and rock siding. White and gray body colors distinguish wall planes. White trim is accentuated with a contrasting red accent color.

6.1.7 Exterior Lighting and Fixtures

Lighting should focus on providing safety and security while enhancing landscape and architectural features. The need for lighting must also be balanced with preserving the rural community character by limiting light sources that reduce the visibility of the nighttime sky. To this end, lighting designs should be carefully considered to ensure that they do not create unharmonious relationships between neighbors or result in excessive sky glow. Appropriate lighting can be achieved as follows:

- (1) Provide pedestrian-scale lighting less than 3.5 feet in height along walkways and entries to welcome visitors, identify primary entries, and create safe well-lit walking conditions at night.
- (2) Use lighting to illuminate dark spaces and maximize the visibility of entry points into the building and other gathering spaces to deter criminals from hiding.
- (3) All lighting should consider neighboring properties by directing and shielding light downward to avoid spilling onto adjacent properties or into neighboring windows.
- (4) When highlighting architectural or landscape features, opt for lighting designs that can achieve both security and aesthetics.
- (5) Where fixtures are not important to reinforcing design, consider concealing light sources to create clean elevations while maximizing lighting effects.
- (6) Addresses should be illuminated so that they are readily visible from the street in accordance with all fire departments standard.
- (7) Parking lot lighting shall be in compliance with the PMC.
- (8) Lighting shall comply with “Dark Sky” Policies to the largest extent feasible.



Gooseneck Light fixtures illuminates a porch; Addresses should be illuminated for easy wayfinding and safety; pathway lighting should direct visitors to entries and provide safety.

6.2 Residential Architecture

The crafting of successful street scenes and neighborhoods relies upon creating a pleasant combination of homes that do not overwhelm but rather enhance the community aesthetic. Homes must be scaled appropriately to the size of each lot and in relationship to one another to ensure a harmonious and high-quality environment. Homes must also provide enough variation in massing and style to establish a sense of individuality and avoid street scenes that appear repetitive and boring. Successful street scenes are achieved by carefully coordinating building designs that work together to establish variety. The intent of these guidelines is to provide diverse and interesting street scenes that do not appear as a monotonous pattern of similar homes.

6.2.1 Architectural Styles

To promote diversity in residential street scene and create individuality between homes, the palette of architectural styles has been broadened to include a range of styles compatible with the farm design theme and the eclectic mix of housing styles found within the surrounding neighborhood. Builders may choose from the following palette of styles:

- Farmhouse
- Modern
- American Traditional
- Californian Ranch
- Craftsman
- Cottage
- Monterey

The following section describes each architectural style in greater detail. Styles may be represented as traditional or contemporary interpretations. A summary of Typical Features is intended to identify the minimum characteristics, such as massing, materials, and roof form that are needed to successfully express the architectural style. Common Enhancements includes features that are often but not always found within each particular style of home. Common Enhancements are provided to inspire additional design elements that can be added to further support the expression of the selected style. Common Enhancements may be applied when desirable.

A. Farmhouse

The Farmhouse style represents the typical American farmhouse, which can be found throughout the United States. Farmhouses allowed farmers and their families to live near their fields, thereby increasing the productivity and efficiency of the farm. Farmhouses became a symbol of the rural agrarian style, its simplicity, and functionality. Originating during colonial times, early examples of the farmhouse style borrowed design elements from Cape Cod and other Colonial Styles including dormers, broad and wrapped front porches, and symmetrical massing. As settlement moved westward, the farmhouse remained a popular choice due to its simplicity and ease of construction. Modification to the style over time reflected advancements in construction techniques and the availability of local materials. Symmetry became less important and elevations included less ornamentation. Today a resurgence in the popularity of this style is expressed in the Modern Farmhouse, which combines the predominant design features expressed with simplified, contemporary lines and minimal but thoughtful detailing that is rustic and utilitarian in appearance.



Table 6.1: Farmhouse Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> • Simple Symmetrical or Asymmetrical Massing 	
Roof	<ul style="list-style-type: none"> • Steep roof pitch: 6:12 to 12:12 • Gable roof forms • Deep Overhang: 12”-16” • Open Eaves • Smooth, flat concrete tile (shingle appearance) and/or metal (metal roof materials is limited to gabled dormers, cupolas, weather veins, porches, verandas, and accent roofs for the “Homestead” homes accessed directly from the public streets (Saint Andrews Drive and Boca Raton Ln) to ensure compatibility with the surrounding neighborhood) 	<ul style="list-style-type: none"> • Gabled dormers • Cupolas • Weather vanes
Primary Entry Features	<ul style="list-style-type: none"> • Rectangular shaped door • 2-6 panels and/or glass panes in door • Simple door surrounds, minimum 2x4 • Front porch with simple squared supports and shed roof • Surface mounted lighting at entry to complement to style 	<ul style="list-style-type: none"> • Porches wrapped around side of the home • Simple wood railings on porches • Side lites • Thickened header trim • Porch supports with piers, double squared columns, and/or battered columns • Dutch door
Windows	<ul style="list-style-type: none"> • Vertical, two-over-two windows on front and highly visible side and rear elevations • Simple window surrounds, minimum 2x4 	<ul style="list-style-type: none"> • Bay windows • Multi-paned windows • Thickened header trim • Extended sills • Shutters • Window Boxes
Wall Cladding	<ul style="list-style-type: none"> • Horizontal and/or Vertical Siding; May be combined with stucco • Changes in material type or direction should occur on an inside plane or be designed to create a finished look 	
Garages	<ul style="list-style-type: none"> • Raised panel garage door 	<ul style="list-style-type: none"> • Barn door or carriage door appearance • Windows in garage door • Surface mounted lighting complementary to style
Details		<ul style="list-style-type: none"> • Stone or brick chimney • Louvered attic vents
Colors	<ul style="list-style-type: none"> • Body: Whites or light tinted colors • Trim: Whites or light shades complementary to body color • Accents: Light or dark shades in contrast with body color 	

B. Modern

The Modern Style began to emerge as early as the 1930s and reflects a forward thinking approach to design. Architects such as Frank Lloyd Wright, Richard Neutra and Rudolph Schindler believed that architecture could be a catalyst for social change by creating architecture that reflects refined simplicity and integrates with nature. By creating flexible, comfortable, and simple yet striking living spaces that focused on function and connectivity to the outdoors, residents could be influenced to interact with and better appreciate the natural spaces that surround them. The clean lines and minimal ornamentation that characterize this style allow modern homes to blend with the natural landscape and provide strong indoor-outdoor connectivity. Floor plans are spacious and open to maximize views throughout the home and fill the interior spaces with natural light. These open designs also allow multi-functional interior spaces that can be used in variety of ways and encourage families to gather together and connect with one another. The simplicity of form and style also encourages a more minimalist lifestyle and aesthetic that focuses on a refined, uncluttered spaces.

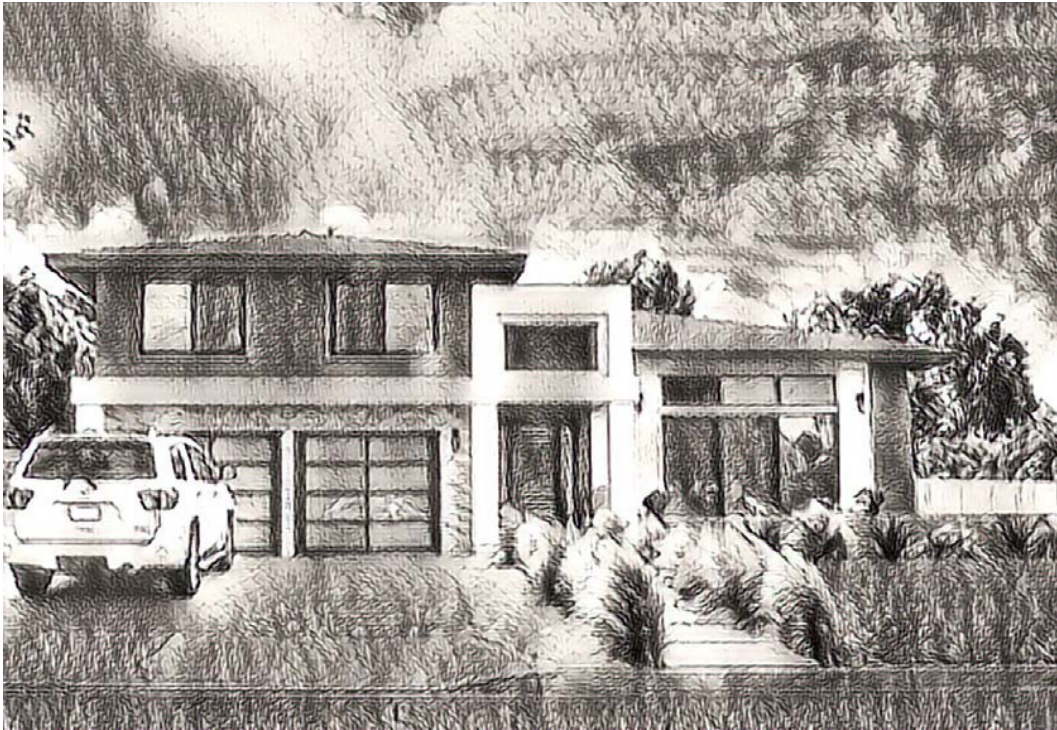


Table 6.2: Modern Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> • Simple Asymmetrical Massing • Flat, geometric planes and angles 	<ul style="list-style-type: none"> • Cantilevered sections of house or balcony without visible supports
Roof	<ul style="list-style-type: none"> • Flat; Low pitch gable: or hip 6:12 to 12:12; or shed roof forms or various pitches • No Overhang or very Deep Overhang: 12"-36" • Smooth, flat concrete tile (shingle appearance) and/or metal 	<ul style="list-style-type: none"> • Dramatic Asymmetrical Angles • Cantilevered roof forms • Exposed roof beams
Primary Entry Features	<ul style="list-style-type: none"> • Rectangular shaped door • 2-6 panels and/or glass panes in door • Simple door surrounds, minimum 2x4 • Low, Front stoop • Surface mounted lighting at entry to complement to style • Deeply recessed doors 	<ul style="list-style-type: none"> • Minimal ornamentation • Side lites • Thickened header trim • Heavy piers supporting gables
Windows	<ul style="list-style-type: none"> • Large Expanses of Glass • Low window heights • Simple window surrounds, minimum 2x4 or no window surrounds • Deeply recessed windows 	<ul style="list-style-type: none"> • Ribbons of vertical rectangular windows • Stacked horizontal rectangular windows • Corner windows • Asymmetrical window panes • Windows that extend floor to ceiling
Wall Cladding	<ul style="list-style-type: none"> • Horizontal and/or Vertical Siding; May be combined with stucco • Stone or Brick accents • Changes in material type or direction should occur on an inside plane or be designed to create a finished look 	
Garages	<ul style="list-style-type: none"> • Raised panel garage door 	<ul style="list-style-type: none"> • Windows in garage door • Surface mounted lighting complementary to style
Details	<ul style="list-style-type: none"> • Minimal ornamentation 	<ul style="list-style-type: none"> • Stone or brick chimney • Large sliding doors that connect to outdoor spaces
Colors	<ul style="list-style-type: none"> • Body: White or earth tones ranging from dark to light • Trim: White or light shades complementary to body color • Accents: Light or dark shades in contrast with body color 	<ul style="list-style-type: none"> • Bright pops of accent colors such as yellow, red, or blue on front door or architectural pop-outs

C. American Traditional

Inspired by a variety of American Colonial styles, the American Traditional style provides a more formal alternative to the Farmhouse style. Developed in the early twentieth century, the American Traditional Style incorporates elements of the Cape Cod and New England Colonial styles including white-painted columns, siding, and shutters with a more relaxed but dignified design. Asymmetrical massing and a combination of one- and two-story elements represent classic forms of the American Traditional style. Brick or wood siding, generous window and door surrounds, rounded or squared columns at porch or entry, dormers, and shutters are also defining features of this style.

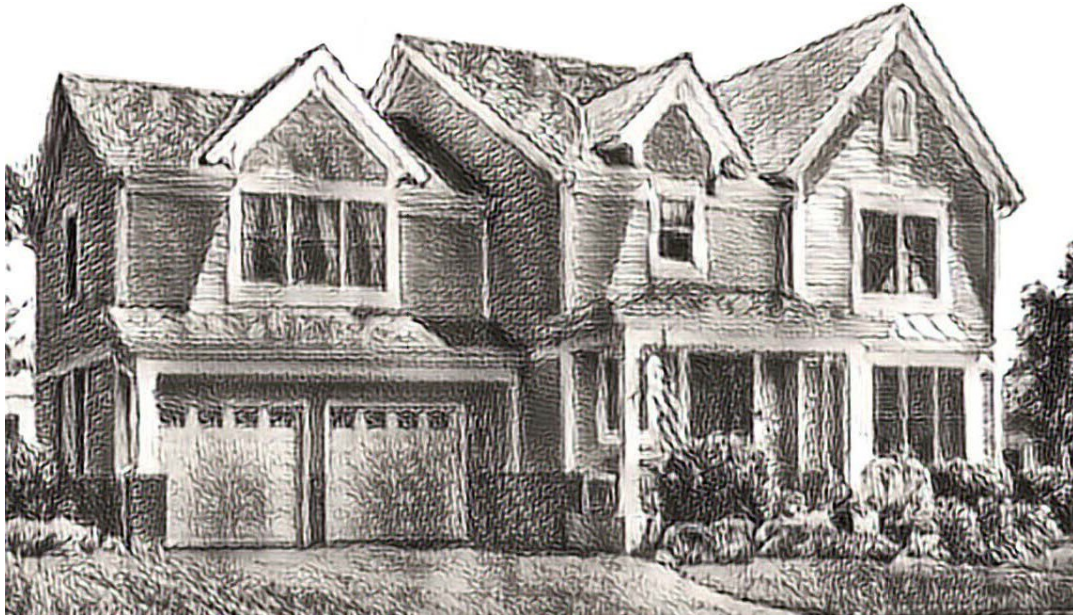


Table 6.3: American Traditional Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> Asymmetrical Massing 	
Roof	<ul style="list-style-type: none"> Moderate to Steep roof pitch: 5:12 to 12:12 Hip or gable roof forms Moderate Overhang: 16"-24" Open or Closed Eaves Smooth, flat concrete tile (shingle or shake appearance) 	<ul style="list-style-type: none"> Gabled dormers Cupolas Gambrel Roof
Primary Entry Features	<ul style="list-style-type: none"> Rectangular shaped door 3 or more panels and/or glass panes in door "Wood" door surrounds, minimum 2"x6" Front porch with simple squared supports and shed roof Surface mounted lighting at entry to complement to style Covered stoop, porch or portico with round or square columns 	<ul style="list-style-type: none"> Decorative crown or pediment over entry Transom window over door Side lites or fan lites
Windows	<ul style="list-style-type: none"> Multi-paned windows on front and highly visible side and rear elevations "Wood" window surrounds on siding, or stucco on foam Minimum 2"x6" Trim 	<ul style="list-style-type: none"> Bay windows Thickened header trim Extended sills Shutters Window Boxes Pediment(s)
Wall Cladding	<ul style="list-style-type: none"> Horizontal Siding; May be combined with stucco Changes in material type or direction should occur on an inside plane or be separated by a raised horizontal band 	
Garages	<ul style="list-style-type: none"> Raised panel garage door 	<ul style="list-style-type: none"> Windows in garage door Surface mounted lighting complementary to style
Details	<ul style="list-style-type: none"> Simple cornice trim at gable ends 	<ul style="list-style-type: none"> Stone or brick chimney Louvered attic vents
Colors	<ul style="list-style-type: none"> Body: Whites or light tinted colors Trim: Whites or light shades complementary to body color Accents: Light or dark shades in contrast with body color 	

D. California Ranch

Inspired by the ranch houses and haciendas built in California during the late 1800's, architect Cliff May adapted this style in the mid 1930's to meet the needs of large families. The Ranch home incorporates many of the original design concepts including strong indoor-outdoor relationships, low-to-the ground and horizontal massing, and casual living spaces with open floor plans that maximize living space and the enjoyment of California's mild climate. Materials typically include siding, brick and stucco. Although Ranch style homes are predominately single story, two-story ranch homes focus on maintaining vertical massing through proper roof design and limited or recessed second stories.



Table 6.4: California Ranch Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> • Horizontal massing with strong indoor-outdoor connectivity 	<ul style="list-style-type: none"> • Single story or nested second story
Roof	<ul style="list-style-type: none"> • Roof pitch: 4:12 to 5:12 • Hip and/or gable roof forms • 18” to 24” deep overhangs • Open Eaves • Smooth, flat concrete tile (shingle appearance) 	<ul style="list-style-type: none"> • Dormers • Deeper overhangs up to 36 • Exposed rafters
Primary Entry Features	<ul style="list-style-type: none"> • Rectangular shaped door • 2-6 panels and/or glass panes in door • Simple door surrounds, minimum 2’x6’ • Front porch with simple squared supports • Surface mounted lighting at entry to complement to style 	<ul style="list-style-type: none"> • Simple wood railings on porches • Side lites • Thickened header trim above door • Porch supports with double squared columns or thickened square columns
Windows	<ul style="list-style-type: none"> • Multi-paned windows on front and highly visible side and rear elevations • Simple window surrounds, minimum 2’x6’ 	<ul style="list-style-type: none"> • Bay window • Thickened header trim • Extended sills • Shutters • Window boxes
Wall Cladding	<ul style="list-style-type: none"> • Horizontal and/or Vertical Siding (may be combined with stucco) or Stucco with masonry or shingle siding • Changes in material should occur on an inside plane or be separated by a raised horizontal band 	
Garages	<ul style="list-style-type: none"> • Raised panel garage door 	<ul style="list-style-type: none"> • Carriage door appearance • Windows in garage door • Surface mounted lighting complementary to style
Details		<ul style="list-style-type: none"> • Masonry chimney and accents • Louvered attic vents
Colors	<ul style="list-style-type: none"> • Body: Light to dark earth tones • Trim: Off-whites or earth tones to contrast body color • Accents: Light or dark shades in contrast with body color 	

E. Craftsman

The Craftsman style emerged during the Arts and Crafts Movement of the late 19th century and was influenced primarily by architects Greene & Greene in Southern California. The Arts and Crafts movement responded to industrialization and the production of low-quality mechanized products by focusing on the creation of high-quality products with artful attention to detail. In the United States, Craftsman architecture also responded to the overly-ornate and formal Victorian styles that dominated the previous era. The Craftsman style sought to provide a more relaxed and comfortable lifestyle by emphasizing the use of natural and rustic looking wood, stone, and masonry that blend with the landscape and create a more informal and livable home.



Table 6.5: Craftsman Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> Asymmetrical or symmetrical square massing Vertical and horizontal massing breaks 	
Roof	<ul style="list-style-type: none"> Low to Moderate Roof pitch: 4:12 to 5:12 Gable roof forms with multiple planes; Shed or gabled porch roof Deep overhangs, 16”-18” Open Eaves Smooth, flat concrete tile (shingle appearance) 	<ul style="list-style-type: none"> Deeper overhangs up to 36” in depth Exposed Roof beams and/or Rafter Tails Triangular knee braces Extra stick work in gable or roof truss Shaped rafter tails
Primary Entry Features	<ul style="list-style-type: none"> Rectangular door Door with planked appearance or panels; for paneled doors, a minimum of 6 panels and/or window panes Porch with square columns on heavy piers Surface mounted lighting at entry to complement to style 	<ul style="list-style-type: none"> Grates, speak easy, or lites in door Rustic hardware such as strap hinges Thickened and/or shaped header trim at door Batted piers Stone or brick piers Planted arbor
Windows	<ul style="list-style-type: none"> Vertical, multi-paned windows on front and highly visible side and rear elevations “Wood” on Siding or Stucco on foam window surrounds 	<ul style="list-style-type: none"> Large, single hung window Line of 3 or more windows Thickened and/or shaped header trim Extended sills Shutters “Wood” window boxes
Wall Cladding	<ul style="list-style-type: none"> Horizontal Siding (may be combined with stucco on secondary elevations) 	<ul style="list-style-type: none"> Stone or masonry base and/ or accents Shingle siding
Garages	<ul style="list-style-type: none"> Raised panel garage door 	<ul style="list-style-type: none"> Carriage door appearance Windows in garage door Surface mounted lighting complementary to style Planted arbor or vine trellis
Details		<ul style="list-style-type: none"> Stone or masonry chimney Stone or masonry accents Metal or wood balconies
Colors	<ul style="list-style-type: none"> Body: Light to dark earth tones Trim: Light to dark earth tones that contrast with body color Accents: Light to dark earth tones that contrast with body color 	

F. Cottage

The Cottage style gained popularity in the United States during the 1920's as an expression of the countryside homes found throughout England and France. Inspired by Tudor and Norman styles, the Cottage style provides a scaled-down and less assuming alternative with a rustic charm. The Cottage style is often associated with small farms and gardens. Defining features include a stucco body enhanced by stone and brick veneer accents, sculptured gable ends or swooping walls, and feature windows as dominant components of the front elevation. Entries are typically defined by porches or stoops with wooden doors. The combination of these elements results in dramatic curb-side appeal.



Table 6.6: Cottage Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> Asymmetrical Massing Vertical Massing Breaks 	
Roof	<ul style="list-style-type: none"> Steep Roof pitch: 6:12 to 12:12; Steeper pitch at front gable(s) Main hip roof with secondary gable roof forms Dominant front gables, overlapping gables, and/or multi-level eaves Closed eave or slight eave overhangs, 0"-12" Smooth, flat concrete tile (shingle appearance) 	<ul style="list-style-type: none"> Gabled dormers Cupolas Thickened Fascia Flared Eaves Metal roof accents at bay or oriel windows
Primary Entry Features	<ul style="list-style-type: none"> Covered stoop or entry Arched door, flat arch door or Rectangular door within an arch or flat arch shaped entry Door with planked appearance or panel door with a minimum of four panels Surface mounted lighting at entry to complement to style 	<ul style="list-style-type: none"> Grates, speak easy, or lites in door Rustic hardware such as strap hinges Case trim over door Dutch door
Windows	<ul style="list-style-type: none"> Vertical, multi-paned windows on front and highly visible side and rear elevations Recessed windows or "Wood" or stucco on foam window surrounds 	<ul style="list-style-type: none"> Bay or oriel windows Arched windows Diagonal-paned windows Thickened header trim Extended sills Shutters "Wood" window boxes Case trim
Wall Cladding	<ul style="list-style-type: none"> Stucco 	<ul style="list-style-type: none"> Stone or masonry accents
Garages	<ul style="list-style-type: none"> Raised panel garage door 	<ul style="list-style-type: none"> Carriage door appearance Windows in garage door Surface mounted lighting complementary to style
Details		<ul style="list-style-type: none"> Stone or masonry chimney Stone or masonry accents Metal or wood balconies
Colors	<ul style="list-style-type: none"> Body: Light beige, tan or gray; muted blues yellows, or greens Trim: Whites or light shades complementary to body color Accents: Light or dark shades in contrast with body color 	

G. Monterey

The Monterey Style originated in Southern California while still under Mexican rule. Monterey style homes are easily identified by the second story front balcony that dominates the front elevation. Although, Spanish in origin, the Monterey style often incorporates materials such as brick and roof shingles, which are typically not expressed in other Spanish styles. This deviation from the typical Spanish palette of materials makes the Monterey style highly versatile and complementary to a wide range of other architectural styles.

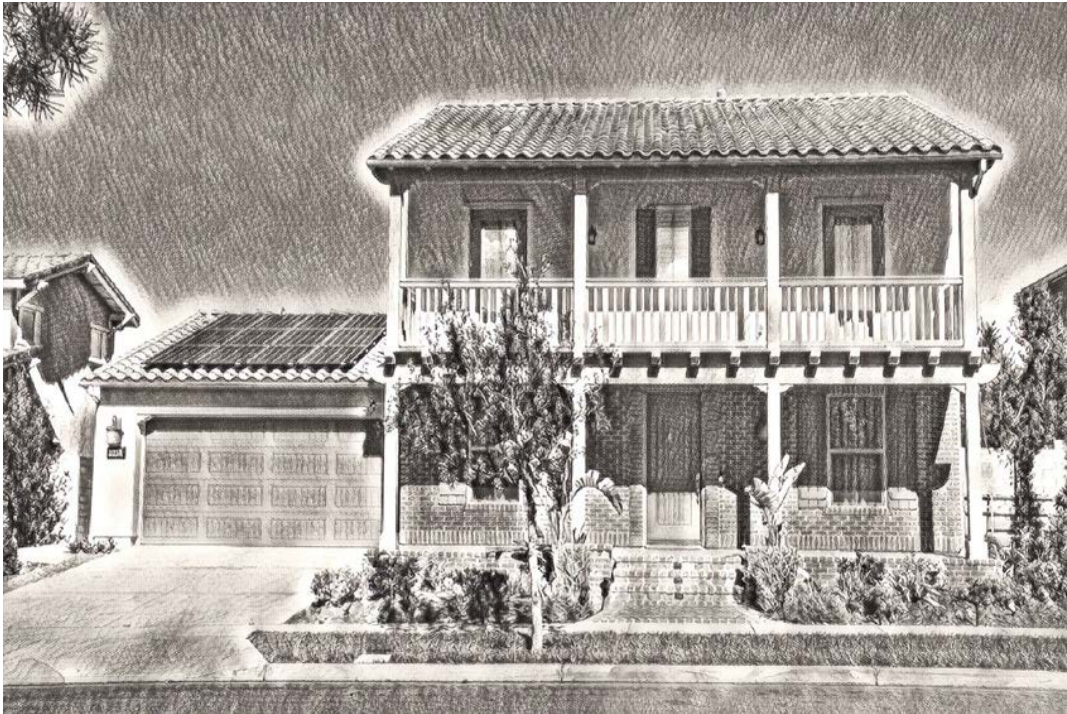


Table 6.7: Monterey Style Characteristics

Element	Typical Features	Common Enhancements
Massing	<ul style="list-style-type: none"> • Symmetrical or Asymmetric, rectangular, horizontal massing 	
Roof	<ul style="list-style-type: none"> • Low to Moderate Roof pitch: 4:12 to 7:12 • Gable roof forms • Shallow to moderate overhang: 12” to 24” • Open Eaves • Smooth, flat concrete tile (shingle appearance) 	<ul style="list-style-type: none"> • Dormers • Deeper overhangs up to 36 • Exposed rafter tails and/or beams • Shed roof at single story elements or balcony
Primary Entry Features	<ul style="list-style-type: none"> • Rectangular, arched or flat arched shaped door • Planked or paneled appearance; for paneled doors, a minimum of 2-6 panels • Simple door surrounds • Covered stoop or porch • Surface mounted lighting at entry to complement to style 	<ul style="list-style-type: none"> • Grates, speak easy, or limited lites in door • Rustic hardware such as strap hinges • Thickened and/or shaped header trim at door • Shaped balcony columns, railings, and supports
Windows	<ul style="list-style-type: none"> • Vertical, Multi-paned windows on front and highly visible side and rear elevations • “Wood” or stucco on foam window surrounds or recessed windows 	<ul style="list-style-type: none"> • Vertical window groupings • Thickened and/or shaped header trim • Extended sills • Shutters • Deeply recessed windows
Wall Cladding	<ul style="list-style-type: none"> • Stucco 	<ul style="list-style-type: none"> • Masonry or masonry accents
Garages	<ul style="list-style-type: none"> • Raised panel garage door 	<ul style="list-style-type: none"> • Carriage door appearance • Surface mounted lighting complementary to style • Planted arbor or vine trellis
Details	<ul style="list-style-type: none"> • Covered, open balcony at front elevation, preferably cantilevered • “Wood” railing and supports - may be square, chamfered, or rough hewn 	<ul style="list-style-type: none"> • Masonry chimney and accents • Brackets, corbels and/or braces, particular at balcony cantilever • Metal gates, grills, and similar accents
Colors	<ul style="list-style-type: none"> • Body: White or light beige • Trim: Off-whites, rust, or light to dark browns • Accents: Greens, blues, and reds 	

6.2.2 Street Scene Plotting

The primary goal of these guidelines is to create attractive, diverse, and interesting street scenes that do not appear as a monotonous pattern of similar homes. To achieve this goal, the mix of floor plans and elevation styles should seek to achieve the following:

- (1) Provide a minimum number of floor plans and elevations for each neighborhood as follows:
 - R-T: Two floor plans (one per unit) with two elevation styles per building with unifying elements amongst the elevation styles.
 - R-G, R-M: Three floor plans with two elevation styles per floor plan with unifying elements amongst the elevation styles.
 - R-C: Four floor plans with three elevation styles per floor plan with unifying elements amongst the elevation styles.
 - R-H: Three floor plans with three elevation styles per floor plan with unifying elements amongst the elevation styles. Metal roof materials shall be limited per section 6.2.1.A. Farmhouse.
- (2) For each series of elevations, select architectural styles that are noticeably different in appearance to ensure enough visual variation between homes.
- (3) Homes with the same combination of floor plan and elevation style should not be plotted immediately adjacent to or facing one another.



Diverse street scenes provide a variety of architectural styles, varied massing and setbacks along the street, and varied ridge heights.

6.2.3 Floor Plan Form and Massing

Floor plan designs should reflect the New Ruralism theme envisioned by the Specific Plan by creating simple and functional interior spaces that connect to surrounding outdoor spaces and encourage family gathering. Open floor plans that create visual connectivity between kitchen and living spaces allow the preparation and enjoyment of food to play a central role in family life. Additionally, the simplicity of a floor plan may also take into consideration the efficient use of materials in the construction process. Designs that utilize simple forms often require less lumber and resources, supporting sustainability and ease of construction. Massing of homes should consider the relationship to other floor plans within the same neighborhood such that enough diversity is provided to create a sense of individuality and uniqueness between each home. Successful floor plan and massing designs can be achieved as follows:

- (1) Start with simple primary structural forms that allow for open floor plans and efficient framing. Add simple, secondary structural forms with a minimum offset of two feet from the primary structure to achieve meaningful recesses and projections that break up massing and provide shade and shadow.
- (2) Consider the placement and size of secondary structural forms in relationship to a 24-inch module to minimize wasted lumber.
- (3) Incorporate single-story elements, cantilevers, and articulation of wall planes of at least two feet along all visible elevations to break up massing of the building. Additional architectural elements are required to side and rear elevations visible from Espola Road and other roadways, trails, and open space areas.
- (4) Design collections of floor plans for each neighborhood to work together in creating varied setbacks and an undulation of wall planes along the overall length of the street on which they are plotted. This can be demonstrated by illustrating typical plotting scenarios for each neighborhood floor plan set.



Floor plans should be designed with massing in mind to avoid a boxy appearance and provide articulation along all visible elevations, including side and rear elevations that face streets or other public spaces.

- (5) Form and massing between homes should also work together to provide variety in height, symmetry, massing, architectural style, color and material to create an eclectic yet complementary street scene.
- (6) Provide diversity between floor plans by modifying the location of various spaces or rooms within the home, designing for symmetrical and asymmetrical massing, and varying garage locations.
- (7) Encourage visual and physical relationships between interior spaces and surrounding yards and open space to promote mental and emotional connections to nature.

6.2.4 Roof Forms

The visibility of homes from a distance is heavily influenced by the variety of roof forms and heights. The scenic qualities of The Farm in Poway as perceived from Espola Road will depend largely upon ensuring the massing, height and scale of roofs does not dominate the skyline. In addition, roof form is a defining element of architectural style and can serve to greatly reduce the perceived mass and scale of a home from the street. The following guidelines are provided to soften the impact of roof massing on individual homes as well as the overall street scene:

- (1) Vary ridge heights, roof forms, and roof pitch between adjacent homes to avoid similar building silhouettes and achieve undulation in the skyline.
- (2) Provide a variety of roof forms such as hipped roofs, gabled roofs, shed roofs, dormers, and the introduction of one-story elements to break up mass, reinforce style, and create perceptible differences between adjacent homes.
- (3) Design rakes and eaves to reflect the architectural style of individual homes and contribute to the architectural quality of the community.
- (4) When provided, exposed rafter tails should measure a minimum of four inches and be painted or stained to match the color scheme of the home.
- (5) When appropriate to style, broad eaves are encouraged to provide passive shading and cooling.



Vary roof forms and ridge heights within each home and between homes to create diversity in the street scene; Provide roof details such as chimney caps and cupolas as appropriate to style to convey a sense of high quality architecture and reinforce the intended style.

6.2.5 Garage and Motor Court Treatments

Garages often make up a significant portion of the front elevation and therefore contribute to the appearance of the street scene. The prominence of the garage should be deemphasized by recessing them a minimum of five feet behind primary living areas and/or porches or removing them from the street and orienting them toward an interior Motor Court.

The Cottages (R-C) represent over half of the homes within The Farm in Poway Community. The Cottages occur in groups of two to four homes designed around a shared Motor Court space. Similar to the ‘Living Street’ concept found throughout European farming villages, the Motor Court offers a shared vehicle and pedestrian space where people not only park their cars but share an outdoor gathering space where children can play and neighbors can socialize. The benefits of this design include superior street scenes that remove garage doors by clustering them on the Motor Court and the creation of a “neighborhood within a neighborhood”. The intimate, shared nature of the Motor Court space still requires special attention to garage design since they serve as a “front door” experience for many of the homes and serve as an informal plaza-like feature for the community.

The following design guidelines are provided to create well-designed Motor Court spaces and garages. Whether facing a Motor Court or street, garage doors and/or driveways should be designed to be attractive and varied to provide individuality to each home. The following addresses the primary considerations for garage design for all homes within the Specific Plan area:

- (1) Driveways should be a minimum of 20 feet in width for two-car garages and 30 feet in width for three-car garages.
- (2) All garage doors should be roll-up and recessed a minimum of 6 inches.
- (3) Vary garage door appearance according to the architectural style by providing carriage doors, paneling, planks, patterns, windows, colors, hardware, or other design features that enhance the garage door’s appearance and quality.
- (4) Consider using single garage doors rather than a larger two-car garage door to create diversity between elevations. A minimum 8-foot wide opening is required for single-garage doors.
- (5) Consider providing additional treatments such as trellises, vine cables, porte cocheres, gates, or lighting fixtures that either enhance or further deemphasize the visibility of the garage.
- (6) Vary driveway to include ribbon driveways, circular driveways, grids or special paving treatments to further provide diversity between homes and demonstrate

high quality design. Ensure vehicle maneuvering allows for easy back-up and turning movements onto streets.

- (7) Consider pervious paving materials such as decomposed granite, gravel, and previous pavers to provide the added benefit of stormwater treatment.
- (8) Separate garage spaces to break up large expanses of garage frontage and provide additional articulation.
- (9) In shared Motor Court areas, provide enhanced paving treatments within the shared portion of the Motor Court. Consider differentiating paving of individual driveways from the shared Motor Court area to define the driveway as a designated private parking space.
- (10) Use landscaping, paving treatments, patio walls, gates or other design features within the shared Motor Court area to create an individual character for each “neighborhood within a neighborhood”.
- (11) When designing Motor Court homes, contemplate the massing, scale, setback, height, mixture of architectural styles, roof lines, color palettes, and other design considerations of court-facing elevations in relationship to the shared Motor Court space to ensure diversity, interest, and pedestrian scale.
- (12) Incorporate single story elements, porches, courtyards, articulation, and detailing in elevations facing the Motor Court to provide pedestrian scale, avoid a canyon-like effect, and contribute to the Motor Court’s design character.
- (13) Design homes with front patios, decks, doors and windows that face the Motor Court space to provide passive visual surveillance and to create an inviting and comfortable pedestrian environment. Provide adequate lighting for security and safety.



Variety in garage treatments can include garage door styles, driveway paving, gates, arbors, and more.

6.2.6 Entry Design

The design of front door entries plays a crucial role in establishing curb-appeal and pedestrian friendly street scenes. The front door represents the interface between the public realm and private living space. Entries should be the primary focus of the front elevation. The following apply to entry design:

- (1) Front doors should be designed to face the street whenever possible. When they do not face the street, landscaping, porte cocheres, and other design treatments should clearly direct visitors to the front door location.
- (2) Entry design should be consistent with the intended architectural style to include door style, material surrounds, lighting, and hardware.
- (3) Front entries should be covered by a minimum of 48 inches deep overhang, porch, or similar projection to protect residents and visitors from inclement weather conditions.
- (4) Incorporate porches, courtyards, stoops, porticos, and other appropriate elements to enhance primary entries, create a sense of arrival, and express the intended architectural style.
- (5) Use landscaping, color, and material applications to further enhance entries and convey their importance in the overall composition of the front elevation.



Arbors (left) and porte cocheres (right) provide a sense of arrival and enhance building entries.

6.2.7 Windows

Windows are a major component to elevation design and can be used to convey the architectural style of the home. The following guidelines apply to the selection and placement of windows when designing elevations:

- (1) Select windows with proportion, shape and size appropriate to the architectural style and overall composition of the elevation.
- (2) Placement of windows should reflect interior spaces; consider privacy of neighbors; and encourage visual surveillance of the street, open space areas, and other public spaces.
- (3) When provided, multi-paned windows may be achieved by providing true divided lights, insert grids or applied grids.
- (4) When provided as appropriate to style, shutters should appear functional and sized to match the size of the adjacent window.
- (5) Window hardware and details such as grates and pot shelves should be appropriate to the architectural style of the home.



Window treatments can include deeply recessed windows (top left), awnings (top right), shutters (bottom left), thickened header trim (right), and more and should be appropriate to style.

- (6) Recessed windows should be a minimum of 12 inches in depth.
- (7) Select high-performance windows in accordance with CalGreen to promote energy conservation and thermal comfort.
- (8) Windows may be vinyl-wrapped, fiberglass, wood clad, or wood.
- (9) When applied to siding, stone, or brick, trim materials should consist of wood or have a wood-like appearance. On stucco surfaces, trim may consist of stucco on foam.



Window treatments and articulation on publicly visible side and rear elevations should be of similar quality as those on the front elevation.

6.2.8 Balconies and Projections

Balconies and projections offer aesthetic and functional benefits. Aesthetically they serve to reduce massing of expansive wall planes, create shade and shadow, and offer visual interest that can support the expression of an authentic architectural style. Balconies can create indoor-outdoor connections, extended second floor living, and provide visual security surveillance of streets, open space areas, and other public spaces from an elevated perspective. The following guidelines are provided for balconies and projections:

- (1) Balconies should be added only when consistent with the selected architectural style and should reinforce the style through railing, eave, and roof support design; roof form; and material selection.
- (2) Balconies may be covered or partially recessed into the mass of the home or roof.
- (3) Placement of balconies should consider the privacy of adjacent homes and windows.
- (4) Other architectural projections such as cantilevers, architectural niches, and bay windows are encouraged to add articulation to wall planes.

6.2.9 Exterior Lighting and Fixtures

Lighting of residential lots should focus on providing safety and security as well as enhancing the street scene. The need for security and safety must be balanced with preserving the rural community character. While lighting should be adequate to create a welcoming appearance from the street, preserving the visibility of the night sky and the privacy and comfort of adjacent homes is important to maintaining harmonious relationships between neighbors or reducing excessive sky glow. Appropriate lighting for residential lots can be achieved as follows:

- (1) Provide lighting along walkways and entries to welcome visitors and create safe walking conditions at night. Each home should be provided with at least one light fixture at each entry to the home.
- (2) Use lighting to illuminate dark spaces and maximize the visibility of entry points into the home to deter criminals from hiding or breaking in through windows and doors.
- (3) All lighting should consider neighboring properties by directing and shielding light downward to avoid spilling onto adjacent residences or into neighbor's windows.
- (4) When highlighting architectural or landscape features, opt for lighting designs that achieve security and aesthetics.
- (5) Select lighting fixtures that are complementary in style, color and material to the architectural design of the home. Consider using lighting fixtures as focal point features where appropriate to reinforce architectural style.
- (6) Where fixtures are not important to reinforcing design, consider concealing light sources to create clean elevations while maximizing lighting effects.
- (7) When lighting is provided in garage soffits, light sources should be recessed and not surface mounted. Consider wall mounted gooseneck lighting or similar designs that are consistent with the architectural style as an alternative to soffit lighting.
- (8) Addresses should be illuminated so that they are readily visible from the street in accordance with all fire departments standard.



Light fixtures should be selected as appropriate to the architectural style such as Craftsman (top) and Farmhouse (bottom)

6.2.10 Colors, Materials, and Details

Color, material, and detail selections offer an effective method of creating discernibly different homes along a street. Selections should reflect the intended architectural style and should be applied to convey high quality design and construction as described in the following guidelines:

- (1) Select a varied palette of colors and materials that are consistent with the architectural style of the home and support the agrarian design vision of the community.
- (2) Consider the relationship between the range of colors, hues, and material between individual palettes to ensure that overall street scenes achieve a sense of individuality between residences while still resulting in a harmonious mix of homes.
- (3) Select durable roof materials and colors that are consistent with architectural style and complementary to the selected color schemes.
- (4) For each color scheme specify color selections for body, trim, and accents. Provide a minimum of three colors.
- (5) For each neighborhood, provided a minimum of four color schemes. In the R-C neighborhood, the minimum number of color schemes required should be increased to six. The same color scheme may be used in more than one neighborhood.
- (6) For each front elevation and elevations visible from the public view, provide a minimum of two materials such as stucco, siding, stone, masonry, or similar as appropriate to style. Changes in the direction of siding and/or additional roof materials may be considered an additional material.
- (7) Restrict plotting homes with the same color scheme immediately adjacent to or facing one another.
- (8) Wrap materials and details from the front elevation to visible side and rear elevations such that a similar level of quality and attention is applied.
- (9) Ensure material and color changes occur on an inside corner such as a porch, fireplace, media niche, or similar architectural pop-out such that the material change is concealed and the material application does not appear to be a false.



The application of materials, colors, and details should convey high-quality design. Material and color changes should occur on inside planes or be otherwise concealed to avoid the appearance of false facades.

6.3 Conformance to Design Guidelines

It shall be the duty of the Community Association to review and approve proposed construction for compliance with architectural design. Submittal to the City with Community Association approval constitutes Community Association review and approval of architectural design. The City reserves the right, but does have the duty, to review proposed construction for compatibility with **Chapter 6, Architectural Design**.

Chapter Seven

*Grading, Utilities
& Services*





Chapter Seven

GRADING, UTILITIES & SERVICES

7.0 Introduction

This chapter provides an overview of the grading plan, utility plans, and services necessary to support development of The Farm in Poway. The intent is to provide the basic utilities and services to ensure the community functions properly but also seeks to conserve resources and protect natural ecosystems by implementing best management practices, low impact development practices, water and energy conservation measures, and adequate public services such as schools, fire protection, and public safety.

7.1 Grading and Drainage

The site drains in a general southern direction with the exception of the north. An existing brow ditch conveys off-site flows from St. Andrews Drive and flows from the southern portion of the relinquished stone ridge golf course south through the site discharging into a triple arch culvert beneath Espola Road. Additionally, flows from Tam O'shanter Drive and Cloudcroft Court also are conveyed through the Specific Plan area southerly and are discharged into the same triple arch culvert beneath Espola Road as described above.

In the Northern portion of the site, flows from Boca Raton Lane flow into a brow ditch and are routed to a pipe that conveys the flow underneath Valle De Lobo Drive and Villamoura Drive, eventually discharging into the open space near Glen Arven Lane. The project site north of Tam O'shanter Drive drains in a northerly direction, eventually discharging into Sycamore Creek. The southerly part of the project site flows towards Espola Blvd, commingling with flows from Tam O'shanter and Saint Andrew's Drive before entering the existing storm drain system. Southerly flows are eventually discharged into the Peñasquitos 906 watershed.

The Department of Public Works Storm Water and Flood Control Division manages and maintains the stormwater drain lines within the City to collect storm runoff and help prevent flooding of developed areas. The stormwater system consists of channels, gutters, drains, catch basins, and pipes which convey the runoff to receiving water bodies. The City is located within two watershed management areas: Los Peñasquitos, which covers 61.7 percent of the City, and San Dieguito. The Specific Plan area falls within the San Dieguito watershed.

Exhibit 7.1: Conceptual Grading and Drainage Plan illustrates the proposed grading and drainage concept for The Farm in Poway. Grading of the site respects the existing topography to the extent feasible for implementing the plan and adheres to the PMC Grading Standards unless otherwise shown and as recommended by the geotechnical engineer. Grading for the site is balanced at 508,900 cubic yards of cut and fill to avoid export or import of dirt. **Exhibit 7.2: Conceptual Cut and Fill Map** highlights how dirt will be redistributed throughout the site. Cut and fill slopes are designed at 2:1 minimum. The cut north of The Club is greater than 30 feet in height (66 feet total) and requires City Council approval.

As illustrated **in Exhibit 7.1: Conceptual Grading and Drainage Plan**, the Specific Plan area currently accept stormwater drainage from a number of adjoining properties. To maintain these existing drainage patterns and minimize drainage impacts to existing neighborhoods, a series of public bypass storm drains are provided to collect this stormwater at the Specific Plan area boundary and convey it through the site to the City's existing storm drain system downstream.

The grading plan is designed to drain all stormwater from within the Specific Plan area to swales that convey water to streets or to drain stormwater directly to private streets. Once in the street, stormwater is collected by catch basins and a private system of pipes. These pipes then conveyed water to a series of bioretention basis that release stormwater into the City's existing system via the bypass storm drains described above or via existing ditches, channels, or pipes located adjacent to the Specific Plan area.

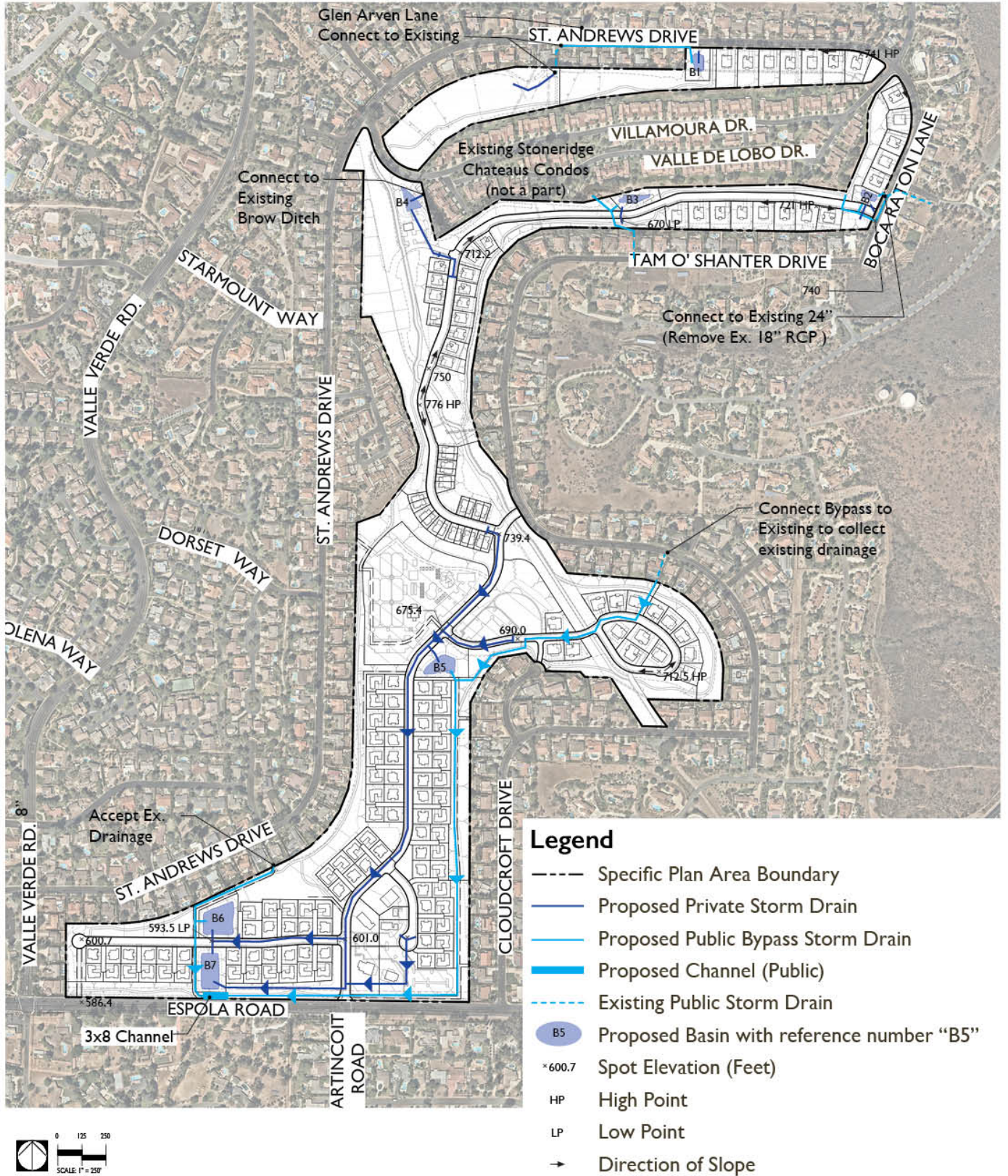


Exhibit 7.1: Conceptual Storm Drain Plan

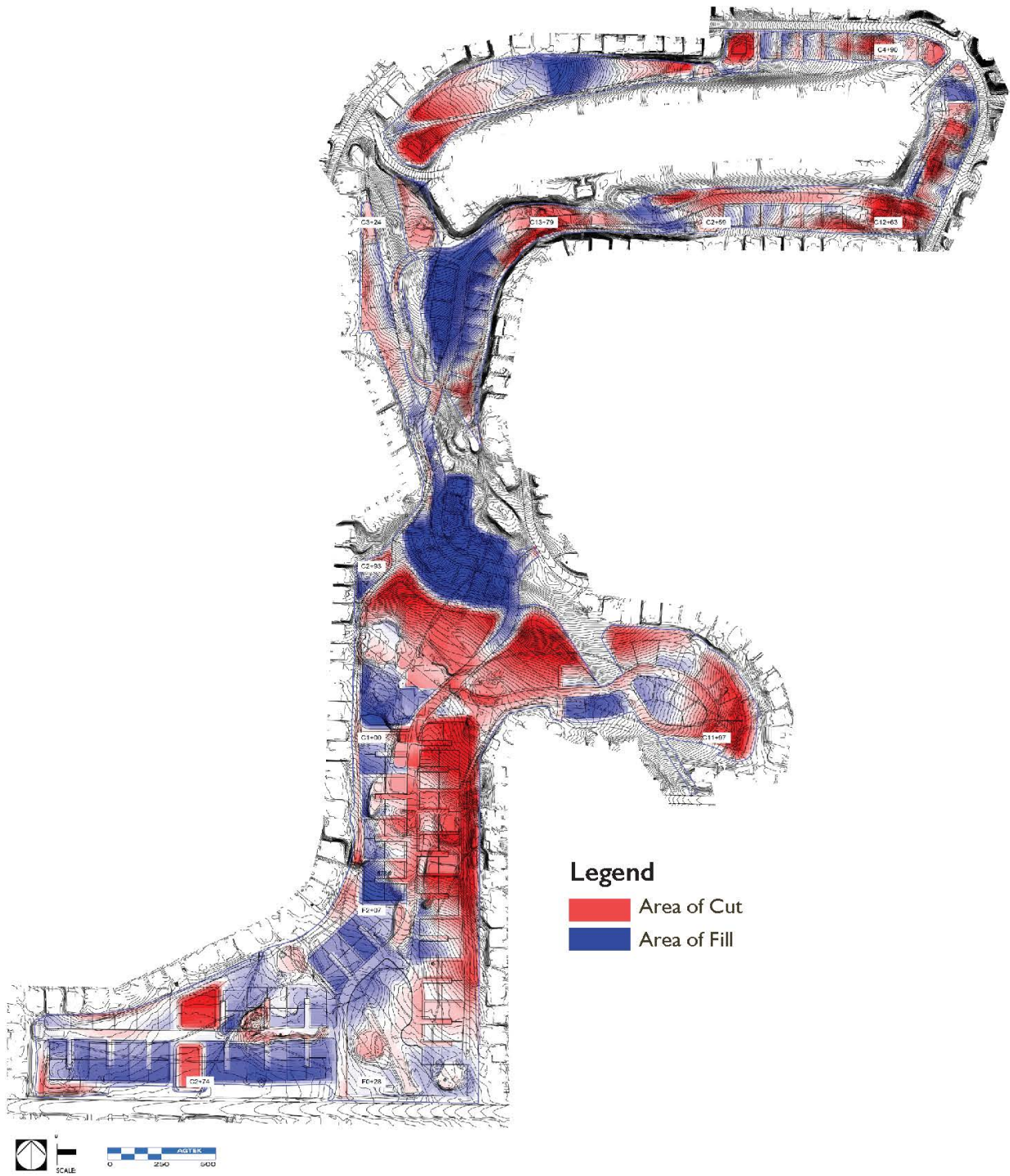


Exhibit 7.2: Conceptual Cut and Fill Map

7.1.1 Stormwater Treatment

The City's strategy and policy direction is to reduce discharges of pollutants into the stormwater conveyance system through implementation of best management practices (BMPs). Adopted in 2015, the City of Poway Jurisdictional Runoff Management Program includes implementation of BMP requirements, water quality monitoring, educational outreach, municipal maintenance procedures, and inspection and enforcement programs. The City conducts annual storm drain facility rehabilitation and replacement projects as needed. Development projects throughout the City are required to implement site-specific storm drain improvements and contribute fees toward regional improvements.

Stormwater runoff collected from the Specific Plan area may contain high sediment loads and many types of pollutants, including oil and grease, chemicals, pesticides, heavy metals, bacteria, viruses, and oxygen-demanding compounds. The primary method for treating this stormwater involves a series of bioretention basins as described in the previous section. Stormwater is collected and conveyed to these basins via a series of private catch basins and pipes located within private streets. Once collected, the bioretention basins are designed to slow the velocity and volume of water, a process called hydromodification, and treat stormwater through various processes collectively referred to as bioretention.

Hydromodification is important to protecting stormwater quality by preventing flooding, sedimentation, and erosion downstream. Flooding of areas that are normally dry can result in chemicals, fuel, trash, bacteria and other potential pollutants entering our natural drainage system. Sedimentation and erosion can also damage the environment by altering the physical characteristics of water bodies that provide habitat for plant and animal species.

Biofiltration is important to protecting stormwater quality by removing potential pollutions within water prior to leaving the site. Biofiltration removes pollutants in a variety of ways:

- Evapotranspiration, the process in which water is transferred from the soil by evaporation and from plants by transpiration into the air, leaving pollutants behind.
- Nutrient Cycling, the process in which plants extract nutrients, i.e. organic and inorganic matter that can affect water quality, back into the production of organic matter.
- Filtration through grasses, grates, and screens that remove pollutants.

Detention basins require maintenance by the Community Association to ensure they continue to operate properly. Maintenance includes repairing erosion, removing sediment and trash, mowing and managing vegetation, and ensuring filters are not blocked and are functioning properly. Post treatment, stormwater is released from the basins into bypass pipes which convey existing ditches, channels or pipes that are part of the City's existing storm drain system.

In addition to treatment methods within the stormwater system, pollution prevention strategies including design standards for trash enclosures, best management practices for agricultural uses, and Stormwater Pollution Prevention (SWPP) for construction that are specifically designed to protect stormwater from potential contamination.

7.1.2 Wetland Mitigation

As described in the Biological Resources Report for The Farm in Poway, two sensitive vegetation communities, freshwater marsh and open water, were identified within the survey area and impacts will occur to these vegetation communities. In addition, the freshwater marsh and open water areas, along with an associated concrete-lined channel, are jurisdictional waters of the U.S. and waters of the State. Mitigation for impacts to these jurisdictional waters will be achieved through the creation/establishment of wetlands on-site or as otherwise required.

7.2 Domestic Water Source and Supply

The City's Public Works Department will provide domestic water to The Farm in Poway. The San Diego County Water Authority (SDCWA) provides 99 percent of Poway's water in the form of untreated water, with the remaining demand met through recycled water purchased from the City of San Diego. SDCWA is supplied water by the Metropolitan Water District of Southern California (MWD), water transfers from the Imperial Irrigation District, and desalinated water from the Carlsbad Desalination Plant. MWD water derives primarily from the State Water Project and the Colorado River. All of this imported water is treated locally at the City's water treatment plant and then distributed via a complex and comprehensive system of pumps and pipes.

Over the past decade, water in California has become an increasing concern. Severe droughts have resulted in a host of issues related to water quality and adequate supply to serve the state's growing population. Recognizes the importance of conserving and efficiently managing limited water resources, the City adopted the 2015 Urban Water Management Plan (UWMP). The UWMP provides a framework for Poway's long-term water management and provides public information regarding planning efforts to ensure an adequate supply of clean and potable water remains available for existing and future homes and businesses. The UWMP is updated every five years. Any future modification to the Specific Plan's water distribution system shall comply with the most current UWMP.

A series of regional SDCWA pipelines are located within and adjacent to the Specific Plan area: the Ramona pipeline, a 38-inch pipeline, is located in Espola Road; and two parallel pipelines are located in an existing right-of-way that runs diagonally through the site. These pipelines will be protected in place and uses have been restricted within the SDCWA right-of-way that runs through the site to ensure the long term protection of these pipelines.

The project is located within two service areas known as the 865 and 910 Zones. The 865 Zone is the largest and primary pressures zone in the City with all other zones supplied by the 910. The hydraulic grade line (HLG) for the 865 Zone is set by the high water level in the Berglund Treatment Plant Clearwell, 865 feet. The Pomerado Tank also serves the 865 Zone but has a high water level of 816 feet. The nearby Cloudcroft Pump Station (PS), just east of the Specific Plan area, serves the 910 Zone Boca Raton Tanks.

The water system proposed for the Specific Plan consists of a series of 12-inch pipes, as illustrated in **Exhibit 7.3: Conceptual Water Master Plan**, to create a looped system that serves all properties within the site. Portions of existing pipes will be removed, as shown, based upon rerouting of water distribution through the Specific Plan area such that any existing loops in the system that serve adjacent properties are maintained. Lots facing St. Andrews Drive and Boca Raton Lane will connect directly into existing pipes within these streets.

Other than fire flow criteria, no specific water demands were provided by the Water System Analysis prepared for the Specific Plan. In conformance with the water demands established in the 2009 Potable Water Master Plan Update, and based on the land use types, lot sizes and development densities, the following unit water demands for Rural Residential (RR-C), 1.12 gallons per minute per acre (gpm/ac), was used. Combining the unit demand with the combined approximate acreage of 118 acres, a total average annual water demand of 132.2 gpm is estimated.

The initial water analysis was conducted assuming all proposed onsite pipes were 8-inch. A fire flow of 1,500 gpm was placed at various proposed fire hydrants throughout the Project. Results show that the fire flow design criteria are satisfied with a minimum of 20 pounds per square inch (psi) at nodes in the vicinity of the fire, and a maximum velocity of less than 15 feet per second (fps) throughout the site with all 8-inch piping. In addition, it was determined that the proposed connection to the existing four-inch in Cloudcroft would not require upsizing the four-inch in order to provide service to the Project. No offsite improvements are necessary to service the Project.

Water conservation measures required within the Specific Plan area include the following:

- Low flow toilets and fixtures per CalGreen Standards
- Drought tolerant landscaping
- Smart irrigation controllers
- Mulching
- Hydrozoning
- All other water conservation requirements per CalGreen, the City's Landscape Efficiency Ordinance, and other applicable State, regional, and local regulations.

7.3 Wastewater

Wastewater includes water collected from sinks, toilets, and showers and is conveyed into the sanitary sewer system. The sewer system in the City of Poway is outlined in the City's Sanitary Sewer Master Plan. Wastewater collection and the sewage system are maintained and operated by the City's Public Works Department to ensure sufficient capacity is available for dry weather peak-flow conditions and storm or wet weather events. Wastewater collected in the City's sewage system is conveyed through the City of San Diego's Municipal Wastewater System for conveyance, treatment and disposal, and the Metro System for treatment at either the North City Water Reclamation Plant or the Point Loma Wastewater Treatment Plant.

The existing sewer system serving the Specific Plan area consists of local gravity lines and Lift Station No. 2 (Saint Andrews) and a force main. The northerly portion of the Specific Plan area is currently served by gravity lines in Saint Andrews Road and Tam O'Shanter Drive, which convey flow northerly to Lift Station No. 2. The southerly

portion of the Specific Plan area is served by existing gravity lines in Tam O'Shanter Drive and Cloudcroft Drive, which convey flows south, through the Specific Plan area, and connect with flows in Saint Andrews Road. Then they are conveyed south to an existing 12-inch line in Martincoit Road. The Martincoit line is currently being upgraded by the City as part of a capital improvement project.

Development with The Farm in Poway is estimated to generate 34,800 gallons per day (gpd) of wastewater. Most existing gravity lines within the Specific Plan area will be replaced by a new system of gravity lines. The majority of lots within the Specific Plan area will be served by this new gravity sewer system and/or by the existing gravity system that surrounds the Specific Plan area. The proposed wastewater system is illustrated in **Exhibit 7.4: Conceptual Sewer Master Plan**.

Most lots in the northerly portion of the Specific Plan area will connect directly into to existing gravity lines via laterals or via new eight-inch gravity lines that convey flows to existing Lift Station No. 2 at St. Andrews Drive; however, there are four proposed residential lots in the northeast corner of the site that cannot currently flow by gravity north or south to connect to the existing sewer system. These lots will be served by one of two options:

- (1) Installing a gravity flow sewer to the east and connecting to the existing system located in Indian Canyon Lane, which is associated with Old Coach Estates.
- (2) Construction of private individual grinder pump systems. Each lot requires a grinder pump force main to convey flows northerly to the existing gravity sewer system on Saint Andrews Road.

Lots in the southwest corner of the site will convey flows westerly and tie into an existing eight-inch gravity line at the intersection of Espola Road and Valle Verde Road, which will then convey flows south in Valley Verde Road.

The remaining lots in the southerly portion of the site will be served by newly constructed gravity lines and realigned eight-inch lines. These on-site lines will have capacity to convey flows from off-site areas, including flows received from the Saint Andrews Lift Station. Gravity lines in the very south portion of the site will also have capacity to convey flows from City Lift Station No. 1.

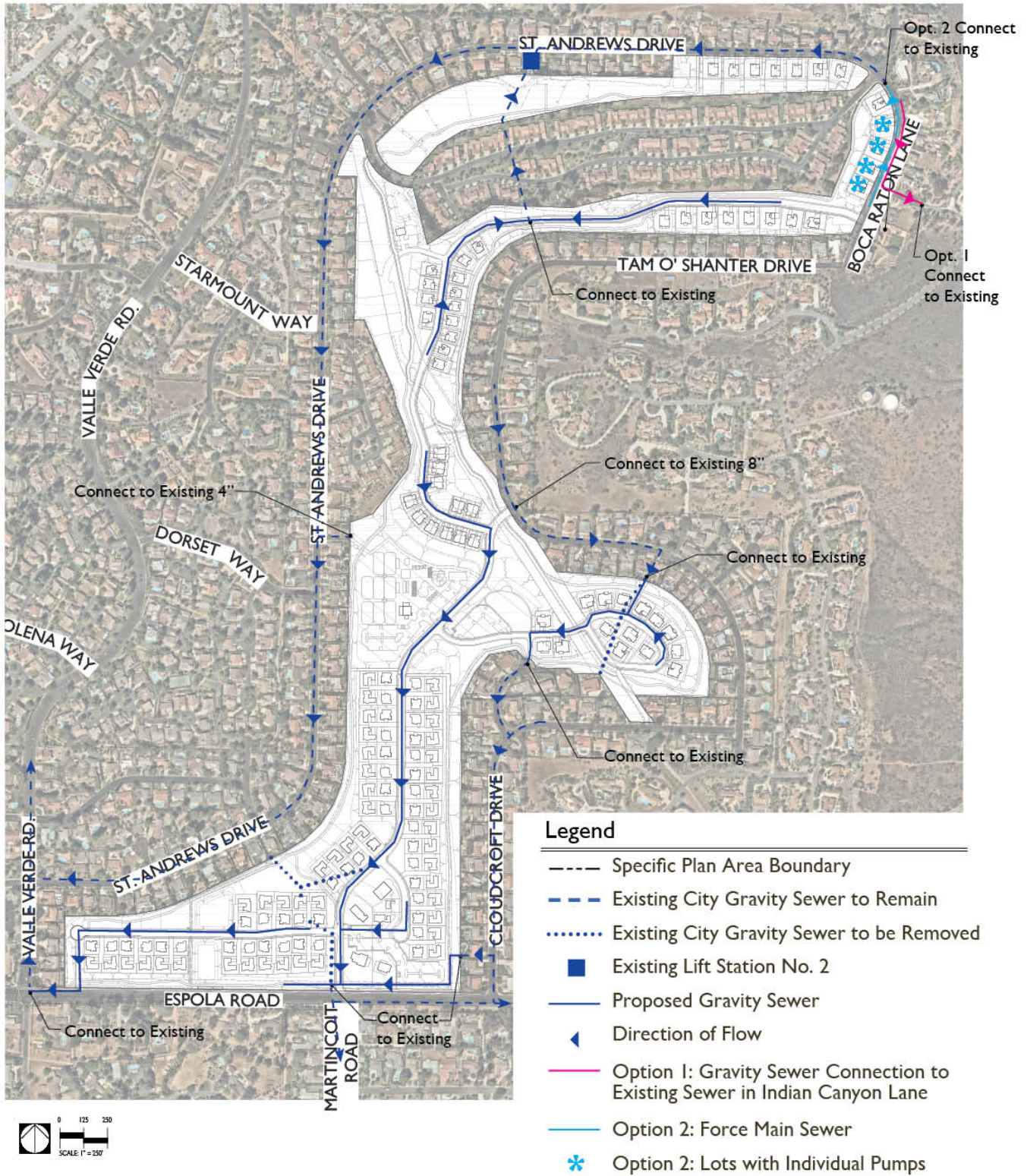


Exhibit 7.4: Conceptual Sewer Master Plan

7.4 Solid Waste

The City contracts with a private hauler, EDCO, for residential and commercial solid waste and recycling pickup and disposal. As part of Poway's comprehensive waste reduction and recycling program, the solid waste franchisee provides single-stream commingled recycling, green waste, and biannual self-haul events for bulky items. EDCO currently operated six certified recycling buyback centers, two material recovery facilities (MFRs), six transfer stations, and two mixed construction demolition and inert (CDI) processing facilities with a goal of achieving zero waste. In 2017, EDCO diverted over 619,575 tons from the landfill. All development within the Specific Plan area will comply with City, County, State, and CalGreen requirements regarding recycling and waste disposal, which include design standards for trash enclosures as specified in Chapter 3.

According to CalRecycle, the 2016 per capital disposal rate estimate, using SB 1016's measurement system, is 4.9 pounds per resident per day. Upon initiation of an account, all new homes will be provided with three bins: a 35 gallon or 95 gallon trash (black) bin, a 65 gallon recycling (blue) bin, and a 35 gallon or 95 gallon yard (green) waste bin.

According to CalRecycle, the 2016 per capital disposal rate estimate for commercial uses is 11.4 pounds per employee per day; however, the amount and type of waste varies greatly depending upon the use. For instance, office uses generate more paper waste while restaurants generate more organic waste.

Commercial uses will be provided with dumpsters for trash, recycling and organic waste. In October of 2014, California adopted Assembly Bill 1826, requiring all businesses to recycle their organic waste beginning April 1, 2016. Organic waste includes landscape waste, food, and compostable paper. The phase-in of this mandate helps California to achieve its overall waste diversion (75 percent by 2020) and greenhouse gas emission reduction goals. In accordance with these new standards, commercial uses will be provided with three dumpsters: one for trash, one for recyclables, and one for organic waste. Construction waste will be recycled in accordance with the requirements of CalGreen.

Waste collected from the Specific Plan area will be taken to either recovery facilities (MFRs): the Escondido Resource Recovery (ERR) Center or the Ramona facility. The ERR facility was opened on June 30, 2017, which provides commingled recycling, mixed waste processing, and an anaerobic digester. The Ramona facility includes a newly opened organics facility, transfer station, and recycling buyback center.

7.5 Electricity and Natural Gas

Electrical power and natural gas are provided by San Diego Gas and Electric. No major improvements to the local distribution networks will be needed to support the growth facilitated by this Specific Plan. Work with dry utility providers to ensure utility systems have adequate capacity to serve future residential and commercial uses.

New development within the Specific Plan area will be required to meet the requirements of the California Energy Code (Title 24) and CalGreen. Title 24 and CalGreen include the most stringent requirements for energy conservation in the Country. To meet these requirements, all new development within the Specific Plan area will include rooftop photovoltaic (PV) solar panels, energy efficient lighting and appliances, cool roofs, energy efficient windows, and other design features that significantly conserve energy.

7.6 Broadband and Telecommunications

Broadband and telecommunications services are provided by Cox Communications, Spectrum, AT&T, and Windstream Communications. Users have choices, and the available systems provide appropriate facilities and services to meet the needs of land uses along the Poway Road corridor.

7.7 Schools

The Specific Plan area falls within the boundaries of the Poway Unified School District (PUSD). Poway Unified School District serves the City of Poway as well as surrounding communities. **Table 7.1: Projected Students** illustrates the number of new students anticipated by development within the Specific Plan area based upon estimates provided by the PUSD in a letter dated June 7, 2019¹.

Table 7.1: Projected Students

School Education Level	Total Projected Students
Elementary (K-5)	62
Middle (6-8)	23
High (9-12)	20
Total	105

The assigned elementary school (Grades K-5) for the Specific Plan area is Chaparral Elementary School. Chaparral Elementary School has a capacity of 1,155 students. Enrollment for the 2022-2023 school year was 946 students. The proposed project is projected to add an additional 62 elementary school students, resulting in a total of 1,008 student.

The assigned Middle School (Grades 6-8) for the Specific Plan area is Twin Peaks Middle School. Twin Peaks Middle School has a capacity of 1,496 students. Enrollment for the 2022-2023 school year was 1,132 students. The proposed project is projected to add an additional 23 middle school students resulting in a total of 1,155 student.

The assigned High School (Grades 9-12) for the Specific Plan area is Poway High School. Poway High School has a capacity of 2,950 students. Enrollment for the 2022-2023 school year was 2,151 students. The proposed project is projected to add an additional 20 high school students, resulting in a total of 2,171 students.

Although capacity appears to be available at the assigned schools that would serve students from the proposed project, PUSD has indicated concerns that Chaparral Elementary may become impacted as a result of new developments, including the proposed project¹. In addition, PUSD's School Facility Needs Analysis also identified deficient capacity within the District may exist at the middle school level². Due to possible overcrowding, PUSD cannot ensure that all students would be accommodated. However, schools are funded through the payment of development impact fees pursuant to SB 50/Government Code Section 65995, which would be paid prior to issuance of building permits. Pursuant to Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the District, for the purpose of funding the construction or reconstruction of school facilities. The applicant would be required to pay SB50 fees, in accordance with SB50 alternative school fees prior to building permit issuance. According to SB 50, payment of developer impact fees constitutes adequate mitigation related to impacts to school facilities.

1. Ron Little, PUSD, to David DeVries, City of Poway, June 7, 2019

2. Poway Unified School District, *School Facilities Needs Analysis*, September 13, 2018

7.8 Fire Prevention and Services

The Poway Fire Department currently consist of five chief officers, 48 sworn fire suppression personnel, two fire prevention staff, one senior administrative assistant and one disaster preparedness coordinator. The command staff is made up of the Fire Chief, the Deputy Chief/Fire Marshal, and three shift Battalion Chiefs. The City Manager's Office has the additional responsibility of administering the San Diego County Sheriff's Office law enforcement contract within the City of Poway.

The nearest fire station to the Specific Plan area is located less than half a mile east, on Westling Court, just off Espola Road. Response time to the furthest planned home within the planning is well within the five-minute response standards maintained by the Fire Department.

A small area in the northeast portion of the Specific Plan area is located within the VHFHSZ as illustrated in **Exhibit 7.5: Very High Fire Hazard Severity Zone (VHFHSZ) Map**. Proposed homes within the VHFHSZ include most of the homes within the R-H land use district. Development standards for the R-H District reflect the fire hazard designation in this area and include additional setback and building standards (Please refer to Section 3.12.). In addition, all new development shall be required to comply with the Fire Management Plan prepared for The Farm in Poway.

Although the remainder of the Specific Plan area is not designed as VHFHSZ, fire remains a serious concern for all new residential development throughout the State of California. To address these concerns, fire prevention standards for all new construction within the Specific Plan area are provided in Section 3.12.

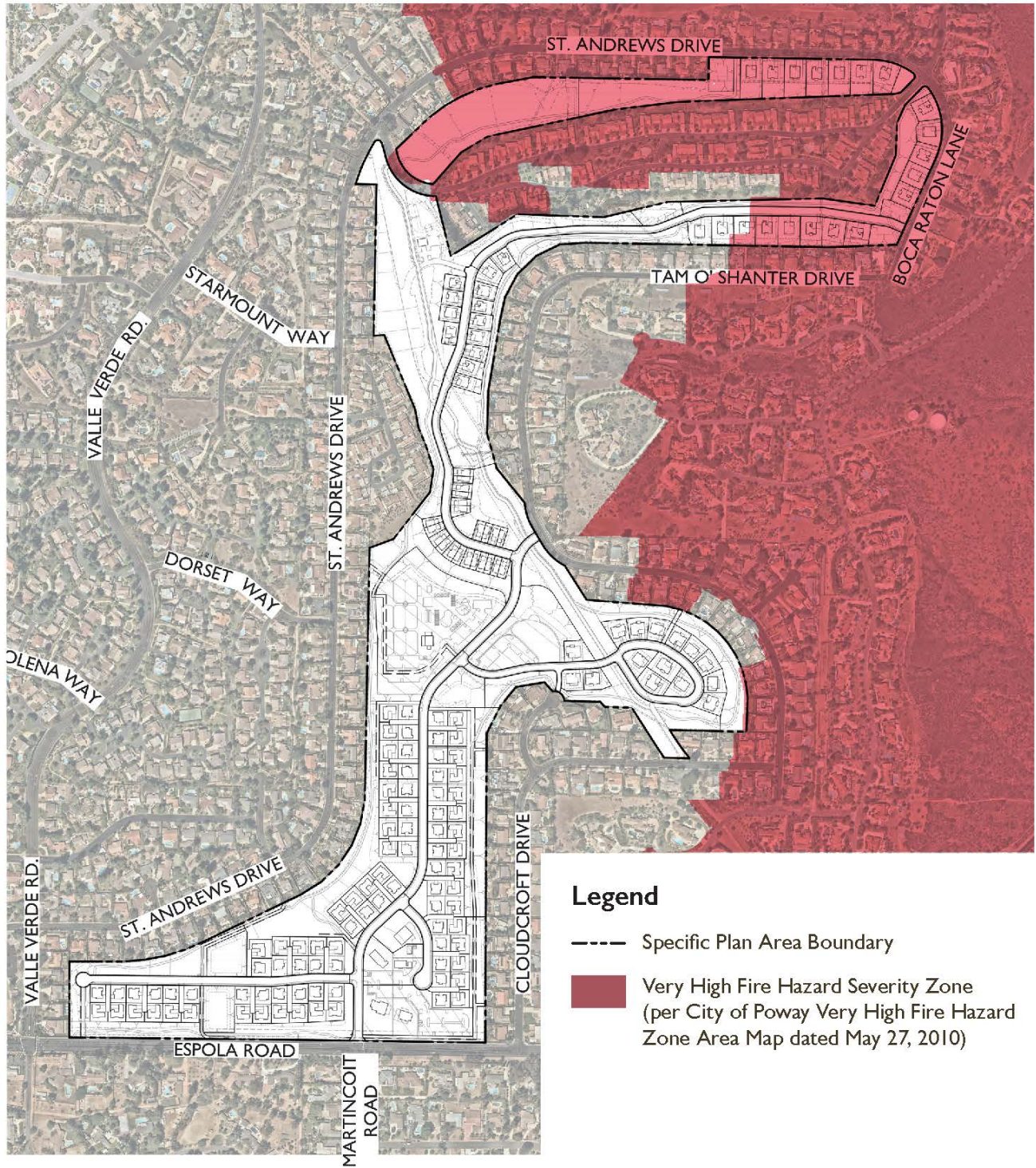


Exhibit 7.5: Very High Fire Hazard Severity Zone (VHFHSZ) Map

7.9 Public Safety and Emergency Services

The City of Poway contracts with the San Diego Sheriff's Department for Law Enforcement Services. The Poway station, located near City Hall in downtown Poway, provides patrol, traffic, and investigative services for the entire City. The Poway station currently consist of 45 sworn personnel, six civilians, 13 reserve deputies and 55 Senior Volunteer patrol personnel. Poway enjoys consistently low crime rates.

Emergency medical services, including ambulance transportation, are provided by the City of Poway as part of the Poway Fire Department operations. The nearest emergency facility, Palomar Medical Center-Poway, is located 3.5 miles away on Pomerado Road.

The City of Poway also administers the Community Emergency Response Team (CERT) Program, which educates the residents of Poway and adjacent cities about disaster preparedness. Once a year, the City of Poway offers a CERT academy.

The program provides training in basic disaster response skills such as fire safety, simple search and rescue, and basic first aid, terrorism, emergency preparedness, and disaster psychology. Graduates of the program or an equivalent CERT course are eligible to apply for membership in Poway's CERT and are required to attend two trainings or community events each calendar year. CERT members must be 18 years or older.

Chapter Eight

*Implementation
& Administration*





Chapter Eight

IMPLEMENTATION & ADMINISTRATION

8.0 Introduction

Implementation of The Farm in Poway Specific Plan relies upon private investment and the systematic phasing of improvements. This chapter identifies the steps that need to be taken following Specific Plan approval and the financing mechanisms needed for the long-term maintenance of the community. This chapter also provides the City with guidance on proper administration of the Specific Plan, which includes the review of all future development and permit applications, enforcement of Specific Plan standards and approved Conditional Use Permits within the Specific Plan area, and proposed amendments to the Specific Plan that may occur in the future. Future applications shall be reviewed for consistency with the policies, design guidelines, and regulations of the Specific Plan.

8.1 Implementation

Implementation of the Specific Plan requires the approval of a Tentative Map, Development Plan, and Final Map by City Council followed by a voter approval pursuant to the Proposition FF. Once approved and upon review and issuance of grading permits the site will be graded in accordance with Section 7.1. Grading is anticipated to begin as early as November 2021 and will be completed in one phase. Grading activities are anticipated to last approximately one year. Trails will be established as part of the grading.

Construction of homes and most major amenity buildings will be phased over approximately 3-5 years. Phases are anticipated to occur as shown in **Exhibit 8.1: Conceptual Building Construction Phasing**; however, phases may occur non-sequentially and/or concurrently depending upon market conditions at the time of construction.

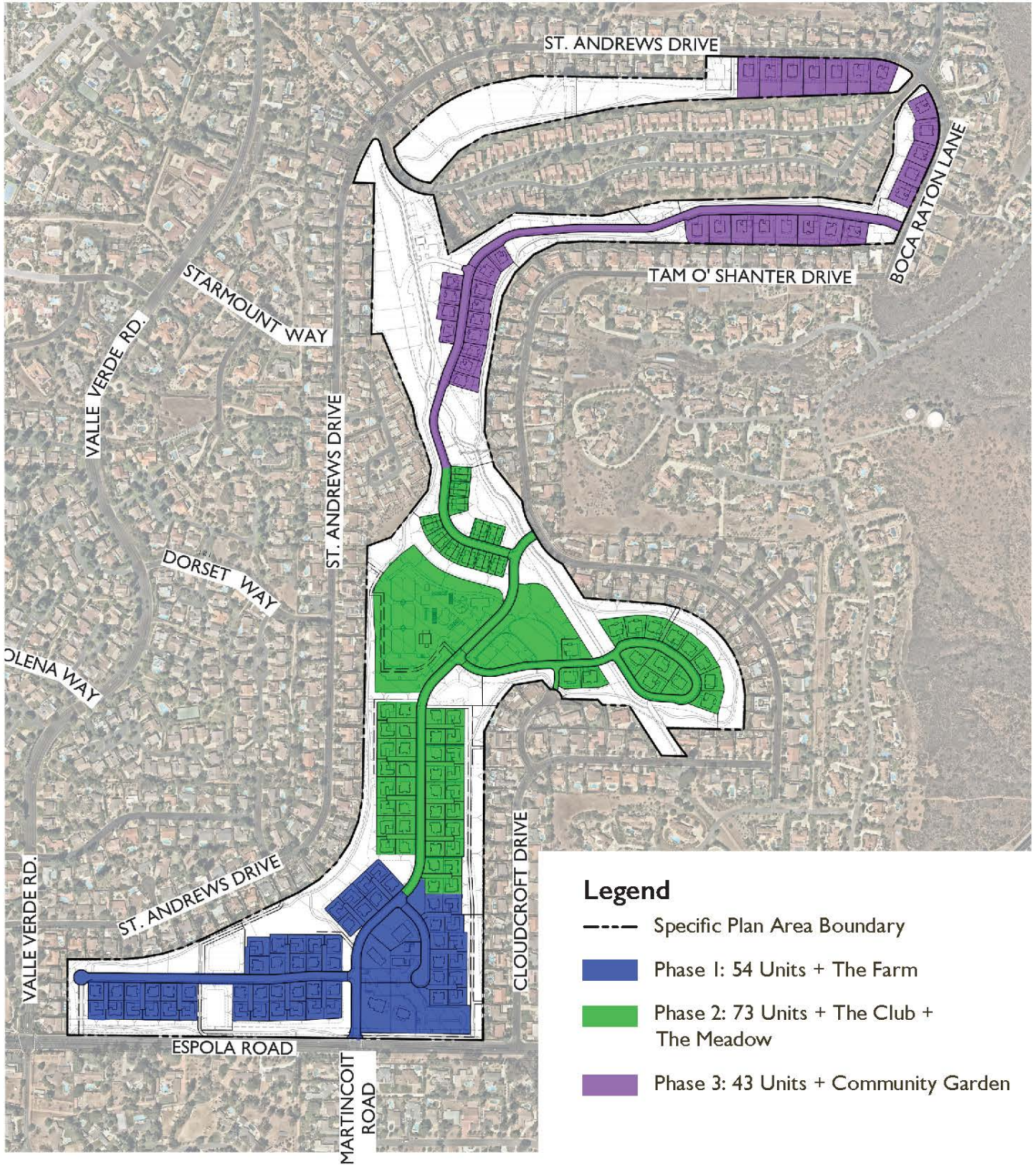
The Farm in Poway has been conditioned to require the execution of permanent deed restrictions restricting future development of the open space to that specified in the Open Space Land Use Regulations of this Specific Plan and prohibiting future increases in the residential density in perpetuity.

8.2 Financing & Maintenance

The physical improvements described in The Farm in Poway Specific Plan will be financed entirely by private investment. The following sections describes the funding mechanisms to provide long-term maintenance of the Specific Plan area and provide public services to support the Specific Plan area.

8.2.1 Development Impact Fees

Development Impact Fees (DIF) are imposed on new developments to finance the proportional demand for infrastructure and services created by the new development. The Mitigation Fee Act requires that local jurisdiction establish a nexus between proposed fees and new development to ensure that each project pays only its proportional share of the cost. Developers of the Specific Plan will pay all Development Fees required by the City of Poway in accordance with the City's approved DIF Schedule. The developer will also be required to pay development impact fees to the Poway Unified School District.



Not to Scale

Exhibit 8.1: Conceptual Building Construction Phasing

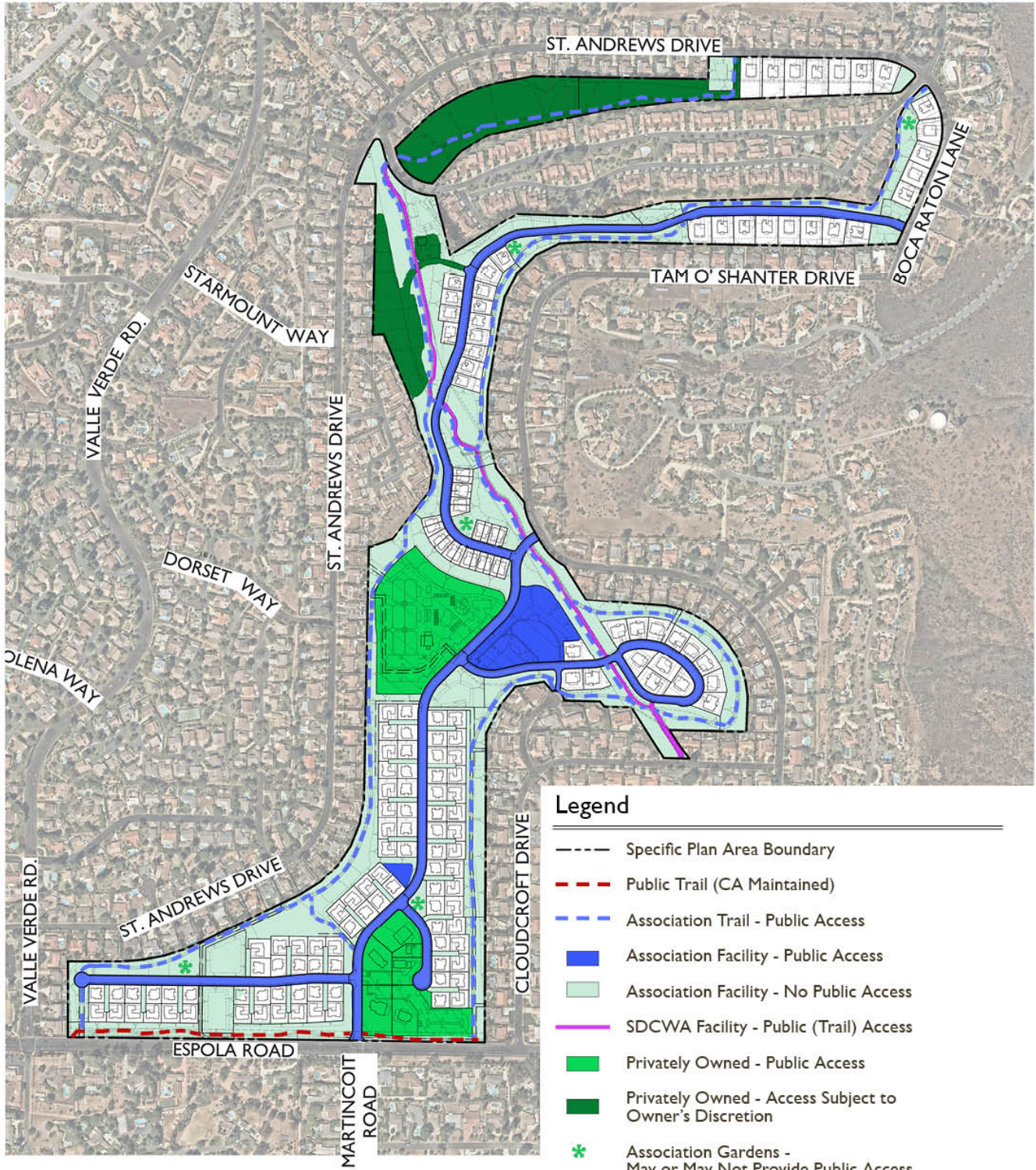
8.2.2 Community Association

All properties designated as OS-C and OS-R shall be deed restricted to ensure that they remain open space in perpetuity and that they cannot be further developed into residential uses in the future. Maintenance and operation of the community will be financed through a Community Association (Association), which may consist of a master association and/or sub-associations including home owner, business owner and/or property owner associations, who will be responsible for all private streets, common utilities, common area landscaping, and other commonly held properties and facilities. The Community Association will also be responsible for enforcement of the community's Covenants, Conditions & Restrictions (CC&Rs) to ensure that privately owned properties comply with the Specific Plan and are properly maintained to protect, preserve, and enhance property values in the community and surrounding neighborhoods. A schedule of fines and penalties shall be included in the CC&Rs to allow enforcement. **Exhibit 8.2: Ownership, Maintenance Responsibilities & Public Access** illustrates the anticipated ownership and maintenance responsibilities of various non-residential parcels. The exhibit also indicates what areas are anticipated to be available for public access and which areas are anticipated to remain private. Trails, streets, the Meadow park, the dog park, and tot lot are required to be open to the public.

Active agricultural operations shall be required to be managed by one or more professional farmers or farming entities. Community gardens shall also be required to be managed by a professional entity familiar with farming and gardening practices. The intent is to ensure that these open space resources remain in compliance with the Specific Plan and remain healthy, safe, and active.

The Community Association and/or a sub-association(s) shall contract with qualified professionals for the long-term care and maintenance of the bioretention basins and fuel modification zones to ensure they continue to function properly and comply with the Water Quality Management Plan (WQMP) and Fire Management Plans associated with this Specific Plan. Maintenance shall occur frequently as required by the City of Poway.

Trails and private streets within the Specific Plan area will be maintained by the Community Association and/or a sub-association(s) and shall remain open for public use. The section of trail and landscape along Espola Road fronting the property, including areas within the public right-of-way, will also remain open to the public but will be privately owned and maintained. Motor courts will be private and shall be maintained by the Community Association or a sub-association.



Not to Scale

Exhibit 8.2: Ownership, Maintenance Responsibilities, and Public Access

The Community Association shall also be responsible for enforcing the management and maintenance of all uses within the OS-R land use district. Privately owned facilities identified in Exhibit 8.2 may be owned and/or operated by private or non-profit entities to provide the recreational, social, and educational amenities envisioned by the Specific Plan. Uses may consist of a combination of facilities for the exclusive use of residents and/or facilities that are open to the public.

8.2.3 Exactions

Cities may exact additional fees or in-lieu payments from developers or property owners to finance anticipated impacts. Exactions that may apply to the Specific Plan may include affordable housing in-lieu and other fees to offset the impacts that the new project has on services.

8.3 Specific Plan Administration

The Specific Plan serves as the implementation tool for the General Plan by establishing the development regulations, permissible uses, performance standards, and other standards for the Specific Plan area. The Specific Plan addresses general provisions, permitted uses, development and design standards, design guidelines, mobility improvements and infrastructure. All development proposals within the Specific Plan area are subject to the procedures established herein and all state and federal requirements. The Specific Plan shall be administered and regulated in accordance with the PMC unless otherwise specified herein.

8.3.1 Interpretation

As specified in Section 17.02.040 (Clarification of ambiguity) of the PMC, unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan is resolved by the review authority or the Development Services Director (Director) in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan and subsequently, the General Plan.

8.3.2 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan or any future amendments or additions.

8.3.3 Environmental Review

The EIR for the Specific Plan area addresses project-specific environmental review for the project described by the Specific Plan. Future amendments may require additional specific environmental review as necessary if they do not substantially conform with the Specific Plan. This could include targeted studies on one or more identified environmental concerns. The City will make these determinations, and environmental review may be incorporated into the development review process.

8.3.4 Proposition FF

Except for Minor Modifications, Future Specific Plan amendments to the Open Space Recreation (OS-R) and the Open Space Conservation (OS-C) zoning districts shall require a Proposition FF city-wide vote of the people. The Development Services Director reserves the right to interpret land uses to substantially conform or to be substantially similar or consistent with one or more of the allowable land uses and/or the purpose and intent of the OS-R and OS-C zoning districts.

8.3.5 Review and Approval Process

All development and uses proposed within The Farm in Poway Specific Plan shall substantially conform with the provisions of this Specific Plan. Chapter 17.52 (Development Review Procedure) of the PMC sets forth development review requirements and process for approval of projects, which shall apply to projects proposed within the Specific Plan area.

8.3.6 Substantial Conformance

Substantial conformance means that any proposed activity, construction and development complies with The Farm in Poway Specific Plan, adopted mitigation measures, and project conditions of approval, where no additional units (except accessory dwelling units), property, or parcels beyond that provided by the Specific Plan or approved map are involved, approved minimum lot sizes are maintained, proposed construction is consistent with the architectural guidelines provided in the Specific Plan, no grading beyond substantial conformance limits is proposed, and no significant environmental impact is created. The Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided that plans submitted to the City for approval exhibit substantial conformance with The Farm in Poway Specific Plan. Plans found not to be in substantial conformance shall not be approved and shall be revised or a Specific Plan amendment shall be required.

8.3.7 Administrative Adjustments

The Administrative Adjustment review process allows limited exceptions to certain development standards. An application for an Administrative Adjustment is processed administratively through an Administrative Use Permit (AUP) as described in Section 8.3.10 without the submission of a formal Variance filed on forms provided by the Director and shall include data and plans as required to make an investigation and evaluation of the application. Fees shall be paid as established by City Council resolution.

A property owner or authorized agent of the property owner shall file an Administrative Adjustment application whenever any one of the following deviations from the provisions of this Specific Plan is proposed:

- (1) Alteration of a condition of approval for an approved Conditional Use Permit or development agreement.
- (2) For non-residential uses, when one or more uses occurs on-site, the required number of parking spaces for each use shall be provided unless otherwise approved by the Director of Development Services based on uses operating at separate times or as determined by a professional Shared Parking Study.
- (3) Reduction of required setbacks by up to 10 percent.
- (4) Other Standards. A reduction in any other numeric development standard, excluding density or height, not exceeding 10 percent.

The Director shall reserve the right to refer any proposed alteration, reduction, or other adjustment to the City Council for consideration.

8.3.8 Administrative Adjustments Review and Findings

The Director, or the City Council upon referral, may approve and/or modify an Administrative Adjustment application in whole or in part, with or without conditions, if the applicant can demonstrate that the circumstances of the particular case can justify making the following findings.

- (1) The requested adjustment will not interfere with the purpose and intent of the regulations for the land use district in which the property is located.
- (2) The approval or conditional approval of the adjustment will not be injurious to adjacent property or the surrounding area.
- (3) The approval or conditional approval of the adjustment will promote the general welfare and will not adversely affect the goals and policies of the City of Poway General Plan.

- (4) The plans for construction and/or development resulting from approval or conditional approval of the adjustment results in a superior design solution that enhances the visual quality, use, and function of the site and surrounding area.
- (5) Special circumstances exist that justify a deviation in the minimum required standard.

Public notice for an Administrative Adjustment may be required at the discretion of the Director. Refer to the PMC for public noticing procedures.

Any decision of the Director may be appealed in accordance with PMC Chapter 2.20. Appeals shall be filed on forms provided by the Development Services Department and shall require a payment of a fee established by City Council resolution.

8.3.9 Specific Plan Minor Modifications and Amendments

Modifications to the text or exhibits of this Specific Plan may be warranted to accommodate unforeseen conditions or events. The City will process revisions in a manner pursuant to the provisions in this section.

A. Minor Modifications

Minor Modifications to the Specific Plan are processed administratively through a Specific Plan Amendment application with approval by the Director of Development Services and do not require a public hearing or review by the City Council. The Director shall reserve the right to refer any Decision to the City Council. The Director shall have the authority to make modifications to the Specific Plan as follows:

- (1) Additions, deletions, or modifications to **Table 3.2: Permissible Open Space Uses** and **Table 3.5: Permissible Residential Uses** which include uses similar to a use already listed and are consistent with the purpose and intent of the particular district and the Environmental Impact Report for the Specific Plan, provided that density, intensity, and traffic, are not increased.
- (2) Minor modifications to design guidelines for architectural features and materials, landscape treatments, lighting, and signage which are consistent and compatible with the surrounding area and neighborhoods.
- (3) Revisions to exhibits in the Specific Plan that do not (a) substantially change the Specific Plan's Purpose, Authority, Vision or Objectives; (b) reduce setbacks to specific plan boundaries.

- (4) Modifications to the Specific Plan that are of a similar magnitude to those listed above, which are deemed minor by the Director and conform to the Purpose, Authority, Vision and Objectives of this Specific Plan.

Public notice for a Minor Modification may also be required at the discretion of the Director. Refer to the PMC for public noticing procedures.

Any decision of the Director may be appealed in accordance with PMC Chapter 2.20. Appeals shall be filed on forms provided by the Development Services Department and shall require a payment of a fee established by City Council resolution.

B. Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification shall be subject to a formal Specific Plan Amendment process pursuant to Chapter 17.47 (Specific Plan Regulations) of the PMC. All Specific Plan Amendments shall be found consistent with the Poway General Plan in compliance with Government Code Section 65454. Except for Minor Modifications, Specific Plan amendments to the OS-R and the OS-C zoning districts shall require a Proposition FF city-wide vote of the people. The Development Services Director reserves the right to interpret land uses to substantially conform or to be substantially similar or consistent with one or more of the allowable land uses provided in and/or the purpose and intent of the OS-R and OS-C zoning districts. The Specific Plan may be amended as often as deemed necessary by the City Council in compliance with Government Code Section 65453.

8.3.10 Administrative Use Permit

The Administrative Use Permit process is established to provide for administrative review of certain applications that may require special considerations and imposition of specific conditions because of their unusual characteristics. This review process allows consideration with respect to the objectives of this Specific Plan and potential effects on surrounding properties. To achieve these purposes, the Development Services Director or his/her designee is empowered to grant and to deny applications for Administrative Use Permits for such uses in such land use districts as are prescribed in **Table 3.1: Land Use Summary** of this Specific Plan, and to impose reasonable conditions upon the granting of Administrative Use Permits. Administrative Use Permits are subject to the following:

A. Application and Fees

An application for an Administrative Use Permit shall be filed on forms provided by the Director and shall include the data and plans set forth in PMC Section 17.48.020. Fees shall be paid as established by City Council resolution.

B. Investigation and Report

The Director shall make an investigation of the application and shall prepare a Notice of Decision identifying the proposed action to be taken, as well as any conditions to be applied to the application.

C. Action

Prior to acting to approve, approve with conditions, or deny an application for an Administrative Use Permit, the Director shall provide notice to property owners within 500 feet of the exterior boundaries of the subject property. The notice shall state that the Director will decide whether to approve, conditionally approve, or deny the Administrative Use Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.

Any written request for a public hearing shall be based on issues of significance directly related to the application. If the Director determines that the evidence has merit and can be properly addressed by a condition(s) added to the Administrative Use Permit approval, the Director may consider the permit in compliance the Findings requirements below and not conduct a public hearing.

If a public hearing is requested and the provisions of the paragraph above do not apply, a hearing before the Director shall be scheduled, noticed, and conducted.

D. Required Findings

The Director or City Council shall make all of the following findings before granting or modifying an Administrative Use Permit:

- (1) The proposed location size, design and operating characteristics of the proposed use are in conformance with this Specific Plan, the purpose of the land use district in which the site is located, and the City's General Plan.
- (2) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures or natural resources.

- (3) Adequate public facilities, services, and utilities are available to serve the property.
- (4) No harmful effect upon desirable neighborhood characteristics will result from the proposed use.
- (5) The generation of traffic associated with the proposed use will not adversely impact the capacity and physical character of surrounding streets and/or the Transportation Element of the General Plan.
- (6) The site is suitable for the type and intensity of use or development which is proposed.
- (7) There will not be significant harmful effects upon environmental quality and natural resources.
- (8) There are no other relevant negative impacts of the proposed use that cannot be mitigated.
- (9) The proposed use will comply with each of the applicable provisions of this Specific Plan.

E. Notice of Decision

Within five days of rendering a decision on an Administrative Use Permit, the Director shall notify the applicant in writing of the decision. Any decision of the Director may be appealed in accordance with PMC Chapter 2.20. The Suspension and revocation, New applications, Use permit to run with the land and Annual review sections and provisions for conditional use permits in Chapter 17.48 of the PMC shall apply to Administrative Use Permits.

8.3.11 Appeals

All appeals pertaining to a determination or interpretation of The Farm in Poway Specific Plan shall be made pursuant to the provisions of Chapter 2.20 of the PMC.

The background is a dark, weathered wooden wall with vertical planks. A horizontal metal bar is visible across the middle, with a black shadow strip below it. The word "Glossary" is written in white cursive script in the lower right quadrant.

Glossary





Glossary

Unless otherwise specified herein, all terms used within The Farm in Poway Specific Plan shall be defined pursuant to the Poway Municipal Code. Definitions for terms used in this Specific Plan include the following:

Accessory Dwelling Unit (ADU): As defined in PMC.

Agriculture: The practice of farming, including cultivation of the soil for the growing of crops. For purposes of this Specific Plan, Agriculture shall not include animal keeping.

Alternative Vehicles: Golf carts, neighborhood electric vehicles (NEVs), and similar low speed vehicles (LSVs) that provide an alternative to traditional single occupancy vehicle use in compliance with private roadway State regulations.

Aquaponic Ponds: A pond designed to combine aquaculture (raising fish) and hydroponics (the soil-less growing of plants) that grows fish and plants together in one integrated system. The fish waste provides an organic food source for the plants, and the plants naturally filter the water for the fish.

Best Management Practices: Methods or techniques found to be the most effective and practical means in achieving an objective such as water quality preservation, pollution prevention, noise abatement, and similar.

Best Practices: See “Best Management Practices”

Biodynamic Farming: A form of alternative agriculture very similar to organic farming, but it includes various esoteric concepts drawn from the ideas of Rudolf Steiner (1861–1925).

Bioretention: The process in which contaminants and sedimentation are removed from stormwater runoff. Stormwater is collected into the treatment area which consists of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants. Bioretention shall be in compliance with the approved Storm Water Management Plan (SWMP).

Butterfly Research and Education Center: A center dedicated to the conservation of native butterfly species, other important pollinators, and their habitat through education and research.

CalGreen: Part 11 of the California Building Standards Code and is the first statewide “green” building code in the US.

Climate Change: A broad range of global phenomena believed to be created predominantly by burning fossil fuels, which add heat-trapping gases to Earth’s atmosphere.

Community Association: A private association often formed by a real estate developer or group of neighbors for the purpose of financing, managing and maintaining commonly owned properties and facilities that benefit a large planned community that consists of multiple neighborhoods and/or uses. Community Associations often consist of a master association and one or more subassociations (such as one or more Homeowners Associations, Common Interest Associations, or similar). Subassociations are formed to finance, manage, and maintain commonly owned properties and facilities that only benefit a portion or neighborhood within the larger planned community. Fees are typically assessed by both the master association and applicable subassociations to finance maintenance. Master association and subassociation are also responsible for enforcing the rules of the larger community, commonly known as Covenants, Conditions, and Restrictions (CC&Rs) through fines and penalties to ensure that private property owners maintain the visual appearance of their property and adhere to restrictions in order to maintain the property values of the entire community and avoid blight.

Community Supported Agriculture: A system that connects the producer and consumers within the food system more closely by allowing the consumer to subscribe to the harvest of a certain farm or group of farms.

Conservation Community: A community designed to conserve open space and other natural resources including the implementation of low impact development and green building practices.

Crop Rotation: The system of varying successive crops in a definite order on the same ground, especially to avoid depleting the soil and to control weeds, diseases, and pests.

Cupola: A relatively small, structure on top of a building's roof often used to admit light and air.

Deed Restriction: A provision in a deed that limits what can be built on a property or how that property can be used. Deed restrictions run with the land, meaning they apply to all future owners of the property, not just the person or entity who owns it when the restriction is adopted.

Design Guideline: Recommendations that provide clear instructions to designers and developers on how to achieve the intended character of a community. Unlike development standards, design guidelines are considered and applied within the context of the overall design and are provided as helpful advice on how to achieve high-quality design.

Development Standards: A set of standards that determine how a property can be developed including but not limited the height of buildings, structural setback to streets and property lines, limitations of building coverage, minimum landscape area required and more.

Dormer: A window that projects vertically from a sloping roof

Educational Amenities: Classrooms, gardens, parks or similar facilities that are designed to provide information and knowledge to people.

Entitlements: The legal rights conveyed by approvals from governmental entities to develop a property for a certain use, intensity, building type or building placement.

Evapotranspiration: The process by which water is transferred from the land to the atmosphere by evaporation from the soil and other surfaces and by transpiration from plants.

Event Barn: A barn designed to accommodate a variety of events including but not limited to weddings, parties, charity dinners and similar.

Farm Stand: A building or structure used for the sale (or distribution through a CSA) of local agricultural products grown or produced by the producer, and also sells or offers for sale nonpotentially hazardous prepackaged food products from an approved source or bottled water or soft drinks.

Farmers Market: A certified food market at which local farmers sell food, plants, fruit, vegetables, meat, cheese, and bakery and artisan products directly to consumers.

Fiscal Impacts: The estimation of the net financial impact of a particular project on the government.

Fiscal Sustainability: The ability of an entity to sustain its current spending, tax and other policies in the long run without threatening its solvency or defaulting on some of its liabilities or promised expenditures.

Fugitive Dust: An environmental air quality term that refers to very small particles suspended in the air, the source of which is primarily the Earth's soil that is disturbed by construction and agricultural activities.

Gambrel Roof: A usually symmetrical two-sided roof with two slopes on each side. The upper slope is positioned at a shallow angle, while the lower slope is steep.

Great Recession: A period of general economic decline observed in world markets during the late 2000s and 2010s.

Green Construction: Both a structure and the application of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from planning to design, construction, operation, maintenance, renovation and demolition in compliance with the PMC.

Greenhouse Gas: A gas that contributes to the greenhouse effect by absorbing infrared radiation, e.g., carbon dioxide and chlorofluorocarbons.

Greenhouse: A partially glass building in which plants are grown that need protection from cold weather.

Gross Density: The number of dwelling units permitted based on the Gross area of the Specific Plan area.

Floor Area: The sum of the floor areas of the spaces within the building, including mezzanine and intermediate floors with headroom height of 7.5 ft or greater. Excludes non-enclosed (or non-enclosable) roofed-over areas, such as exterior covered walkways, porches, terraces or steps, roof overhangs, and similar features. Excludes air shafts, pipe trenches, chimneys and floor area dedicated to the parking and circulation of motor vehicles.

Heat Island Effect: A phenomenon that occurs when large areas of dark pavement and rooftops absorb heat from the atmosphere, resulting in an increased ambient air temperature.

High-performance Windows: Windows that are designed to promote energy efficiency as defined by CalGreen.

Homeowners Association (HOA): A private association, often formed by a real estate developer or group of neighbors, for the purpose of financing, managing and maintaining commonly owned properties and amenities. HOAs are also responsible for enforcing the rules of a community (commonly known as Covenants, Conditions, and Restrictions) to ensure that private homeowners properly maintain the visual appearance of their home in order to maintain the property values of the entire community and avoid blight.

Hoop House: A small tunnel, less than six feet in height, typically made from plastic pipes that have been bent into an arc and covered in plastic to trap heat and keep plants and soil warm during inclement weather.

Horticulture: The practice of garden cultivation and management.

Integrated Pest Management: An environmentally sensitive approach to pest control that focuses on the long-term prevention of pests or their damage through a combination of biological controls, habitat and crop management, and best management practices to eliminate or reduce the need for chemical treatments and minimize risks to human health and the environment.

Land Use District: An area of land as defined on a map that is subject to regulations on permissible uses, development instincts, developments standards, and performance standards.

Landscape Area: The area of a lot consisting of living plants or a combination of living plants and natural decorative mulch and rock and excluding paving and hardscape.

Living Street: A living street is a street where pedestrians and cyclists have legal priority over motorists as implemented in the Netherlands and in Flanders.

Lot Coverage: The percentage of the lot area that is covered by the footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage.

Low Impact Development: Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.

Master Association: A master association is a type of community association, which is a private association often formed by a real estate developer or group of neighbors for the purpose of financing, managing and maintaining commonly owned properties and facilities that benefit a large planned community that consists of multiple neighborhoods and/or uses. Community associations often consist of a master association and one or more subassociations (such as one or more Homeowners Associations, Common Interest Associations, or similar). The master association finances, manages, and maintains commonly owned properties and facilities that benefit the entire planned community while subassociations are formed to finance, manage, and maintain commonly owned properties and facilities that only benefit a portion or neighborhood within the larger planned community. Fees are typically assessed by both the master association and applicable subassociations to finance maintenance. Master association and subassociation are also responsible for enforcing the rules of the larger community, commonly known as Covenants, Conditions, and Restrictions (CC&Rs) through fines and penalties to ensure that private property owners maintain the visual appearance of their property and adhere to restrictions in order to maintain the property values of the entire community and avoid blight.

Motor Court: A shared driveway area that provides access to two or more residential garages and also serves as a shared community space.

Mulching: A process that involves establishing a protective covering (as of sawdust, compost, or paper) spread or left on the ground to reduce evaporation, maintain even soil temperature, prevent erosion, control weeds, and enrich the soil.

Multi-use Trail: A trail that can accommodate multiple users such as equestrians, walkers, runners and bicyclists.

Natural Movement: Forms or exercise that do not require a gym, specialized trained, formal exercise regimens, or special equipment and focus on the body's natural physical movements such as walking, biking, hiking, swimming and more.

Net Density: The number of dwelling units permitted based on the Net area of the Specific Plan area, which excludes ADUs, all private streets, public right-of-way dedications and designated open space areas.

Net Zero: The actual annual consumed energy is less than or equal to the on- site renewable generated energy.

New Ruralism: The rural counterpart to New Urbanism that providing environmentally friendly design focused on preserving open space and agriculture as community amenities.

New Urbanism: An urban design movement that promotes environmentally friendly habits by creating walkable neighborhoods containing a wide range of housing and job types.

Office of Planning and Research (OPR): Part of the Office of the Governor, OPR serves the Governor and his Cabinet as staff for long-range planning and research, and constitutes the comprehensive state planning agency.

Organic Farming: A method of crop and livestock production that involves much more than choosing not to use pesticides, fertilizers, genetically modified organisms, antibiotics and growth hormones. “Certified organic” is a term given to products produced according to organic standards as certified by one of the certifying bodies.

Ornamental Plants: Plants that are grown for decorative purposes in gardens and landscape design projects, as houseplants, cut flowers and specimen display.

Paradigm: A theory, model, philosophy, or methodology of a particular subject.

Performance Standards: A threshold, requirement, or expectation that must be met to be maintained in order to ensure a particular level of performance. Performance standards are often required to ensure compatibility between adjacent properties and uses.

Perpetuity: A restriction on a property that ensures it remains in a specified state or use forever.

Place Making: The design of public spaces and communities to create a sense of place.

PMC: The City of Poway Municipal Code.

Porte Cochere: A passageway through or adjacent to a building designed to let vehicles or pedestrians pass from the street to an interior courtyard.

Recreational Amenities: Swimming pools, sport courts, play fields, tot lots, parks, trails, exercise facilities and similar amenities designed to provide for the recreational needs of a community.

Sense of Place: The characteristics of a geographic location that make it discernible from other geographical locations, provide emotional and visual cues to people, and determine how a person or people perceive that place.

Sharrows: A roadway marking that consists of two inverted V-shapes above a bicycle, denoting a travel lane that is shared by both bicycles and vehicles.

Side Lites: A vertical window or grouping of windows located on one or both sides of a door.

Single-Family Home: As defined in PMC but may include ADUs.

Sky Glow: A glow in the night sky deriving from an artificial source.

Smart Growth: An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets and mixed-use development with a range of housing choices.

Social Amenities: Amenities designed to encourage social interaction including but not limited to specialty gardens (such as community gardens), event venues (such as performance spaces, assembly halls), outdoor land uses and eating and drinking establishments such as restaurants, brew pubs and cafes), and similar uses.

Soil Amendments: Specific materials which are worked into the soil to enhance the soil's physical properties. These differ from fertilizers, which add nutrients to the soil.

Specialty Garden: A garden designed for a specific purpose such as meditation, therapy, education, community gardening, growing of herbs or flowers for cutting, attractive birds or butterflies, or similar.

Supportive Retail: Retail uses that focus on products and services that support or complement the vision and objectives of the Specific Plan.

Sustainability: Balancing the needs of the environment, economy, or social systems thereby supporting long-term ecological balance, fiscal solvency and social equity. The UN World Commission on Environment and Development states that “sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Subassociation: Subassociations are formed to finance, manage and maintain commonly owned properties and facilities that only benefit a portion or neighborhood within the larger planned community. Subassociations operate under a master association. Fees are typically assessed by both the master association and applicable subassociations to finance maintenance. Master associations and subassociation are also responsible for enforcing the rules of the larger community, commonly known as Covenants, Conditions, and Restrictions (CC&Rs) through fines and penalties to ensure that private property owners maintain the visual appearance of their property in order to maintain the property values of the entire community and avoid blight.

Tentative Map: A map that facilitates the division of land, and provides clear transfer of ownership of any lots that are created. The Tentative Map is the parcel configuration proposed prior to a final or parcel map, the official recorded document.

The Solar Reflectance Index (SRI): A measure of the solar reflectance and emissivity of materials that can be used as an indicator of how hot they are likely to become when solar radiation is incident on their surface. The lower the SRI, the hotter a material is likely to become in the sunshine.

Thermal Comfort: The condition of mind that expresses satisfaction with the thermal environment and is assessed by subjective evaluation.

Tipping Point: The point at which a series of small changes or incidents becomes significant enough to cause a larger, more important change, in this case changes to climate and ecosystems.

Title 24: Part six of the California Building Standards Code, which contains energy conservation standards applicable to most residential and nonresidential buildings throughout California, with the goal of reducing California's energy consumption.

Traditional Neighborhood Development: Development that bases a community's design on traditional towns and neighborhoods built prior to World War II. Design principles include short block, narrow streets, and community amenities within walking distance of all homes.

Transom Lites: A horizontal window or grouping of windows located above a door.

UL listed: Products that have been tested by Underwriters Laboratories (UL), an organization that tests representative samples of certain product to determine if they meet specific, defined requirements, which are often based on UL's published and nationally recognized Standards for Safety.

Very High Fire Hazard Severity Zone (VHFHSZ): An area identified by the State of California and the City of Poway Fire Department as having a high severity of fire risk based on vegetation density, slope severity and other relevant factors.

Vivarium: An enclosed area for keeping and raising butterflies or plants for observation, education, and research.

The image features a background of vertical wooden planks with a natural, weathered texture and various knots. A horizontal metal bar, possibly a hinge or latch, is positioned across the middle of the frame. The word "Appendix" is written in a white, elegant cursive font, centered in the lower half of the image.

Appendix



ORDINANCE NO. 842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POWAY, CALIFORNIA, APPROVING THE FARM IN POWAY SPECIFIC PLAN (SPP) 18-001; ASSESSOR'S PARCEL NUMBERS 273-110-07-00, 273-110-08-00 AND 273-110-18-00

WHEREAS, The Farm in Poway Specific Plan contains definitions, a land use plan, development standards and design guidelines that sets the policy framework to guide development;

WHEREAS, The Farm in Poway Specific Plan requires that the City also amend the City's General Plan and Zoning Ordinance, including the General Plan Land Use Map and Zoning Map;

WHEREAS, The Farm in Poway Specific Plan will contain the zoning and land use designations, development standards and design guidelines for future development within the Specific Plan area;

WHEREAS, Chapter 17.47 (Specific Plan Regulations) of Title 17 (Zoning Development Code) of the Poway Municipal Code (PMC) provides for the preparation and adoption of specific plans in accordance with section 65450, et seq., of the California Government Code (Article 8, Specific Plans);

WHEREAS, two neighborhood meetings, one public Environmental Impact Report (EIR) scoping meeting, and two meetings with community groups were held to solicit input on how The Farm in Poway Specific Plan should guide development within the decommissioned StoneRidge Country Club area;

WHEREAS, the Vision Framework of the Specific Plan includes policies, strategies and actions that will encourage and support a mix, density, and orientation of land uses to create a sustainable community with diverse places for people to live, work, and recreate including agricultural opportunities;

WHEREAS, on June 16, 2020, the City Council of the City of Poway also considered approval of associated entitlements General Plan Amendment (GPA) 19-001, Zone Change (ZC) 19-001, Zoning Ordinance Amendment (ZOA) 20-001, Tentative Tract Map (TTM) 19-002, Development Review (DR) 19-001, and Conditional Use Permit Application (CUP) 19-005 as well as the certification of a Final Environmental Impact Report (FEIR) (EA 19-001), a request to adopt a specific plan, subdivide 117 acres of land, and construct 160 homes with recreational, agricultural, and commercial amenities and amending the land use designations as indicated in the Specific Plan at the decommissioned StoneRidge Country Club;

WHEREAS, the City Council finds that the zoning classification of the property should also be changed to maintain consistency with the General Plan as required by Section 65860 of the California Government Code and the California Environmental Quality Act;

WHEREAS, on June 16, 2020, the City Council held a duly advertised public hearing to receive testimony from the public, both for and against, relative to this matter; and

WHEREAS, the City Council has read and considered the agenda report for the proposed project, including the attachments, and has considered all other evidence presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Poway as follows:

SECTION 1: The above recitals are true and correct.

SECTION 2: A Final Environmental Impact Report (FEIR) (EA 19-001) was prepared for The Farm in Poway Specific Plan (SPP) 18-001 and associated entitlements Zone Change (ZC) 19-001, Zoning Ordinance Amendment (ZOA) 20-001, General Plan Amendment (GPA) 19-001, Tentative Tract Map (TTM) 19-002, Development Review (DR) 19-001, and Conditional Use Permit Application (CUP) 19-005. The City Council certified the FEIR at a duly noticed public hearing on June 16, 2020. This is a required entitlement to allow development of The Farm in Poway project, as specifically analyzed in the FEIR. Approval of SPP 18-001 is part of the City Council's June 16, 2020 approval of the entire The Farm in Poway project.

SECTION 3: The City Council finds that the specific plan is consistent with the purposes of Chapter 17.47 of the Poway Municipal Code, the General Plan, and development policies of the City.

SECTION 4: The City Council hereby approves this Ordinance, approving and adopting The Farm in Poway Specific Plan (SPP) 18-001 included as "Exhibit A" to this Ordinance available on file in the Office of the City Clerk with the amendments to the original version of the Specific Plan released in February 2020, changing the governing policies and regulations to be in accordance with The Farm in Poway Specific Plan for the decommissioned StoneRidge Country Club area, subject to its adoption by City of Poway voters at the November 2020 General Election. Removals are indicated with ~~strikethroughs~~ and additions are indicated with underline.

SECTION 5: Section 1.1, paragraph 1, of The Farm in Poway Specific Plan shall be amended as follows:

1.1 Specific Plan Purpose and Authority

The Farm in Poway Specific Plan provides a permanent solution to revitalizing a defunct and blighted property located in the heart of an existing residential community. Limited development of compatible residential homes and associated recreational uses provide the income necessary to finance the proposed improvements and replace the recreational opportunities the golf course once provided. A newly established Community Association will ensure that the proposed open space areas, which are important to existing residents, will be permanently maintained and managed with minimal fiscal impacts to the City of Poway. These permanent well-maintained, open space areas Furthermore, The Farm in Poway has been conditioned to require the execution of permanent deed restrictions restricting future development of the open space to that specified in this Specific Plan and prohibiting future increases in residential density ~~will be deed restricted to prevent any additional homes from being developed~~ in perpetuity. Pursuant to State law, all new single-family lots must be permitted to allow an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU). The Specific Plan includes guidelines and standards to encourage ADUs to be thoughtfully designed to preserve the privacy of existing residents and the character of the Specific Plan area and surrounding

neighborhoods. Furthermore, the Specific Plan establishes development standards, design guidelines, and performance standards to make certain all new development and activities within open space areas are compatible with existing single-family uses that surround the site.

SECTION 6: Section 3.2 of The Farm in Poway Specific Plan shall be amended as follows:

3.2 Open Space Land Use Regulations

Two Open Space land use districts support the development of the rural master planned community envisioned by the Specific Plan and include the following purpose and intent:

Open Space – Conservation (OS-C) is designed to permanently preserve the open space amenities that provide the rural setting for the existing neighborhood and a new residential master planned community. These open space areas serve as a physical and visual buffer between existing residential uses and new residential development, maintaining neighbor's privacy and providing the visual backdrop for the new community. ~~Parcels designated as OS-C shall be deed restricted to ensure that they are preserved as open space in perpetuity.~~ Parcels designated as OS-C may be planted with landscaping, agriculture or naturalized open space areas.

The Open Space – Recreation (OS-R) is intended to replace the recreational amenities once provided by the golf course to support new and existing residential uses within and around the Specific Plan area. Recreational amenities include social, recreational, and educational uses that support healthy and active lifestyles, promote lifelong learning and community education, and encourage ecological stewardship.

Parcels designated as OS-C and OS-R shall be deed-restricted to ensure that future development is restricted to that specified in the Open Space Land Use Regulations in perpetuity.

SECTION 7: Table 3.2 of The Farm in Poway Specific Plan (Permissible Open Space Uses) shall be amended changing Beekeeping with one to three or four or more beehives to a prohibited activity in both the OS-C and OS-R Land Use Designations.

SECTION 8: Section 3.3 of The Farm in Poway Specific Plan shall be amended as follows:

3.3 Residential Land Use Regulations

Five Residential land use districts allow for the development of a range of residential homes of varying configurations and sizes and include the following purpose and intent:

- **Residential Twin (R-T)** consists of two single-family attached homes adjoined along a common property line.

- **Residential Cottage (R-C)** includes a group of two to four single-family homes grouped together around a shared motor court. Similar to traditional farmsteads, these consist of an enclave of buildings that are designed to relate to one another. Residential Farmsteads offer a unique opportunity to create a neighborhood within a neighborhood.

- **Residential Garden (R-G)** includes traditional single-family homes that take direct access from a private street.
- **Residential Homesteads (R-H)** are single-family homes located within the VHFHSZ. As such, they maintain significantly larger building separation that resembles those found on rural Homesteads.
- **Residential Meadows (R-M)** are large single-family homes situated on traditional lots with conventional setbacks.

All residential properties shall be deed restricted to prevent any future increase in residential density in perpetuity.

SECTION 9: Table 3.9 of The Farm in Poway Specific Plan (Lot Development Standards in R-H) shall be amended adding a footnote to Building Height noting “Second story balconies facing the side or rear property lines for Lots 125 to 129 as indicated on the Civil Drawings approved June 16, 2020, are prohibited.”

SECTION 10: Section 8.1 of The Farm in Poway Specific Plan shall be amended as follows:

8.1 Implementation

Implementation of the Specific Plan requires the approval of a Tentative Map, Development Plan, and Final Map by City Council followed by a voter approval pursuant to the Proposition FF. Once approved and upon review and issuance of grading permits the site will be graded in accordance with Section 7.1. Grading is anticipated to begin as early as November 2021 and will be completed in one phase. Grading activities are anticipated to last approximately one year. Trails will be established as part of the grading.

Construction of homes and most major amenity buildings will be phased over approximately 3-5 years. Phases are anticipated to occur as shown in **Exhibit 8.1: Conceptual Building Construction Phasing**; however, phases may occur non-sequentially and/or concurrently depending upon market conditions at the time of construction.

The Farm in Poway has been conditioned to require the execution of permanent deed restrictions restricting future development of the open space restricted to that specified in the Open Space Land Use Regulations of this Specific Plan and prohibiting future increases in residential density in perpetuity.

SECTION 11: The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including reasonable attorney's fees, collectively the “Claims” against the City or its agents, officers, or employees, relating to the issuance of any aspect of the project approval set for in this resolution, including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval (including but not limited to SPP 18-001, ZC 19-001, ZOA 20-001, GPA 19-001, TTM 19-002, DR 19-001, and CUP 19-005) and any environmental document or decision made pursuant to CEQA (EA 19-001), and any portion of the ballot materials, ballot question, impartial analysis, arguments and rebuttals in favor of the project, and any other challenge related in any way to the November 3, 2020 ballot measure

concerning The Farm in Poway project approved by this Ordinance. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant. Notwithstanding the foregoing, no indemnity shall be required for claims resulting from the exclusive gross negligence or willful misconduct of the City.

SECTION 12: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact of any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 13: In accordance with PMC Section 17.47.100, following the approval of a specific plan, a deed restriction indicating that the specific plan approval runs with the subject property shall be recorded.

SECTION 14: This Ordinance shall be codified.

EFFECTIVE DATE: This Ordinance shall take effect and be in force thirty (30) days after its adoption.

CERTIFICATION/PUBLICATION: The City Clerk shall certify the adoption of the Ordinance and cause it or a summary of it, to be published with the names of the City Council members voting for and against the same in the Poway News Chieftain, a newspaper of general circulation in the City of Poway within fifteen (15) days after its adoption and shall post a certified copy of this Ordinance in the Office of the City Clerk in accordance with Government Code Section 36933.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City Poway, California, held the 16th day of June 2020, and thereafter

PASSED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Poway, California on the 7th day of July, 2020 by the following vote, to wit:

AYES: MULLIN, LEONARD, GROSCH, FRANK, VAUS

NOES: NONE


ABSENT: NONE

DISQUALIFIED: NONE



Steve Vaus, Mayor

ATTEST:



Faviola Medina, CMC, City Clerk