

AVOCADO BARONS SPECIFIC PLAN

(SP 00-002)

December 21, 2001

AVOCADO BARONS SPECIFIC PLAN

(SP 00-002)

Prepared for:

Avocado Barons
14011 Ridge Ranch Road
Valley Center, CA 92082

Prepared by:

James Chagala & Associates
10324 Meadow Glen Way East
Escondido, CA 92026

Date prepared:

December 21, 2001

AVOCADO BARONS SPECIFIC PLAN

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits and appendices is the Avocado Barons Specific Plan (SP 00-02) and that it was adopted by the San Diego County Board of Supervisors on the Fifth day of March, 2003

Chairman

Attest: _____

I hereby certify that this plan consisting of this text, exhibits and appendices is the Avocado Barons Specific Plan (SP 00-02), and that it was considered by the San Diego County Planning Commission on the Twenty-fifth day of January, 2002

Michael Edwards, Chairman

Attest: _____
Gary L. Pryor, Secretary

TABLE OF CONTENTS

<u>Subject Area</u>	<u>Page</u>
I. Introduction	1
A. Overview of project	1
B. Purpose of the Specific Plan	1
C. Background	2
II. Project Description	4
A. Project Site	4
1. Present Setting	4
2. Circulation	4
B. Characteristics of the Surrounding Area	5
1. Land Use	5
2. Regional and Local Setting	5
3. Planning and Zoning	6
C. Proposed Project	6
D. Public Facilities	7
1. Fire Protection	7
2. Medical Service	7
3. Public Transportation	7
4. Solid Waste Disposal	8
5. Water	8
6. Law Enforcement	8

7.	Sewage Disposal	9
8.	Schools	9
III.	Description of the Specific Plan	10
A.	Overall Concept	10
B.	Goals and Objectives	10
C.	Project Area Land Uses	10
D.	Project Phasing	10
IV.	General Plan Conformance	11
A.	General Plan	11
1.	Open Space Element	11
2.	Land Use Element	12
3.	Circulation Element	14
4.	Recreation Element	14
5.	Seismic Safety Element	15
6.	Scenic Highway Element	16
7.	Public Safety Element	16
8.	Noise Element	17
9.	Housing Element	17
10.	Conservation Element	18
11.	Water Policies	18
12.	Vegetation Policies	19
13.	Soils Policies	19
14.	Astronomical Dark Sky Policies	19

15.	Cultural Sites Policies	20
16.	Energy Policies	20
17.	Public Facilities	20
B.	Valley Center Community Plan	28
1.	Land Use/Specific Plan Areas	28
2.	Circulation	32
3.	Public Facilities and Services	32
4.	Conservation	32
5.	Open Space	33
6.	Parks and Recreation	34
7.	Noise	35
V.	Project Implementation	36

Attachment A—Service Availability Letters

LIST OF FIGURES

<u>Figure</u>	<u>Subject Matter</u>
1	Vicinity Map
2	Bear Ridge Topography
3	Slope Analysis
4	Disturbed Areas
5	Zoning Box
6	Ridge Ranch 1 Specific Planning Areas
7	Tentative Parcel Map Lots
8	Proposed Open Space
9	Existing Legal Parcels Within the SPA
10	Parcel Maps in SPA
11	Existing Open Space Within the SPA

I. INTRODUCTION

A. Overview of the Project:

This Specific Plan text will describe the proposed development of the Avocado Barons L.L.C. property, subsequently referred to as the "Property". This property consists of 25.28 net acres net, located on approximately 300 feet east of Valley Center Road (See Figure 1). This property is within the Ridge Ranch I Specific Planning Area of the Valley Center Community Plan, and is located in a (21) Specific Plan Area Designation of that Community Plan. Currently the property is zoned S88 Specific Plan. In addition, the zoning box contains "P" Special Area Designator, which requires a planned development be filed on the property prior to any development taking place pursuant to Section 5804 of the Zoning Ordinance.

The development of this property will involve the concurrent processing of a Specific Plan and a Major Use Permit for a Planned Development. A Minor Subdivision is also being submitted consisting of 3 parcels. The minor subdivision will remain under the jurisdiction of the Director of the Department of Planning and Land Use and will not be finalized until the specific plan and use permit have completed processing.

The specific plan proposes a density of .12 dwelling units per acre, which would yield 3 parcels. There is 12.6 acres of open space proposed as part of the specific plan. The planned development proposed would require 10.11 acres of open space as part of the 40% open space requirement. However, the steep slope requirements of the Resource Protection Ordinance would require the 12.6 acres proposed.

This parcel is one which has a majority of its area, or approximately 20.5 acres, used for citrus and avocado groves. This agricultural activity has been occurring on the property for 28 years. This specific plan proposes a density of .12 dwelling units per acre, which would result in an average lot size of 8.42 acres, which is a sufficient lot size to continue the agricultural use on the property. The concurrent minor subdivision, considering house pads, leach fields, and driveways, will remove approximately 2 acres or 10% of the agricultural area. With 90% of the agricultural area remaining, the impact to the agricultural use on site of this subdivision will be minimal.

B. Purpose of the Specific Plan:

The purpose of the Specific Plan, as defined by the California Government Code (Title 7, Article 8, Section 65450 et seq.) is to accomplish the systematic implementation of a general plan. Section 65450.1 of the Code states that: "The legislative body or planning agency may designate areas within a city or county

for which the development of a specific plan will be necessary or convenient to the implementation of the general plan”. The County of San Diego, in accordance with this provision of the Government Code, provides for the use of Specific Plans at a local level in the review and regulation of developments proposed for areas within the (21) Specific Plan Area designation.

Generally, the purpose of the Specific Plan is to review the proposal in light of the following considerations:

1. Consistency with all existing state laws and local ordinances.
2. Conformity to the adopted General Plan Elements, including the Valley Center Community Plan.
3. Compatibility with adjacent land uses.
4. Consistency with the Regional Growth Management Policy.
5. Availability of public services/facilities adequate to serve the development.

This project is located within a (21) Specific Plan Area designation. Thus, pursuant to the San Diego County Land Use Element, as well as Board of Supervisor’s Policy I-59, the application includes a Specific Plan text and map.

C. Background:

The Ridge Ranch 1 Specific Planning Area came into being as a result of GPA 90-04 during the Valley Center Community Plan Update. The Specific Planning Area was created to provide for an environmentally sensitive development maintaining a rural residential community with an identity consistent with Valley Center. Additionally, it was to provide for a project design responsive to the opportunities and constraints that are presented by the site, and conformance to the General Plan, the Valley Center Community Plan, and all other appropriate ordinances and policies. There was a limitation of 25 parcels, and there was to be 55 acres of the site set aside in open space and open space uses. This area was to be protected through the use of dedicated open space easements.

As part of the implementation of the General Plan Amendment, a “P” Special Area Designator was placed on the Ridge Ranch 1 Area. Pursuant to Section 5804 of the County Zoning Ordinance, this designator requires a Planned Development for any development of the properties, unless a waiver of the Planned Development is obtained pursuant to Section 5804(c) of the County Zoning Ordinance. There have been several waivers granted within this SPA so that single-family dwelling could be constructed on some of the existing legal

parcels. However, the Zoning Ordinance limits such waivers to parcels under 5 acres in size. Thus, the subject property is not eligible for such waiver.

II. PROJECT DESCRIPTION

A. Project Site:

1. Present Setting

This property is located north of the City of Escondido in northern San Diego County. More specifically it is located 300 feet off Valley Center Road approximately 10,000 feet north of the Escondido Corporate Limits. (See Figure 1).

Access to the property is off Ridge Canyon Road via Ridge Ranch Road, a private road which extends for approximately 2.5 miles and serves 17 single-family homes. The property occupies the beginning of Bear Ridge as it rises from Valley Center Road (See Figure 2). Thus it is comprised of slopes 25 to 50% on the hillsides along the western and northern boundaries, with slopes diminishing at the highest points to under 25% and under 5% for the eastern third of the property (See Figure 3). Elevations for the property vary from 1550 feet MSL along the most westerly frontage of Ridge Ranch Road to 1761 feet MSL at the top of the southerly knob.

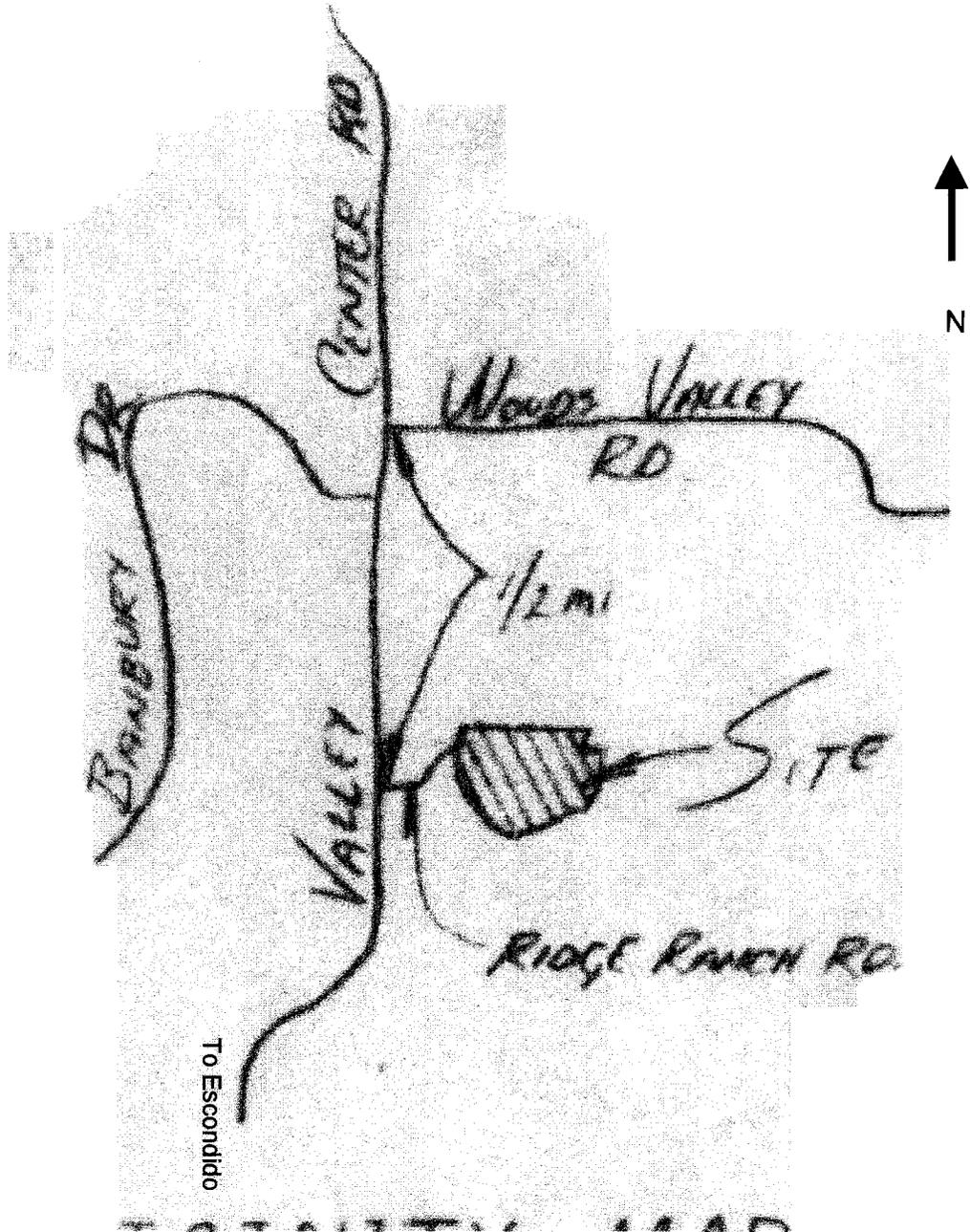
The property has been used for growing citrus and avocados for 28 years and presently has 20.5 acres dedicated to those uses. There are approximately 3.5 acre disturbed but not planted, and approximately 1.8 acres in natural vegetation (See Figure 4).

2. Circulation

The property gains access from Ridge Canyon Road via Ridge Ranch Road, which connects with Valley Center Road. There are presently 17 houses taking access from Ridge Ranch Road for a total of 204 ADT. Residential streets are not rated in terms of levels of service, but public residential streets are usually considered to have a capacity of 1500 ADT. This project will add 36 trips per day for a total of 210 ADT, or an 18% increase. Additionally the current traffic and traffic by the project will only utilize 14% of the road's current capacity.

Valley Center Road is classified as a Prime Arterial on the County Circulation Element in terms of right-of-way protection. However, the portion of Valley Center Road from Escondido to Banbury Drive is scheduled to be constructed to Major Road Standards in Spring of 2002. As a Major Road, it will have a capacity of 29,600 ADT at Level of Service

Figure 1
Vicinity Map



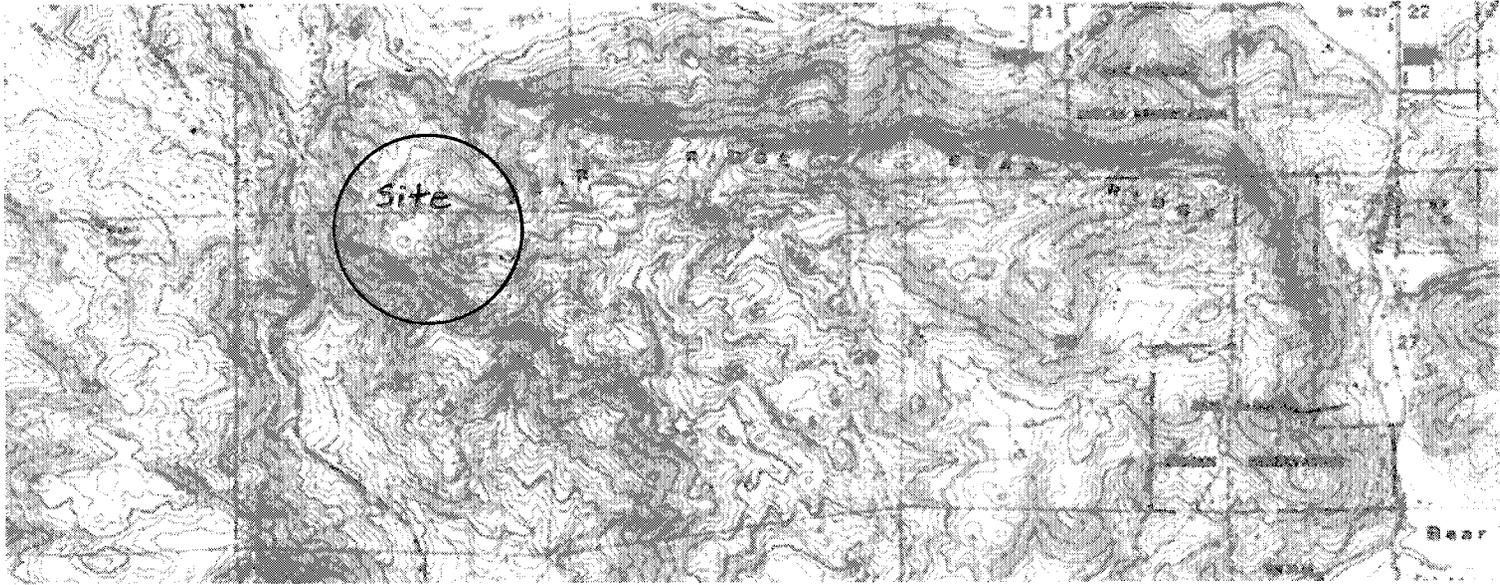


Figure 2
Bear Ridge

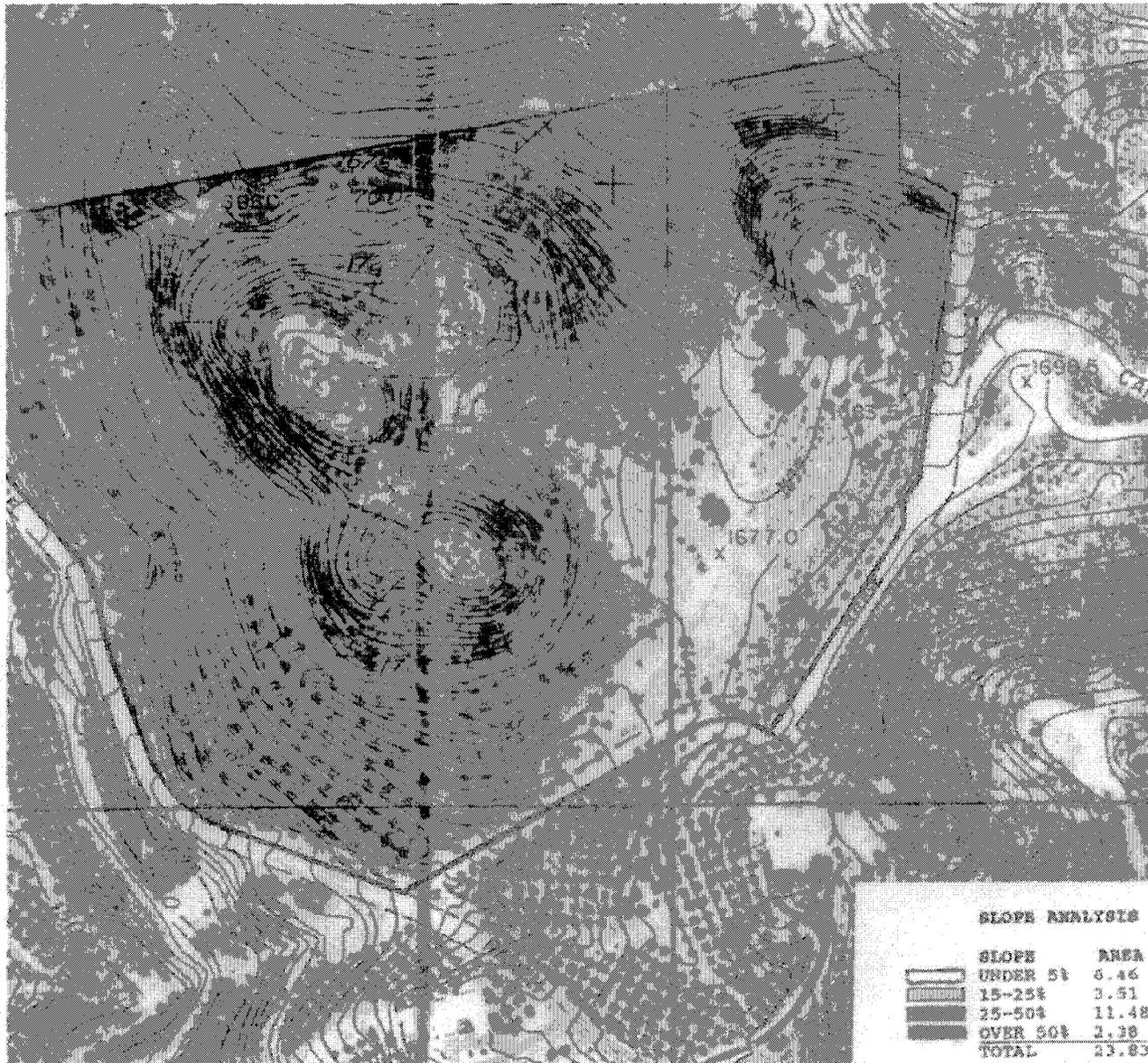
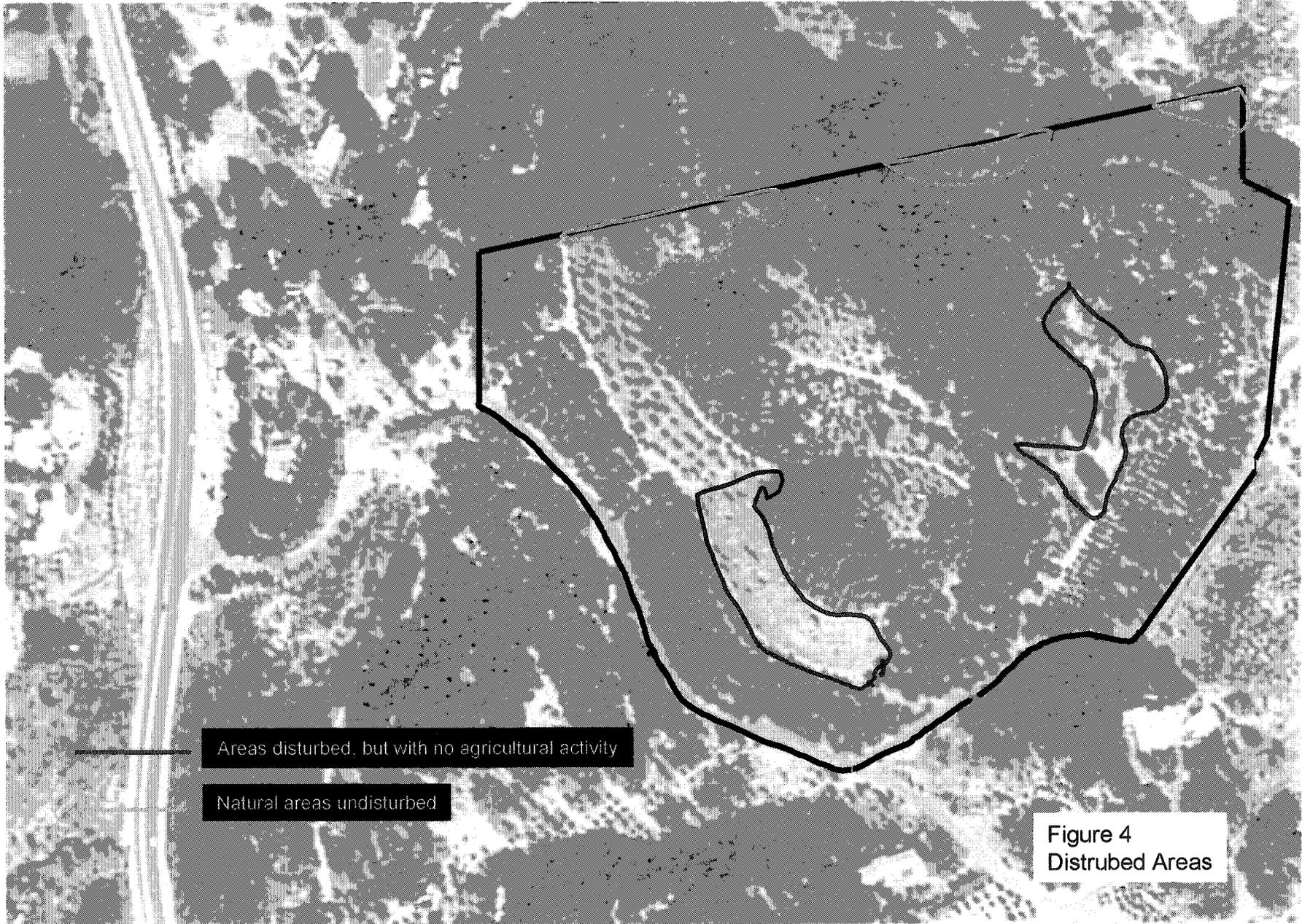


Figure 3
Slope Analysis



Areas disturbed, but with no agricultural activity

Natural areas undisturbed

Figure 4
Disturbed Areas

C. The most current traffic count on Valley Center Road, done for the Valley Center Road Widening Project, indicates 18,000 ADT, or a service level of "B". The addition of 36 ADT will result in an increase of .2% in the traffic levels and will not cause the service level to decrease.

B. Characteristics of the Surrounding Area

1. Land Use

This project is located in the unincorporated area of the County of San Diego, roughly 2 miles north of the corporate limits of the City of Escondido. The area in the vicinity of the project is characterized by agricultural uses, estate sized residential parcels, and vacant land. Directly to the west is a single family dwelling on .93 acres. To the southwest are groves and some vacant land adjacent to Valley Center Road. To the north there is a combination of groves and single family dwellings on .83 to 2.82 acre parcels to the west of Oakmont. To the east of Oakmont, parcels range from 1.2 to 11.44 acres in size. This is also true to the east where the average parcel is between 4 and 10.56 acres in size. Further to the east is the Ridge Ranch II SPA. This Specific Planning Area is limited to a density of .16 dwelling units per acre and has a minimum of one acre per parcel if clustering is used. Finally, to the south there is one large parcel of 182 acres. The text of this Specific Planning Area, as well as the text of the Ridge Ranch II Specific Plan Area do not permit commercial or industrial uses.

2. Regional and Local Setting

This project is located within the south central portion of the Valley Center Community Planning Area. The Valley Center Community Planning Group is responsible for overseeing land use and planning issues in this area and making recommendations to the decision-making bodies. This area is devoted almost totally to the growing of citrus and avocados, as well as residences located on large parcels. Generally there is a mix of residential and agricultural uses.

The project begins on the westerly flank of Bear Ridge, a ridge which runs generally east and west for a distance of 1.8 miles, and then reaches the top portion of the ridge where the easterly 2/3's of the property is located. In the center of the property are two knobs, with the property dropping slightly as you proceed to the east. Elevations run from 1550 feet to the southwest to 1761 at the top of the southerly knob down to 1665 feet along the southeast property line. 81% of this property is dedicated to the growing of avocados and citrus, and 93% of the site has been disturbed.

3. Planning and Zoning

The entire property has an S88, Specific Plan Use Regulation with a density of .18 dwelling unit per acre (See Figure 5). Generally, uses other than agricultural and single family dwellings are not permitted unless they are in conformance with an adopted Specific Plan. Additionally, there is a "P" Special Area Designator which requires a Major Use Permit for a Planned Development. Property to the west, south and east is also zoned S88 with the "P" Special Area Designator. To the north, the adjacent area is zoned Rural Residential with minimum parcel sizes varying from 1 to 2 acres.

This property lies within the Ridge Ranch I Specific Plan Area of the Valley Center Community Plan (See Figure 6). Correspondingly, it has a (21) Specific Plan Area plan designation. There are extensive discussions within the Valley Center Community Plan Text regarding how this Specific Planning Area is to be developed, and this will be discussed in the "Conformance in the Valley Center Community Plan" Section found on page 28.

Surrounding the Ridge Ranch I Specific Plan Area, property has a plan designation of (17) Estate with the exception of the area to the east, which falls within the Ridge Ranch II Specific Plan Area. This area also has a 21 Specific Planning Area designation.

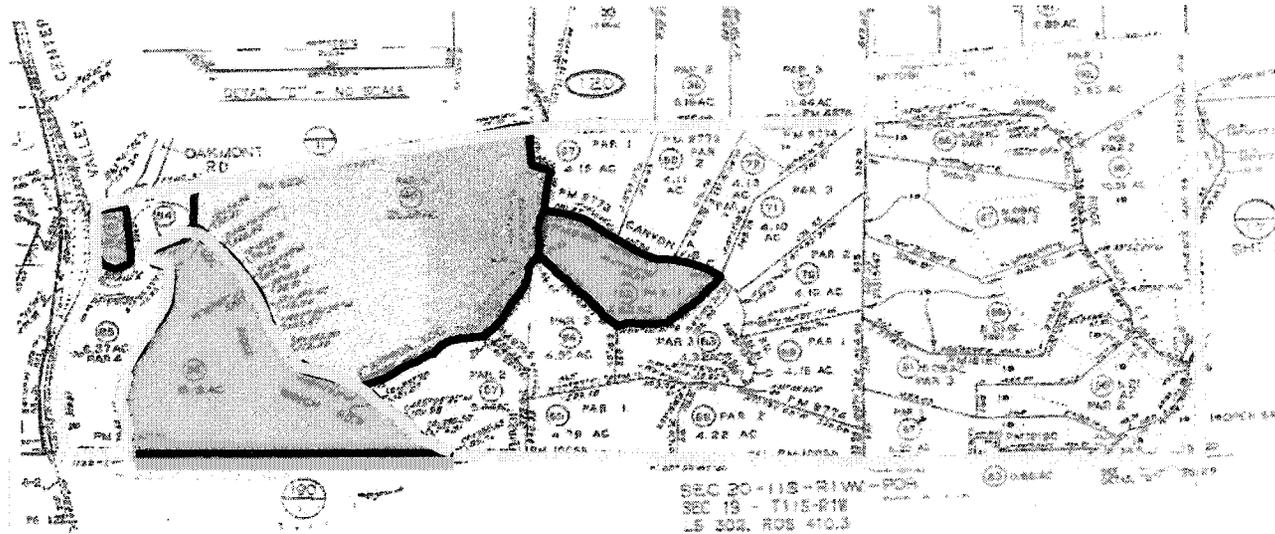
C. Proposed Project

This project consists of the following components:

- A. A Specific Plan pursuant to the "21" Specific Plan Designation of the Valley Center Community Plan.
- B. A Major Use Permit for a Planned Development as required by the "P" Designator.
- C. An implementing Minor Subdivision for three parcels (See Figure 7).

USE REGULATIONS		S-88
NEIGHBORHOOD REGS.		L
DEVELOPMENT REGULATIONS	DENSITY	.18
	LOT SIZE	1 ACRE
	BUILDING TYPE	C
	MAX. FLOOR AREA	
	FLOOR AREA RATIO	
	HEIGHT	G
	COVERAGE	
	SETBACK	C
	OPENSOURCE	
SPECIAL AREA REGS.		P

Figure 5
Zoning Box



Boundary of Ridge Ranch 1 SPA



Subject Property



Areas not Included in SPA

Figure 6
Ridge Ranch 1
Specific Planning Area

D. Public Facilities

1. Fire Protection

The Valley Center Fire Protection District provides fire protection and basic emergency medical services to the Project. The district operates 2 stations, one with 3 full time fire fighters, and one with 2 full time fire fighters. These fire fighters are augmented with 22 volunteers. Individual fire fighters are trained as emergency medical technicians and are capable of providing basic emergency medical services. Advanced life support services are performed by ambulance staff. VCFPD presently owns 7 fire fighting vehicles. There is a response time of 5 minutes from the nearest fire station to this project.

The district currently contracts all services from the California Department of Forestry (CDF). The existing stations and equipment are supplemented by the addition of the CDF station on Cole Grade Road, approximately 8 minutes from the Project during the fire season.

VCFPD has also indicated in its service availability letter that it is able to serve the project.

2. Medical Service

Ambulance Service is provided by Sycuan Ambulance Service, stationed on North Lake Wholford Road. The station is situated at approximately 3 miles from the Project. Response time for ambulance service is 10 minutes for units after the first call, with an additional number of available units arriving to the scene depending on the severity of emergency.

3. Public Transportation

The North County Transit District provides commuter bus service to North County residents. NCTD has a transit center located on Grand Avenue just off of Center City Parkway. The center is approximately 6.25 miles from the proposed project and provides 300 spaces for bus riders. The NCTD has 156 full-size busses available, all handicapped equipped, providing service to approximately 30,000 people daily. Weekend service is slightly reduced, with fewer busses operating, and serving 26,000 to 27,000 persons. NCTD services are expanded on the basis of a service request and demand survey.

This District currently provides bus service to Valley Center via bus route 388. The closest bus stop to the subject property would be at Valley Center Road and Cole Grade Road, some 3.2 miles from the Project.

4. Solid Waste Disposal

Solid waste from the project vicinity is currently taken to the Sycamore Canyon Landfill in the County of San Diego. The project area is served by several independent trash haulers, who will dispose of trash on a contract basis. However, the area is not franchised to any one company.

5. Water

The Project falls within the boundaries of the Valley Center Municipal Water District. Such District has indicated that it has the capacity to serve the project as well as facilities already in place.

At present there is a 16 inch water line in Ridge Ranch Road with a capacity of 4500 gallons per minute, with the line being served by a 3,000,000 gallon reservoir. This system has been sized to serve the agricultural uses in the area as well as the densities described on the Valley Center Community Plan. According to the District, in their experience, removing agricultural uses to provide housing does not increase the amount of water usage. Thus, the District is very comfortable that they will be able to provide water service to this and any other projects within the density of the Community Plan.

6. Law Enforcement

The subject property is in the unincorporated territory under the jurisdiction of the County Sheriff, within Sheriff's Beat Number 801-819. Service to this area is from the Sheriff's Substation located at 28205 N. Lake Wohlford Rd. Average response times for calls for service in this substation's unincorporated jurisdiction in 1999 were 12 minutes for "priority 1" calls, and 33 minutes for "priority 2-4" calls.

The Sheriff's Department has indicated its ability to provide service to the project.

7. Sewage Disposal

Sewage disposal will be provided by Septic Tanks approved by the County Department of Environmental Health. Such Department has provided a preliminary approval for a three bedroom residence on each of the three parcels on this property.

8. Schools

Elementary School facilities are provided by the Valley Center Union School District, which operates one high school, one k-5 and one middle school. The elementary school is located approximately 3.6 miles from the project. The middle school is located approximately 6.4 miles from the project, and the high school is located approximately 11 miles from the project. The District has indicated this project would be within the District, is eligible for service, and fees will be levied prior to issuance of building permits.

III. DESCRIPTION OF SPECIFIC PLAN

A. Overall Concept

To provide for three residential parcels from a parcel of 25.28 acres.

B. Goals and Objectives

Overall Objective

Provide for three parcels of a size compatible with the area, and that will have a minimum disruption of the natural vegetation and the agricultural use of the property.

Community Character

Goal

Create a development that will be compatible with the immediate vicinity.

Objectives:

Provide for parcel sizes that will be consistent with the surrounding area.

Provide for parcel sizes that will enable the agricultural use on the property to continue.

Resource Preservation

Grant open space easements for areas of oaks and steep slopes on the site.

C. Project Area Land Uses

Land uses proposed for the project will be limited to single family residential and agricultural uses.

D. Project Phasing

The project will be implemented in one phase.

IV. GENERAL PLAN CONFORMANCE

The following section relates the Project to applicable goals and objectives of the planning documents having planning authority over the project site. Such documentation includes the San Diego County General Plan, and the Valley Center Community Plan.

A. County of San Diego General Plan

1. Open Space Element

OPEN SPACE CATEGORIES: GOALS

The County of San Diego Open Space Element has defined six categories of potential open space. Of the six categories, one, Open Space Design of Private Lands is directly applicable to the Project. According to the Open Space Map of the Open Space Element there are no countywide recreation areas, water bodies, or agricultural preserves designated on the project site.

Open Space Design of Private Lands

The purpose of this section of the Open Space element of the County of San Diego General Plan is: “to assure that adequate usable open space will be provided to meet the requirements of State Law and to meet the following objectives.” (County of San Diego General Plan, Open Space Element: 1-19)

Goal I. Health and Safety

- 1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.**
- 2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.**
- 3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.**

Goal II. Conservation of Resources and natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.
6. Encourage the conservation of the habitats of rare or unique plants and wildlife.
7. Encourage the use of minor natural water courses as local open spaces.

Goal IV. Distinguish and Separate communities

14. Encourage sound environmental planning practices in all development.

Project Conformance

Topography on the project ranges from moderately level in the southeast portion of the project, to 15 to 25% and above on the remainder of the property. The implementation of the Specific Plan will require open space preservation of slopes exceeding 25% where there is a 50 foot rise, except for the some limited encroachment areas permitted by the County Resource Protection Ordinance, and as such will preserve the topographic features as visual and aesthetic project amenities (See Figure 8).

There are also some stands of oak trees in some of the more level area on parcel two and some limited natural area to the north, which are the only significant biological resources on the property. These areas will also be protected by a biological open space easement.

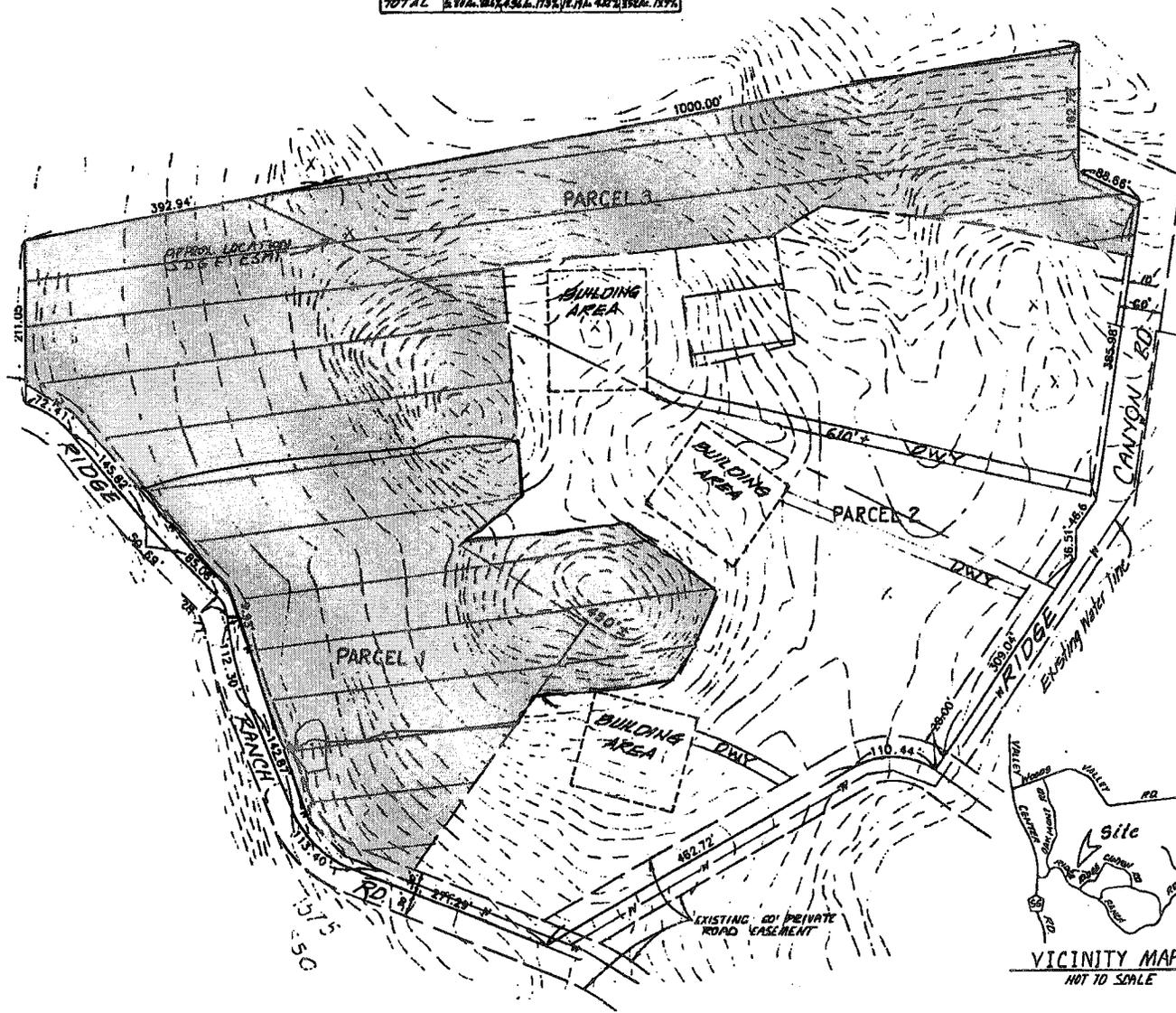
The parcels of the Project, sized at 5.69, 4.99, and 14.6 acres will be consistent with the surrounding areas.

2. Land Use Element

The Regional Land use Element of the County of San Diego General Plan provides "... the primary policy base for guiding the physical development of the unincorporated area of the County" (San Diego County General Plan, Regional Land Element: II-iii).

Figure 0
Proposed Open Space
Easement

SLOPE ANALYSIS CALCS				
PARCEL	0-15%	15-25%	25-50%	OVER 50%
1	1000.00	1000.00	1000.00	1000.00
2	1000.00	1000.00	1000.00	1000.00
3	1000.00	1000.00	1000.00	1000.00
TOTAL	3000.00	3000.00	3000.00	3000.00



OVERALL GOAL

Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

It is the goal of the Regional Land use element that:

1.2 Growth be phased with utilities.

Land Use Goals

2.1 Promote wise uses of the County's land resources, preserving options for future use.

Environment Goals

3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

Capital Facilities Goals

3.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.

4.2 Assure that facilities and services provided by all agencies are coordinated in the timing, location and level of service.

4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

Project Conformance

The proposed Specific plan, consisting of three dwellings on large residential lots with existing orchards, is compatible and consistent with the low density residential and agricultural uses found in the surrounding area. Public services are available as shown in the Service Availability Letters (See Attachment A). No phasing is proposed in this project.

3. CIRCULATION ELEMENT

The Circulation Element of the County of San Diego provides a guide for establishing a coordinated highway system to serve the county. The goal of the element is to facilitate planning of streets and highways to meet the needs of subdivisions and other land development programs.

GOALS

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future right-of-way for each and every road shown on the Circulation Element.

It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

It is the intent of the General Plan that in Road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

Plan Conformance

The three proposed residential lots have access to a private residential road, Ridge Canyon Road, and it will be necessary to construct driveways from each house pad to Ridge Canyon Road for access. No construction of any Circulation Element Road is proposed and no dwelling will interfere with any public road.

4. RECREATION ELEMENT

The Recreation Element of the San Diego County General Plan outlines policies for the provision of recreational facilities in the unincorporated area of San Diego County. (San Diego County General Plan, Recreation Element: IV-1). The Recreation Element is divided into four sections: local parks, regional parks, riding and hiking trails plan and program, and an off-road vehicle plan.

GOALS

The goals of the Recreation Element are:

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Project Conformance

The size of the residential lots will provide ample private open space and recreational opportunities for the owners. Proof of park dedication fees will be required for building permits and will provide funding specifically for improvements and land acquisition for parks in the Valley Center Area.

5. SEISMIC SAFETY

GOALS

The basic goals of the County of San Diego in adopting the Safety Element of the General Plan are to:

- Minimize injury and loss of life.
- Minimize damage to public property
- Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Project Conformance

The project is located on a small knoll and exhibits no apparent slope or geological instability. Although the site can be considered to lie within a seismically active region, no active faults have been mapped on the property, and no special seismic hazards are anticipated.

6. SCENIC HIGHWAY ELEMENT

GOAL

It is the goal of the Scenic Highway element to create a network of County scenic highway corridors within scenic, historical, and recreational resources are protected and enhanced.

Project Conformance

The site is located on a small knoll approximately three-quarters mile from Valley Center Road and is contiguous to Ridge Ranch and Ridge Canyon Roads. None of these roads have been designated as part of the Scenic Highway Element. The project will require a major use permit for a planned development, which will consider scenic views and can impose conditions to ensure there are no adverse impacts.

7. . PUBLIC SAFETY

GOALS

Minimize injury, loss of life and damage to property resulting from fire, geologic, or crime occurrence.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Project Conformance

Implementation of this Specific Plan, consisting of 3 residential lots, will not require substantial upgrading of public safety facilities. Internal driveways will provide access to Ridge Road to allow access for emergency vehicles. Driveway design and fire hydrants (if required by the parcel map) will meet the requirements of the Valley Center Fire Protection District. Developer fees, paid to the serving public agency at the time of project implementation, will contribute to the upgrading of fire and sheriff facilities in the area with the resultant upgrading of these services to area residents.

8. NOISE ELEMENT

The purpose of the Noise Element of the San Diego County General Plan is “to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building and development practices”. (San Diego County general plan, Noise Element, 1980: V111-2).

Receiver Site Standards and Controls, Policy 4b

Because exterior noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of 55 decibels.

Project Conformance

The project is located on Ridge Canyon Road, a two-lane residential road approximately three quarters of a mile from Valley Center Road and eight miles from I-15. No adverse impacts from ambient traffic noise should be anticipated from these roads

9. HOUSING ELEMENT

The Housing Element provides a regional framework for housing strategy in the unincorporated areas of the County of San Diego, with the purpose of expanding housing opportunities for lower income households. With this purpose in mind, the Housing Element has developed policies and action programs to achieve the following goals of which the major points are enumerated.

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.

Project Conformance

The project proposes 3 large lots for the purpose of single family residential development. As shown in the attached Service Availability letters, adequate public services are available to serve estate type housing. The terrain of this area, its lack of accessibility to transportation

facilities and employment centers, and its lack of sewer service cause this location to be one which would be very poorly suited to the construction of homes for lower income households. In addition, this is in an area that the Valley Center Community Plan calls for estate type development. The construction of the 3 dwellings will provide a housing type compatible to that which has developed in this portion of the Valley Center Area.

10. CONSERVATION ELEMENT

The stated purpose of the Conservation Element is to “identify and describe the natural resources of San Diego County and prepare policies and action programs to preserve these resources (San Diego County, Conservation Element, 1983: X-1).

POLICY 1

The San Diego General plan will include provisions for the conservation of natural resources.

Project Conformance

The site has been previously cleared for the planting of groves and very little native vegetation is remaining, none of which will be cleared for the construction of homes on this property. The layout of the parcels has been designed to require minimal grading and there should be no significant loss of native vegetation.

WATER POLICIES

Policy 13

Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies.

Project Conformance

The project is located in the County Water Authority, the Metropolitan Water Authority and the Valley Center Municipal Water District. Water facilities are already in place to serve the existing groves. The attached Service Availability letter from the Valley Center Municipal Water District

indicates that adequate service is available. The project does not contain any significant natural water courses.

VEGETATION AND WILDLIFE POLICIES

Policy 1

The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

Project Conformance

The project site does not contain any wildlife habitat areas. The site has been previously cleared for commercial agriculture.

SOIL POLICIES

Policy 7

The county recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

Project Conformance

Specific development plans will entail submittal to the County of San Diego approval of soils and grading plans, thus ensuring that all project grading will take place in accordance with the County's Grading Ordinance.

ASTRONOMICAL DARK SKY POLICIES

Policy 1

The county of San Diego shall act to minimize the impact of development on the useful life of the observatories.

Project Conformance

The project will comply with all pertinent requirements of the County Dark Sky Policy designed to minimize impacts to the Palomar Mountain

Observatory. The Major Use Permit required for this project will contain specific conditions to insure adequate shielding of lights to deflect light downward.

CULTURAL SITES

Policy 1

The County shall take those actions which seek to conserve and protect significant cultural resources.

Project Conformance

No cultural resources have been identified on the site.

ENERGY

Goal 3

Maximize energy conservation and efficiency of utilization.

Project Conformance

Federal, State and local energy conservation strategies and guidelines will be followed.

12. PUBLIC FACILITIES ELEMENT

OVERALL GOAL

Sufficient public facilities of all types available concurrent with need to serve County residents.

Project Conformance

Public facilities adequate to serve the site are available in the immediate area as indicated in the attached Service Availability letters.

Section 3. Public Facilities: Parks and Recreation

GOAL:

Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of county residents and visitors of all ages, income levels, ethnic groups and physical abilities.

Project Conformance

Park fees will be imposed during the implementation of the project and these fees will provide contributions for park development. This project could not provide park facilities on site as the project is too small and is located on a private road.

Section 4. Public Facilities: Transportation

GOAL

A safe, convenient and economical integrated transportation system including a wide range of transportation modes.

Project Conformance

Public transportation facilities for this project will involve Valley Center Road, the nearest public road. San Diego County Department of Public Works will be imposing any conditions it deems necessary regarding public road requirements during the processing of the Major Use Permit and Minor Subdivision.

Section 5. Public Facilities: Flood Control

GOALS

Protection of life and property in areas subject to flooding.

Project Conformance

The property is located on a ridge and does not contain any areas that would be subject to flooding.

Section 6. Public Facilities: Solid Waste

GOALS

The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.

Project Conformance

The project area is served by independent waste management haulers which contract to provide service.

Section 7. Public Facilities: Law Enforcement

GOAL

A safe living and working environment for San Diego County residents.

Objective 2;

The County will consider the availability of Sheriff facilities/services in the planning process.

Project Conformance

The County Sheriff's Department has indicated that this project will have a minimal impact on law enforcement services in this area. At various times, impact fees compensating for new development impacts on Sheriff's services have been considered by the County of San Diego and, should they be required, such fees will be paid by this project at the time of implementation.

Section 8. Public Facilities: Animal Control

GOAL

An effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals and the education of the public regarding responsible pet ownership.

Objective 4

New development shall be required to contribute its fair share toward financing animal control facilities.

Project Conformance

The County of San Diego does not impose impact fees for County animal control facilities at this time. However, if fees were deemed appropriate by the jurisdictional body and were applicable to this project, the project would pay the mandated fees.

Section 9. Public Facilities: Libraries

GOAL

- 1. Sufficient libraries to meet the information and education needs of the population served by the county library.**

Objective 2

Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County's service area, and by all new development that will benefit from the facilities.

Project Conformance

The County of San Diego, at various times, considered the imposing of impact fees on new development for library services. The imposition of such fees is not available at this time. However, if deemed appropriate by the jurisdictional body, this project will pay mandated fees at the time of project implementation.

Section 10. Public Facilities: Schools

GOAL

High quality, K-12 educational facilities for all students in the County of San Diego.

Objective 1

Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

Project Conformance

The local school district has indicated its ability to serve this project. The school fees will be assessed for each dwelling unit at time of building permit application.

Section 11. Public Facilities: Fire Protection and Emergency Services

GOAL

Minimization of the loss of life and property from fires and medical emergencies.

Objective 1, Policy 1.2

The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications and require appropriate fire prevention and protection measures.

Project Conformance

The Valley Center Fire Protection District has two fire stations in the district, and has indicated the ability to provide fire protection services for this project. The closest station is located approximately 3 miles from the project.

Section 12. Public facilities: Waste Water

GOAL

The ongoing planning, management and development of sewage conveyance, treatment and disposal facilities to adequately meet future demands.

Project Conformance

The project will utilize on site sewerage disposal systems, which would not impact any public sewer system. The San Diego County Department of

Environmental Services has the approval authority regarding the design and installation of septic systems and has approved septic tank layouts for all 3 parcels.

Section 13. Public Facilities: Water Provision Systems

GOAL

Adequate supplies of water, appropriate for the intended purpose, available to all users within the County of San Diego.

Objective 1: policy 1.2

Discretionary land development applications dependant on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Project Conformance

Water service is currently available to the site from the Valley Center Municipal Water District. The District has issued a Service Availability letter stating that water service is available.

Section 14. Public Facilities: Child Care

POLICY(3.1)

The County will work to ensure that child care facilities are available when needed by new development.

Project Conformance

The County of San Diego has, at various times, considered imposing impact fees to off set the effect of new development on the County's ability to provide child care services. The imposition of such fees has been delayed at the present time. However, if deemed appropriate by the jurisdictional body, the project will pay fees to offset its impact at the time of implementation.

Section 15. Public Facilities: Courts and Jails

GOAL. OBJECTIVE 1, Policy 1.1

The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.

Project Conformance

The County of San Diego, at various times, has considered the possibility of imposing impact fees to offset the cost of new development on the County's ability to provide court and jail facilities. The imposition of such fees has been delayed at the present. However, if deemed appropriate by the jurisdictional body, the project will pay mandated fees.

Section 16. Public Facilities: Social Services

GOAL. OBJECTIVE 3: POLICY 3.1

The impact of new development on the need for County social service facilities shall be mitigated.

Project Conformance

The project will consist of 3 homes on parcels in excess of 4.99 acres. Between the small number of dwelling units and the likely cost of homes on these parcels, this project will not have any significant impact on County Social Service Facilities.

Section 17. Public Health Facilities: Health

GOAL. OBJECTIVE 4: POLICY 4.1.1

The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of new development.

Project Conformance

The County of San Diego does not impose impact fees for County health care facilities at this time. However, if fees were to be imposed by the jurisdictional body and were applicable to this project, the project would pay the mandated fees.

B. VALLEY CENTER COMMUNITY PLAN

GOALS

- 1. Preserve and seek to enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories:**

B. Estate Development Area

Policies and Recommendations

- 1. Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Valley center Plan.**

Project Conformance

This Specific Plan lies within the Estate Development Area (EDA) with which the (21) Specific Plan land use designation is compatible. The project is consistent with community character of Valley Center because it proposes large lot single family residential development in an area designated as Estate, as well as being consistent with the rural residential character of the surrounding area. The land uses will be regulated by a Major Use Permit for a Planned development and all applicable zoning regulations.

1. Land Use/Specific Plans

General Goal

Provide a land use pattern that accommodates and provides for primarily rural residential development on two acre home sites.

Residential goal

Preserve and enhance the rural atmosphere of the Valley Center planning area.

Project Conformance

This Specific Plan will help to preserve and enhance the rural atmosphere of Valley Center because it will contain 3 large (5.69, 4.99, and 14.6 acres) lots

for single family residential development and will allow individual architectural styles which are encouraged by the Valley Center Plan.

Agricultural Goal

Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan.

4. Prohibit residential development, which would have an adverse impact on existing agricultural uses. For any residential project that is found to adversely affect existing adjoining agricultural uses, the proposed residential use shall be required to mitigate the identified impact.

Project Conformance

In terms of agricultural uses on this property, this parcel is one which has a majority of its area, or approximately 20.5 acres, used for citrus and avocado groves. This agricultural activity has been occurring on the property for 28 years. This specific plan proposes a density of .12 dwelling units per acre, which would result in an average lot size of 8.42 acres, which is easily a sufficient lot size to continue the agricultural use on the property. For instance, the concurrent minor subdivision and planned development, considering house pads, leach fields, and driveways; will remove approximately 2 acres or 10% of the agricultural area. With 90% of the agricultural area remaining, the impact to the agricultural use on site of this subdivision will be minimal.

In terms of adjoining agricultural uses, there are currently agricultural uses on the subject property with 12 acres being preserved as dedicated easement. It is highly unlikely that these uses, which serve an economic as well as aesthetic function, would be removed. Thus it is unlikely that residents on this property would feel impacted because of adjacent agricultural uses, because that activity will also be occurring on their own property.

Additionally, this specific plan proposes a density of .12 dwelling units per acre, which would result in an average lot size of 8.42 acres. There is no agricultural use on property to the north or to the direct west. Some agricultural uses exist on the four properties bordering on the east, but these parcels are 5.44, 4.55, 4.62, and 4.15 acres in size and are thus developed at a lesser density than what is being proposed by this specific plan. Thus the specific plan densities will not have an adverse impact on agricultural uses on these properties since these properties have the same or lesser residential densities and are still maintaining agricultural

operations. In addition, the concurrent minor subdivision and planned development proposes three building sites which would be adjacent to these properties. These building sites are 100, 400 and 650 feet from these parcels and are separated by groves, so that any activity on these adjacent properties would not be visible, and two of the three parcels would be located at a substantial distance from the adjacent agricultural uses.

The property to the southwest is a 15.15 acre parcel with agricultural uses. It is separated from the subject property by Ridge Ranch Road, a 30 foot wide private road. The minor use permit and planned development indicate one building site adjacent (across Ridge Ranch Road) to this property. This building site is 5.39 acres gross and is located 440 feet from the nearest agricultural activity on this property. It is also separated from this property by groves. At this density and with the distance and physical separation from the property to the south, there will be no adverse impacts to the agriculture on that property.

Specific Plan Areas—Ridge Ranch 1

There may be an implication that putting this area under one specific planning area would require a master specific plan of sorts. This project only includes those areas under the control of the present owner. It is believed that this complies with the Ridge Ranch 1 Specific Plan.

Project Conformance

First, there is no specific requirement that there be one specific plan which includes this entire specific planning area. Secondly, the density of this area was established at .18 dwelling units per acre and a maximum number of dwelling units was established at 25. At this time there have been 20 legal parcels created within Ridge Ranch 1 without benefit of a Specific Plan. (No specific plan has ever been done in this area and the 20 parcels have been created through parcel maps as shown on Figure 9 and 10). This leaves only 5 parcels currently left for development in order to not exceed the 25 parcel limitation. Since the existing parcel represents the potential for three of the remaining permitted parcels, the potential of 2 more lots spread over the rest of the property owners would not be a sufficient incentive for the owners of the existing legal lots to join in a Specific Plan and have their existing legal parcels reconfigured. As such, any hopes of this area being planned and developed as a whole are essentially non-existent.

**EXISTING LEGAL PARCELS WITHIN RIDGE RANCH I SPECIFIC PLANNING
AREA**

<u>Parcel Map</u>	<u>Number of Parcels</u>	<u>Notes</u>
9745	2	One parcel is not within the SPA
9773	2	
9774	4	
8231	2	One parcel is not within the SPA One parcel is the subject parcel
10055	2	
15447	3	
16180	3	
17091	<u>2</u>	
Total	20	

Figure 9

55 acre open space requirement.

Project Conformance

In terms of the 55 acres of open space, the preceding developments, having created 20 of the permitted 25 parcels, have been required to set aside 33 acres of open space (See Figure 11). Thus, in order to meet the 55 acre requirement, this project and the potential land division of two more lots would need to set aside 22 acres of open space. Since it is impossible to predict if and when the two additional parcels will ever be created, it is suggested that one of the following methods be used to determine this project's fair share of the 55 acres open space requirement.

1. This property would be required to set aside open space in proportion to its share of the 25 permitted parcels. Under this scenario, the 55 acres of open space would be divided on a per parcel basis. 55 acres divided by 25 would mean that for each parcel, the plan intended that 2.2 acres be set aside for open space. In that case this property would have a 6.6 acre open space requirement.
2. The property would be required to set aside open space in proportion to its share of the 138 acres of this specific plan area. Under this scenario, the 55 acre would be divided on a per acre basis. 55 acres divided by 138 would mean that for each acre, the plan intended that .4 acres be set aside for open space. In that case this property would have a 10.01 acre open space requirement.
3. The property would be required to set aside open space in proportion to its share of the remaining parcels that can be developed on this property. Under this scenario, the remaining 22 acres would be spread among the 5 remaining parcels that can be created in this specific plan area. This would mean that for each remaining parcel, 4.4 acres of open space be set aside for open space. In that case, this property would have a 13.2 acre open space requirement.
4. Treat the 55 acres as a goal to be reached and determine the open space based upon the Resource Protection Ordinance, CEQA Review, and the open space requirement for Planned Developments, as the open space requirements were determined for the other developments within this specific planning area. In this case, this property would have a 12.6 acre open space requirement.

This specific plan has been designed to conform to scenario 4, and 12.65 acres of open space will be preserved.

EXISTING OPEN SPACE EASEMENTS WITHIN RIDGE RANCH I SPECIFIC
PLANNING AREA

<u>Parcel Map</u>	<u>Area of Dedicated Open Space in Acres</u>
9774	1.91
15447	8.36
16180	7.66
17091	<u>15.20</u>
Total	33.13

Figure 11

2. Circulation

GOAL

Develop a circulation system which will preserve the rural character of the community and provide a safe, balanced transportation system which can accommodate all modes of traffic needed by the community. Long range planning shall be stressed in order to support both present and future traffic.

Policies and Recommendations

2. Road design shall reflect the character and needs unique to the Planning Area.
3. Road alignment shall minimize the necessity of altering the landscape by following, as much as possible, the contours of the existing, natural topography without sacrificing safety or sight distance criteria.

Project Conformance

The road development for this specific plan will be limited to the construction of on-site driveways. These driveways will generally follow the contours of the land and will require minimal grading.

3. Public Facilities and Services

GENERAL GOALS

Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.

Project Conformance

Letters indicating service availability for fire protection, law enforcement, education and water from the responsible agencies are attached to this report. Sewage disposal will be septic system and has been approved by the San Diego Department of Environmental Services.

4. Conservation

GOALS

Preserve Valley Center's unique, natural and cultural resources while supporting its traditional semi-rural lifestyle.

Preserve native vegetation and wildlife habitat in the Valley Center Community Plan area,

Provide for a "dark sky" would retain the rural setting and not detract from astronomical research at Palomar Mountain,

Project Conformance

The site has been previously cleared for agricultural purposes (groves). There is very little native vegetation and there are no significant drainage courses. The Major Use Permit will contain standard conditions for outdoor lighting that will require shielding to keep light reflected downward, thus preserving the "dark sky".

5. Open Space

GOAL

Support a system of open space that is adequate to preserve the unique natural elements of the community, enhance recreation opportunities, conserve scenic resources and retain the rural community character.

Policies and Recommendations

Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space.

Project Conformance

It is the intent of this project to contain 3 large lots for single family residential purposes with related grove development on a 25 acre parcel. The dwellings will occupy only a small portion of the properties with the remainder in groves. Consequently, the project will exhibit an atmosphere of openness.

6. Parks and Recreation

GOAL

Develop a comprehensive plan of local, neighborhood, community and regional parks and facilities directed to the needs of all age levels and which use, whenever feasible, outstanding natural features of the planning area.

Policies and Recommendations

11. All park lands dedicated in conjunction with the development of a Specific Plan Area (SPA) land use designation will consist of a reasonable amount of flat land suitable for play fields and other similar park facilities.

Project Conformance

This project consists of 3 large residential lots and no local park development on the properties and on land in the immediate vicinity is proposed. Fees dedicated to local park development will be collected at the time of project implementation.

7. Noise

GOAL

Maintain an environment free of excessive noise by providing control of noise at its source, along the transmission path and at the receiver site.

1. Develop and implement land use plans and circulation patterns that will minimize noise in residential neighbors.

Project Conformance

The project is located on Ridge Canyon Road, a local residential street. The site is well separated from the I-15 corridor and Valley Center Road and there will be no adverse noise impacts.

V. PROJECT IMPLEMENTATION

This specific plan will be implemented by 2 applications, which are filed concurrently. There will be a 3 parcel Tentative Parcel Map and a Major Use Permit for a Planned Development. The Major Use Permit will be processed with this Specific Plan, but the tentative parcel map will remain under the jurisdiction of the Director of the Department of Planning and Land Use. This minor subdivision either must await the approval of the Specific Plan and Major Use Permit by the Board of Supervisors, or have the final notice of approval conditioned that the Parcel Map cannot be approved until the Specific Plan and Major Use Permit are approved.