

**Fairbanks
Ranch
Specific
Plan**

**hch & associates
environmental planning, architecture & engineering**

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and appendices is the Fairbanks Ranch Specific Plan, and that it was considered by the San Diego County Planning Commission on August 28, 2009, and that it was adopted by the San Diego County Board of Supervisors on October 21, 2009, and that it supercedes all previous Specific Plans for this area.

Date: DECEMBER 17, 2009

Attest: 
Eric Gibson, Director
Department of Planning and Land Use



FAIRBANKS RANCH
SPECIFIC PLAN SP 78-04, SPA 08-006
(A LARGE SCALE PROJECT)

PROPOSED BY:

WATT INDUSTRIES
1633 26th Street
Santa Monica, Ca. 90406

PROJECT MANAGER:

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San Diego, Ca. 92128

PREPARED BY:

HCH & ASSOCIATES
8963 Complex Drive, Suite A
San Diego, Ca 92128

AMENDED BY:

SHAPOURI & ASSOCIATES
16089 San Dieguito Road, Suite H-104; P.O. Box 676221
Rancho Santa Fe, CA 92067

August 1977
Revised: January 1978
Amended: October 21, 2009

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, OCTOBER 21, 2009**

MINUTE ORDER NO. 3

**SUBJECT: NOTICED PUBLIC HEARING:
FAIRBANKS RANCH FIRE STATION; GENERAL PLAN
AMENDMENT, TWO SPECIFIC PLAN AMENDMENTS; ZONE
RECLASSIFICATION; AND EMERGENCY TRAFFIC SIGNAL; GPA
08-008, SPA 08-005, SPA 08-006, R08-007 (DISTRICT: 5)**

OVERVIEW:

The project is a request for a General Plan Amendment, two Specific Plan Amendments and Zone Reclassification to remove the existing Fairbanks Ranch Fire Station operated by the Rancho Santa Fe Fire Protection District in order to construct a new station.

The proposed project also includes a request to approve the installation of an emergency traffic signal and an Open Space Easement Vacation. The easement vacation is a separate item on this same agenda. The project site is located on El Apajo Road, west of San Dieguito Road in the unincorporated San Dieguito Community Plan area (Thomas Guide Page 1168/E6).

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

The Planning Commission recommends that the Board of Supervisors take following actions:

1. Adopt the Resolution entitled Resolution of the San Diego County Board of Supervisors Adopting General Plan Amendment GPA 08-008 (Attachment B).
2. Adopt the Resolution entitled Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment SPA 08-005 El Apajo Specific Plan for the reasons stated therein and discussed in the report (Attachment C).
3. Adopt the Resolution entitled Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment SPA 08-006 Fairbanks Ranch Specific Plan for the reasons stated therein and discussed in the report (Attachment C).
4. Adopt the attached Form of Ordinance (Attachment C):

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
CERTAIN PROPERTY IN THE SAN DIEGUITO COMMUNITY
PLANNING AREA, REF: R08-007.

DEPARTMENT OF PLANNING AND LAND USE

1. The Department concurs with the Planning Commission's recommendations.
2. Adopt the Resolution entitled, Resolution of the San Diego County Board of Supervisors Approving an Emergency Traffic Signal for the Fairbanks Ranch Fire Station (Attachment C).

ACTION:

ON MOTION of Supervisor Slater-Price, seconded by Supervisor Roberts, the Board closed the hearing and took action as recommended, on Consent, adopting Resolution No. 09-218, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT (GPA 08-008); adopting Resolution No. 09-219, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA 08-005 EL APAJO SPECIFIC PLAN; adopting Resolution No. 09-220, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA 08-006 FAIRBANKS RANCH SPECIFIC PLAN; adopting Resolution No. 09-221, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO APPROVING AN EMERGENCY TRAFFIC SIGNAL FOR THE FAIRBANKS RANCH FIRE STATION, and adopting Ordinance No. 10017 (N.S.), entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE REF: GPA 08-008, SPA 08-005, R08-007; LOG NO: 96-08-23B & 77-8-1441.

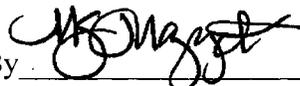
AYES: Cox, Jacob, Slater-Price, Roberts, Horn

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



By 
Marvice E. Mazyck, Deputy

Hearing Date: October 21, 2009

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA 08-006)
FAIRBANKS RANCH SPECIFIC PLAN)

ON MOTION of Supervisor Slater-Price, seconded by Supervisor Roberts,
the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Fairbanks Ranch Specific Plan (SP 78-04), having been prepared by HCH & Associates for an area comprising a total of 1,240 acres located south of the Rancho Santa Fe community and east of the Lomas Santa Fe community and was adopted by Resolution of the Board on August 16, 1978; and

WHEREAS, the Rancho Santa Fe Fire Protection District submitted an amendment to the Fairbanks Ranch Specific Plan (SPA 08-006) on September 2, 2008 pursuant to Board of Supervisors Policy I-59 (Large Scale Project Review), for an area comprising a total of 0.45 acres; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Fairbanks Ranch Specific Plan as follows:

1. Revise all maps and exhibits to indicate the removal of 0.45 acres of area from the specific plan.

WHEREAS, pursuant to Section 65450, et seq. of the Government Code, the Planning Commission on August 28, 2009 conducted a duly advertised hearing and recommended that the Board of Supervisors approve the Fairbanks Ranch Specific Plan Amendment (SPA 08-006) by a vote of 6 to 0 with 1 commissioner absent.

WHEREAS, the Planning Commission reviewed and considered the information in the final Environmental Impact Report (EIR) for the Fairbanks Ranch Specific Plan, certified by the Board of Supervisors on August 16, 1978 and the Negative Declaration (ND) for the El Apajo Specific Plan adopted by the Board of Supervisors on December 10, 1997, on file with the Department of Planning and Land Use (DPLU) as Environmental Review Numbers 96-8-23 & 77-8-144 and the Addendum thereto dated August 28, 2009, on file with DPLU as Environmental Review Numbers 96-08-23B and 77-08-144I prior to making its recommendation on the project; and

WHEREAS, the Board of Supervisors on October 21, 2009, conducted a duly advertised public hearing on the proposed Fairbanks Ranch Specific Plan Amendment (SPA 08-006) and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan Amendment, and the implementation thereof,

will conform to all ordinances, policies, rules, standards, and improvement and design requirements of the County of San Diego.

NOW, THEREFORE, BE IT RESOLVED AND FOUND THAT:

- (a) The Board of Supervisors has reviewed and considered the information contained in the final EIR for the Fairbanks Ranch Specific Plan certified by the Board of Supervisors on August 16, 1978 and ND for the El Apajo Specific Plan adopted by the Board of Supervisors on December 10, 1997 on file with DPLU as Environmental Review Numbers 77-8-144 and 96-8-23 and the Addendum thereto on file with DPLU as Environmental numbers 77-08-144I and 96-08-023B prior to making its decision on the project;
- (b) The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated August 28, 2009 on file with DPLU as Environmental Review Numbers 96-08-023B and 77-08-144I including California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously certified Environmental Impact Report (EIR) is hereby adopted.
- (c) The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated August 1977 on file with DPLU as Environmental Review Number 77-8-144 are hereby adopted;
- (d) The use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;
- (e) The applicant prepared plans and documentation demonstrating that the project complies with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance; and
- (f) The "Multiple Species Conservation Planning Conformance Findings" dated August 28, 2009 on file with DPLU as Environmental Review Number 96-08-23B and 77-08-144I; is hereby adopted.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the Fairbanks Ranch Specific Plan Amendment (SPA 08-006) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Fairbanks Ranch Specific Plan Amendment as (SPA 08-006), consisting of this Resolution and the amendments indicated by ~~strikeout~~ / underline in Exhibit B hereto.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 08-006) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to the Department of Planning and Land Use within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and maps that include any additions, deletions, or modifications shown on Exhibit B hereto.

BE IT FURTHER RESOLVED that said Specific Plan Amendment (SPA 08-006) shall be of no force or effect on October 21, 2017 unless use in reliance has been established. Use and reliance shall be established upon satisfaction of conditions associated with Site Plan Modification (S83-06w¹) if approved.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Fairbanks Ranch Specific Plan Amendment (SPA 08-006), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

NOTICE: "This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and

Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement."

ADOPTION OF THIS SPECIFIC PLAN AMENDMENT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: – The project relies on CEQA 15162 - 15164 Findings and the previous Fish and Game Fees paid in the amount of \$1,275 for the review of the Negative Declaration, Receipt number 88616 dated May 22, 2001.

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY *Mark S. Reed*
SENIOR DEPUTY

PASSED AND ADOPTED by the Board of Supervisors, County of San Diego, State of California, on this 21st day of October, 2009, by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the San Diego County Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: Catherine Santos
Catherine Santos, Deputy



Resolution No. 09-220
Meeting date: 10/20/09 (3)

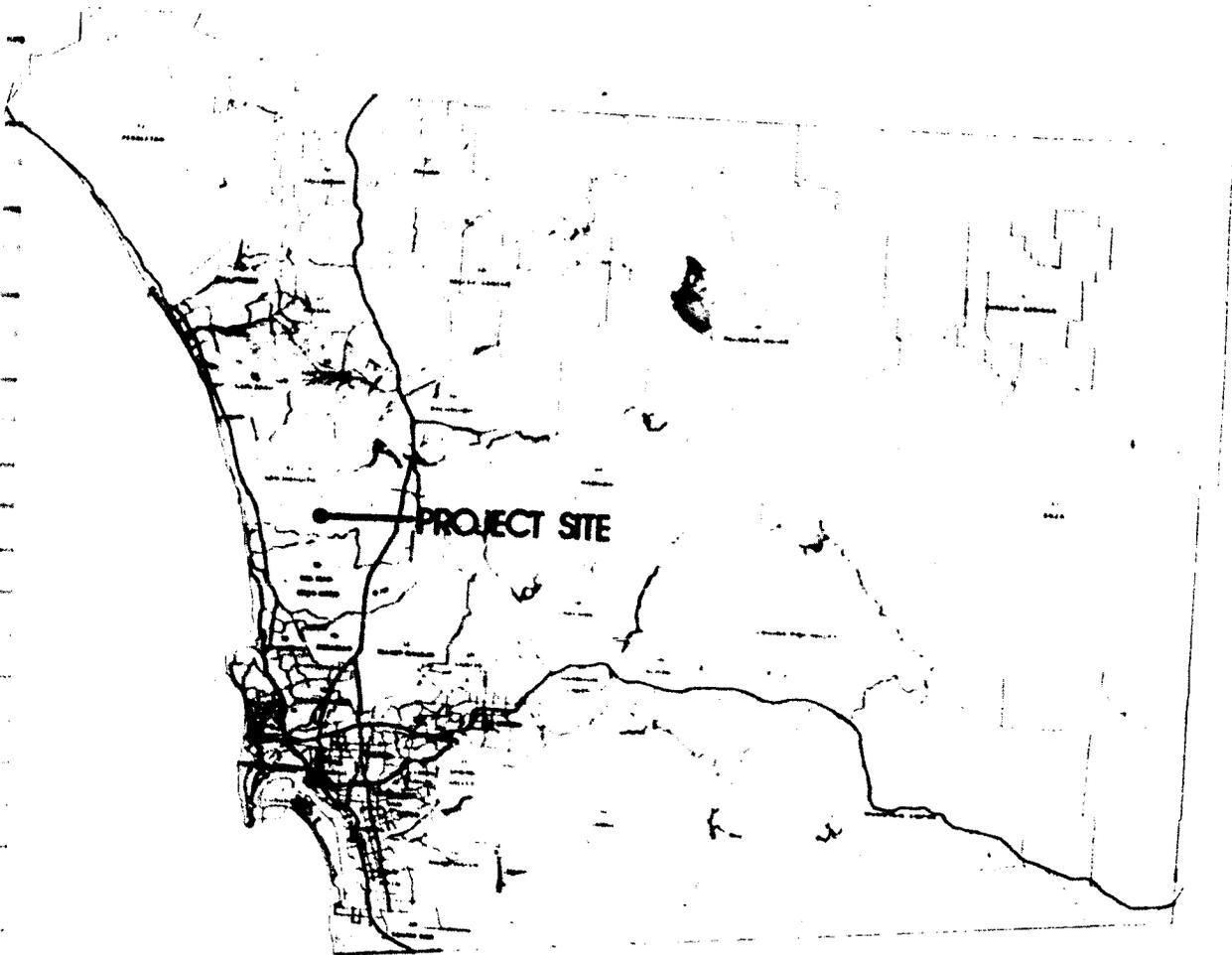
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NO SCALE

REGIONAL MAP

I. INTRODUCTION

A. Background

The 1240 acre Fairbanks Ranch is located in the 98 square mile unincorporated community planning area of San Dieguito, just 20 miles north of downtown San Diego. The Ranch is south of the Rancho Santa Fe community and east of Lomas Santa Fe community.

It is not clear how the Ranch came to have its present configuration, however, it was a part of the Rancho San Dieguito land grant to Juan Maria Osuna in 1836 by the Mexican government. During the past 140 years the Ranch and portions thereof have had countless owners. Some of the most notable owners are the Santa Fe Land Improvement Company who gained control in 1907 and sold a portion of it to the famed actor Douglas Fairbanks in 1926. Fairbanks dubbed the Ranch, Rancho Zorro, after one of his famous roles. This Ranch was a 3,000 acre estate which was used for Hereford Cattle raising and orange orchards (approximately 300 acres).

With the death of Douglas Fairbanks, the Ranch was willed to several heirs in 1943. Ownership since that time has included the Fairbanks heirs, Charles W. Carlstrom, Southern California District Council of Assemblies of God, Rosetta Franzoa, Foundation for Ocean Research and William Holland.

In late 1972, a Private Development Plan (PDP 72-7) entitled Rancho Zorro, was filed by the Rancho Zorro partnership with the County of San Diego on the Ranch. This plan involved the construction of 920 residential condominiums. These condo's were to be arranged in clusters on some of the hilltops surrounded by open space. Included in the basic concept was a school site and a park site.

County staff reviewed said PDP and determined the plan was not in conformance to the San Dieguito Community Plan. Therefore, a plan amendment was necessary to implement the proposed project.

AUG 2 1978 # 18

-1- AUG 16 1978 # 12

During this time the Ranch changed ownership from the Rancho Zorro Partnership to the Foundation for Ocean Research. The Foundation changed the projects' original concept to a concept with higher density (approximately 1640 dwelling units) and a greater diversity of land uses (ie. multi-family and single family D.U.'s, commercial, school and park). The Foundation attempted a general plan amendment to implement their project. This new proposal met with strong opposition from the community due in part to its incompatibility with surrounding land uses and designated land use of rural estate (1 DU/2 acres). Eventually the plan found its way to the Board of Supervisors as a plan amendment (GPA 76 - 02) in late 1976. As a result of the Zorro project and others, the Board came up with a new land use designation entitled Specific Planning Area (SPA). The Ranch area was adopted as a SPA by a Board resolution with a lower density (1 unit per 2 acres) than the Foundation originally proposed, however, the approved density was the same as the Community Plans land use designation of rural estate.

In early 1977, Mr. Ray Watt of Watt industries, purchased the Fairbanks Ranch. Mr. Watt wanted to create an exclusive rural estate project with character which would truly be an asset to the community. The project was to provide numerous opportunities for estate ownership, within a controlled environment considering natural terrain and unique resources.

In order to implement the envisioned Fairbanks Ranch concept, Mr. Watt contacted several land planning consultants to develop schemes. HCH & Associates was selected as the consultant based on a scheme and planned implementation. This scheme has been revised several times reflecting the inputs from the owner, the County's Department of Land Use and Environmental Regulation, the Department of Transportation, the San Dieguito Community Plan, General Plan, environmental concerns and HCH.

The Preliminary Concept Plan was submitted to the County in June, 1977. The plan was considered by the staff to be provisionally conforming to the County General Plan pursuant to the Board of Supervisors' Policy I-59, "Large Scale Review". County Staff advised HCH & Associates to proceed with the preparations of a Specific Plan and related applications and plans.

B. Purpose

The purpose of a specific plan as defined by the California Government Code (Title Seven Article 8 Section 65450 et seq.) is for the systematic execution of the general plan. Section 65450.1 of said code states that "The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan."

Board of Supervisors Policy I-59 provides for the implementation of certain large scale developments through adoption of a specific plan for the property to be developed within a five year time period. In addition, the Board's resolution of December 16, 1976 created the SPA designation for the Fairbanks Ranch area and specific guidelines for the preparation of a specific plan. This document complies with Section 65451 of the Government Code relative to the contents of a specific plan and the Board's said resolution.

II. DESCRIPTION OF PROPERTY

A. Location, Acreage, Legal Description

Fairbanks Ranch lies within the San Dieguito community planning area of San Diego County and approximately six miles east of the Pacific Ocean and eighteen miles north of the City of San Diego. The irregular shaped project site consists of approximately 1,240 acres of land bounded by the San Dieguito River on the north and west, the south line of Section 34 on the south, and the east line of Sections 34 and 27 on the east (see vicinity map).

Legally Fairbanks Ranch lies on portions of Sections 27, 28, 33, and 34 of Township 13 South, Range 3 West, San Bernardino Meridian, in the County of San Diego, State of California.

B. Natural and Manmade Features

The topography of the site consists predominately of rolling hills and valleys rising gradually to the east from the San Dieguito River flood plain. Drainage flows in a westerly direction into the San Dieguito River flood plain. A mature drainage pattern is well-developed around Powerhouse Canyon which drains most of the ranch. Vegetative growth consists of natural grasses, scrub brush and trees in the canyons, as well as domestic plantings including eucalyptus groves, citrus orchards, grain, and household ornamental shrubs and trees. Elevations vary from about 19 feet in the San Dieguito floodway to about 404 feet on a hilltop near the southeasterly property corner.

On site are two manmade lakes: A large lake consisting of about 7 acres of surface area located east center on site; a second smaller lake (approximately 1 acre in surface area) located in the southeastern area of the site. These lakes have been formed by concrete and earth dams on the large lake and small lake, respectively.

Several structures exist on the Ranch including: A ranch house and other small dwellings (approximately 4) which are all currently rented by the occupants, numerous farm out buildings dot the site, along with obsolete farm equipment and associated farming implements.

C. Planning

The San Dieguito Community Plan indicates the 1240 acre Ranch is designated SPA (0.5). This designation was adopted by a plan amendment (GPA) 76-02 by a Board of Supervisors Resolution dated December 16, 1976. The SPA (0.5) established the maximum overall density for the Ranch at one dwelling unit per two acres or 620 dwelling units and certain requirements to be met prior to development (see San Dieguito Community Plan Map page 10).

"The Specific Planning Area land use category is intended for application to areas where more detailed planning is required prior to development. Areas suitable for the Specific Planning Area category may include any parcel or parcels, fifty acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the San Dieguito Plan." (San Dieguito Community Plan, revised December 27, 1976).

Initial Growth Policy: This proposal is exempt from the Initial Growth Policy because the density does not exceed one dwelling unit per acre.

Surrounding the Ranch are various community plan land use categories; north and west, floodplain (1 dwelling unit / 4-8 acres); south, agricultural estates medium (1 dwelling unit / 2 acres); east, agricultural estates medium (1 dwelling unit / 2 acres).

Most of the eastern adjacent property is in the city of San Diego and is classified as area for future growth. This classification indicates that this adjacent area is not projected for development during the City's Community Plan period to 1985. It is anticipated that the Ranch will not be fully occupied until sometime in 1993 or later (see anticipated development schedule on page 13).

D. Existing and Proposed Zoning

"Existing zoning would allow about 870 1-acre parcels, about 100 2½-acre parcels, and about 14 8-acre parcels (a total of 884 D.U.'s). Four zoning classifications presently apply to the property: (approx.) 250 acres of L-C, 90 acres of A-1(8) 20 acres of T(8), and the remainder (880 acres) is zoned A-4(1). (see zoning map, page 11).

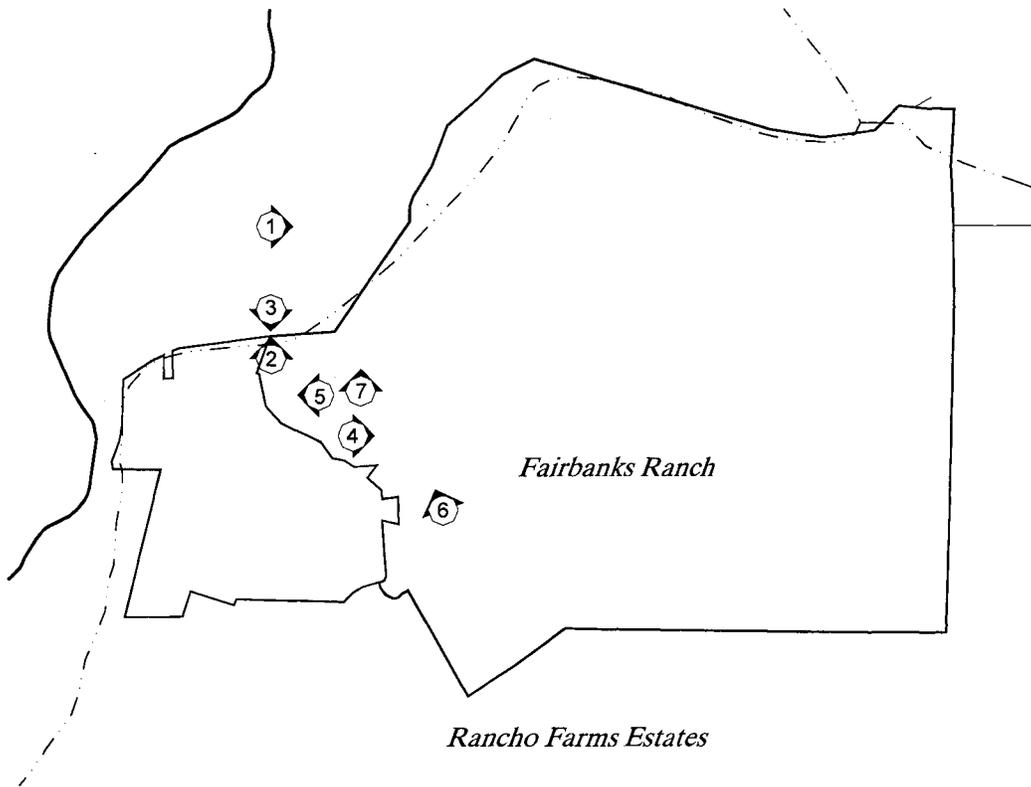
The following chart indicates the present uses of Fairbanks Ranch and number of acres:

	<u>Acreage</u>	<u>Percentage of Total</u>
Natural Vegetation	328	26.5
Altered by Man:		
Cultivated	626	50.5
Eucalyptus Grove	58	4.7
Grassland	19	1.5
Relict Orchard	108	8.7
Home site, quarry, etc.	101	8.1
Total	1,240 Acres	100.0 %

Adjacent properties to the Ranch are predominately zoned LC to the south and east and A-1(8) to the north and west. Current land uses of these adjacent properties include; west: agriculture (field crops), golf course (Whispering Palms Development), numerous dwelling units, and sandpit operation; south: estate type area (1 acre lot or more) and horse ranches; east: vacant land; north: agriculture (field crops), and Rancho Santa Fe

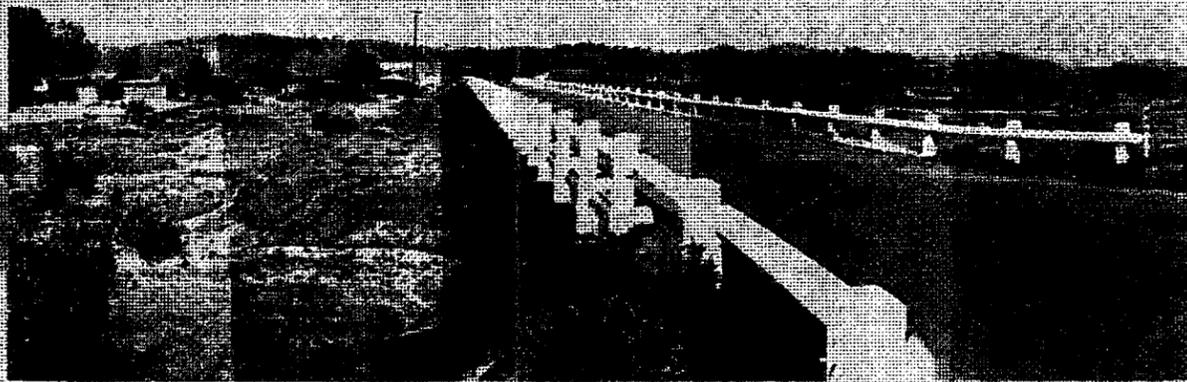
The density of Fairbanks Ranch has been established by the aforementioned Board of Supervisors resolution of December 16, 1976, as 1 dwelling unit per 2 acres overall. It is not the intent of this plan to cut up the site into a dull monotonous project of 620 2 acre lots. Therefore, the design of this project was to create numerous lots, varying in size from 1/2 to 60 acres (see chart on page 12) in an orderly arrangement with respect to the natural terrain and geological and vegetational aspects.

Site Photographs





①



②



③



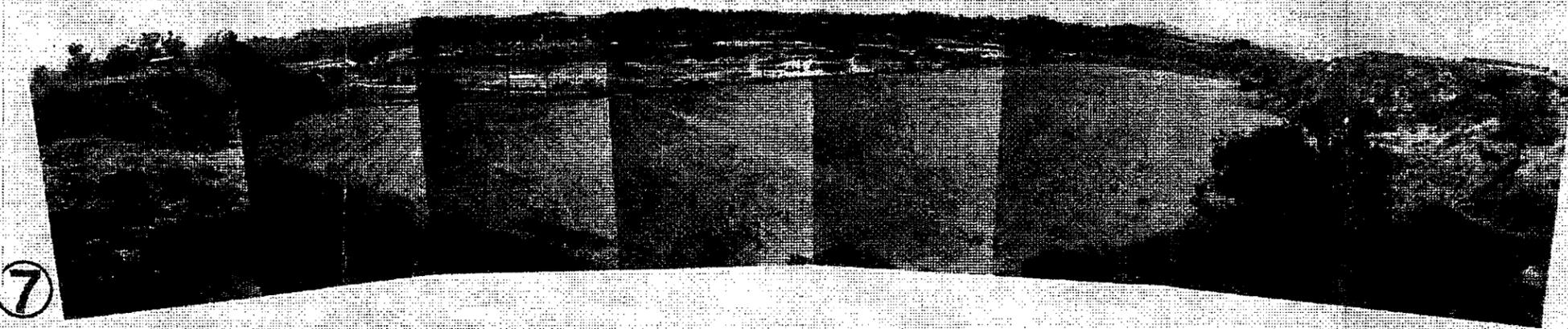
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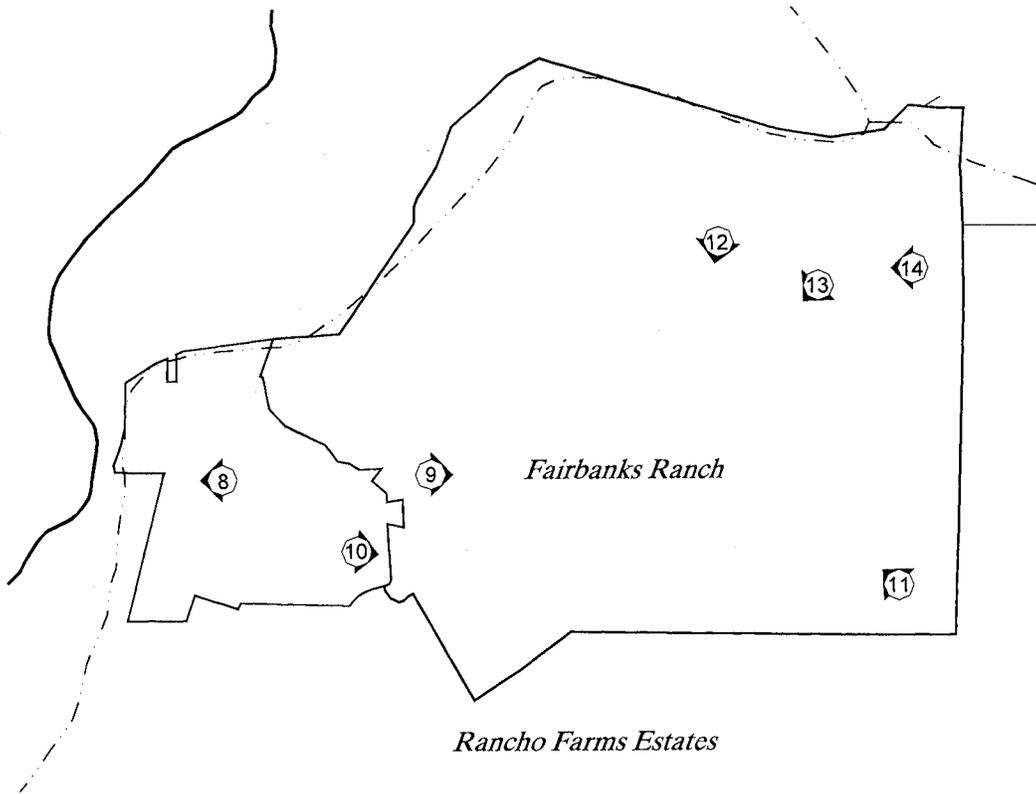


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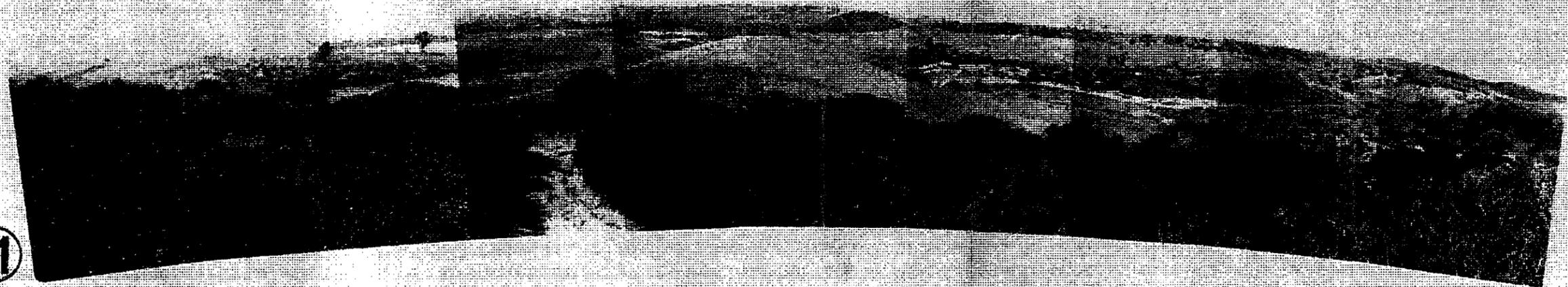
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Site Photographs

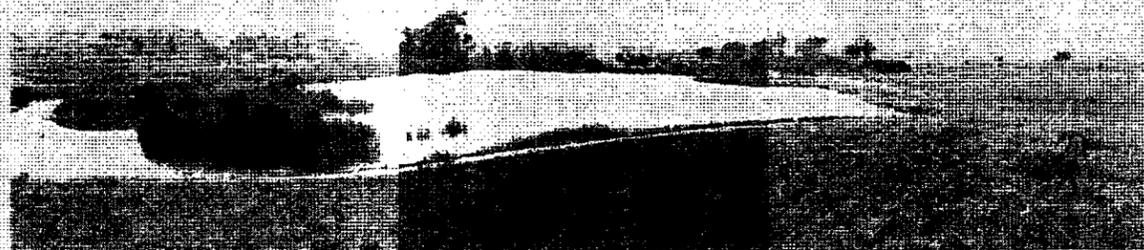




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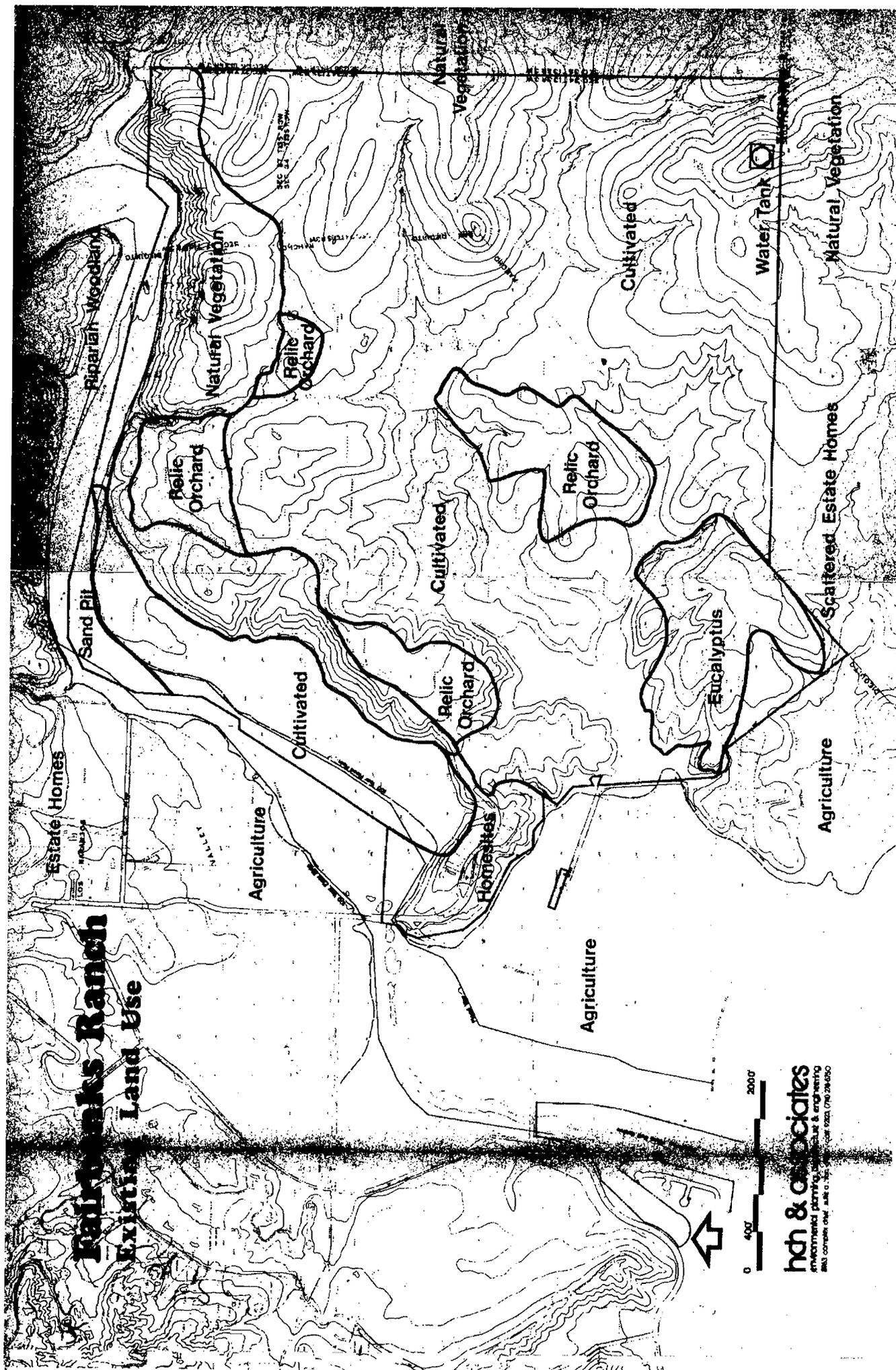


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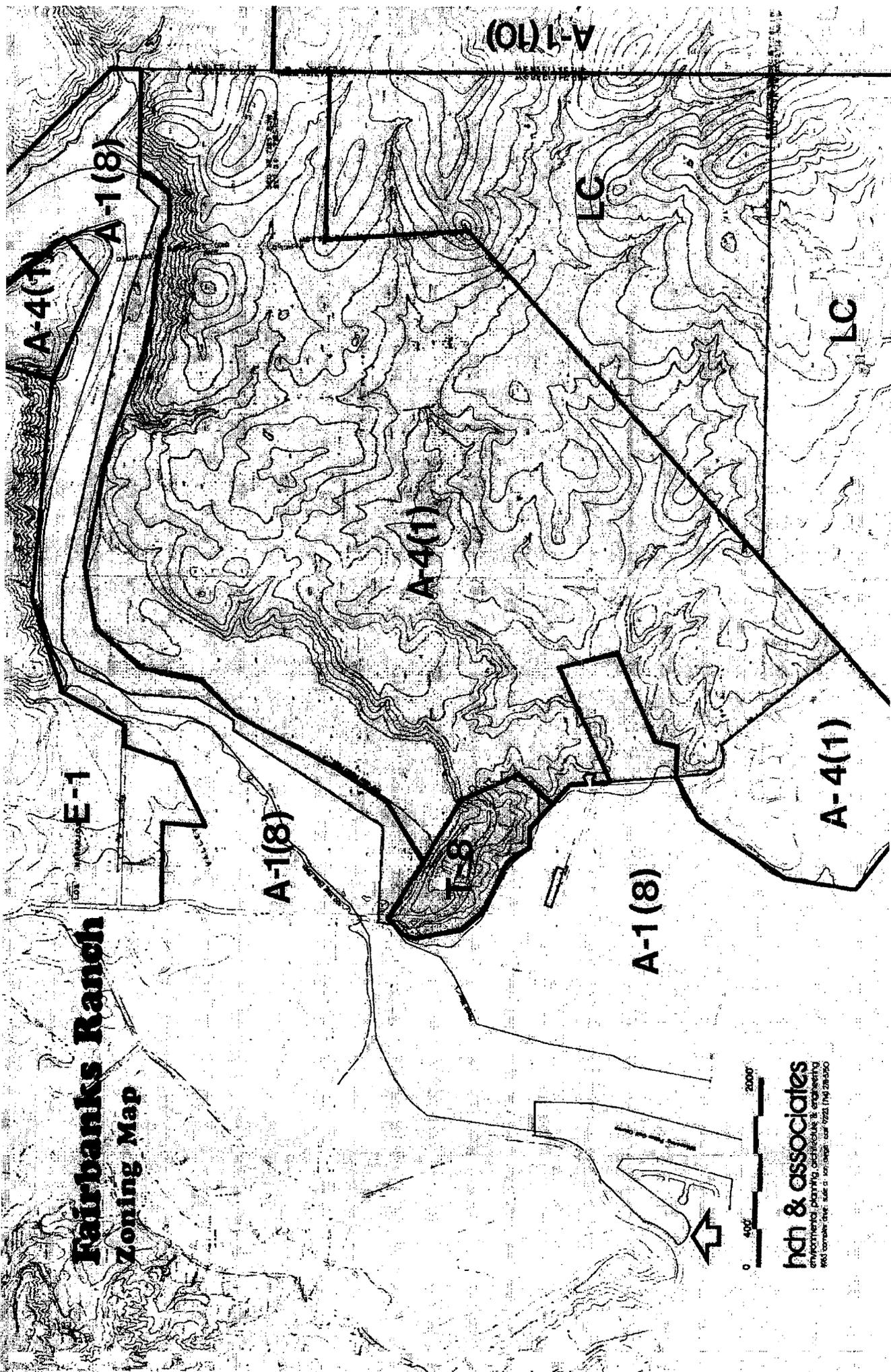
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Fairbanks Ranch Existing Land Use



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environmental planning, architecture & engineering
1800 Corporate Center, Suite 200, San Diego, CA 92108
Tel: 619-594-1234 Fax: 619-594-1235

Fairbanks Ranch Zoning Map



0 400 2000

hch & associates
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1000 Commercial Drive, Suite 210, San Diego, CA 92108 (619) 234-5000

A-1(10)

III. DESCRIPTION OF PLANNING AREA

A. Planning objectives / Concept

The Fairbanks Ranch concept is to create an exclusive rural prestige community similar to Rancho Santa Fe. This concept will be achieved through a low density planning, architectural control, and sensitive environmental design.

The land planning of Fairbanks Ranch has been approached in a manner that will reinforce the rural character of the area. A low density project of an overall density of 1 unit per 2 acres eliminates the need for extensive grading and allows the use of rural country roads without urban type concrete curb, gutter and sidewalk.

The project will subdivide the 1,240 acre Fairbanks Ranch into 620 residential lots ranging in size from 0.5 to 60 acre parcels. The lot sizes were varied in accordance with topographic characteristics and availability of building sites and anticipated market desires. The following chart illustrates the approximate lot size breakdown:

<u>Lot Sizes</u>	<u>Number of Lots</u>
0.5 - 1	56
1 - 2	468
2 - 5	73
5 - 10	18
10 - 15	4
60	1
Total	620 Lots

All lots will front on either a private loop street or cul de sac. Lots will have minimum street frontages: 100' for 0.5 acre lots; 150' for 1 acre lots; 200' for 2 to 60 acre lots.

ANTICIPATED DEVELOPMENT SCHEDULE

Although Fairbanks Ranch will be developed over a five year period, the actual residential occupancy will be different. This is due to the marketing concept which involves a combination of lot sales and construction of some production custom homes by the developer. Many lots will be purchased for future residential construction and therefore total build-out will not be simultaneous with lot development. The following schedule is a realistic approach in predicting impact upon public services.

YEAR	DEVELOPMENT	RANGE OF OCCUPANCY	TOTAL RANGE
1979	125 Lots	50-60 DU's	50- 60 DU's
1980	125 Lots	80-100 DU's	130-160
1981	125 Lots	80-100 DU's	210-260
1982	125 Lots	80-100 DU's	290-360
1983	120 Lots	80-100 DU's	370-460
1984		30- 40 DU's	400-500
1985		20- 30 DU's	420-530
1986		10- 20 DU's	430-550
1987		10 DU's	440-560
1988		10 DU's	450-570
1989		10 DU's	460-580
1990		10 DU's	470-590
1991		10 DU's	480-600
1992		10 DU's	490-610
1993		10 DU's	500-620
TOTAL	620 Lots	500-620 DU's	500-620 DU's

The developer plans a 2/3 lot sale and 1/3 production housing program. This program will be carried out over a five year phasing plan which will create approximately 124 lots per year. It is not anticipated that every lot sold will be built on immediately due to purchases for future residential development.

In the beginning, the product will probably be aimed at a well to do, conservative, middle to elderly aged group of people. In time, however, this project would include all ages, much as Rancho Santa Fe.

One of the outstanding features of the Fairbanks Ranch is the developer's intent to create an energy saving project. Incentives to build solar homes will be in the form of lot cost discounts. In addition, all lots will be connected to an on site sewage treatment plant which will re-cycle waste water to be used on site.

It is the intent of the developer that the Fairbanks Ranch project blend with and compliment the total rural community atmosphere.

B. Land Uses

The following Land Use Chart illustrates the proposed uses of the Ranch and the size and a percentage of the total ranch size.

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENTAGE</u>
Residential	621	50.0%
Commercial	4.0	0.3%
School	10.0	0.8%
Waste Water Treatment Plant	2.0	0.2%
Recreation and Open Space *	495	40.0%
Road System		
A. Private	80	6.4%
B. County Roads	28	2.3%
<hr/>		
TOTAL	1240.0	100.0%

* See Specific Plan Map, page 18

1. Residential

Residential characteristics have been covered in the planning objectives / concept section of this report.

2. Commercial

Fairbanks Ranch has been planned to include a convenient shopping area (4 acres) located at the west entrance adjacent San Dieguito Drive. This area will possibly include a Liquor/Deli and/or speedy mart type store, barber shop or beauty salon, satellite post office, fire station site and possibly other similar uses.

The architecture of the convenient shopping area should convey a spirit of rural early California architecture. Early California architecture is predominately an adaptation of Spanish and Mexican architecture. This architectural style is compatible with the adjacent Rancho Santa Fe area. Architectural controls will be placed on the convenient shopping site by the developer.

3. Recreation and Open Space

Recreational facilities are planned to be contiguous to open space areas. These facilities are planned to include main lake area for small sailboats, clubhouse with dining room, tennis courts, boat-house, stables and horse training areas. All recreational facilities will be available to Ranch residents and to others for a membership fee.

Open space areas will provide for the retention of natural terrain and vegetation, yet providing some recreational uses such as equestrian usage and hiking trails. An open space easement - approximately 10' wide inside the rear lot lines designates the trail system. This easement system is contained in the drainage areas whenever possible.

4. Transportation Access

The Ranch will be bisected by a County designated prime arterial (ie. 126' R.O.W.), SF 728, San Dieguito Drive. The full improvement of SF 728, will not be necessary during the construction of the project, however, the right of way will be preserved through an irrevocable offer for dedication. This is due to the fact that it is not anticipated by the Department of Transportation that San Dieguito Drive will be built to required full width within the proposed project until sometime after 1995. Therefore, the developer has planned to build a divided rural type road based on County design standards with about 20 feet of paving on each side of a landscaped 18 foot median.

The only other County road to be dedicated and built on site is a small portion (approximately 640 feet) of El Apaio as it terminates into the proposed alignment of San Dieguito Drive.

The remaining circulation system is to be composed of private roads with 32'-40' paving on 52'-60' of R.O.W. according to County road standards. The system is basically a loop system branching off of San Dieguito Drive with numerous cul de sacs to minimize through traffic. Access to the project from San Dieguito Drive will be controlled by private gates located at each private road intersection.

The private road system will create a country environment by generally following the terrain, avoiding unnecessary excessive cutting or filling, and being designed in curvilinear instead of a grid pattern.

C. Phasing

Fairbanks Ranch is planned to be phased over a five year period during which approximately 124 lots will be created per year. All improvements such as roads, utilities, landscaping and recreational facilities will be completed during the period. Although the project is anticipated to be completed within five years, total occupancy is not expected within the same time frame. The anticipated occupancy rate (see Anticipated Development Schedule page 13) is based on the developer's intent of conducting a 2/3 lot sale and 1/3 production housing program. Not every lot sold is expected to be built on immediately due to purchases for future residential development and investments.

Fairbanks Ranch Specific Plan & Concept Plan

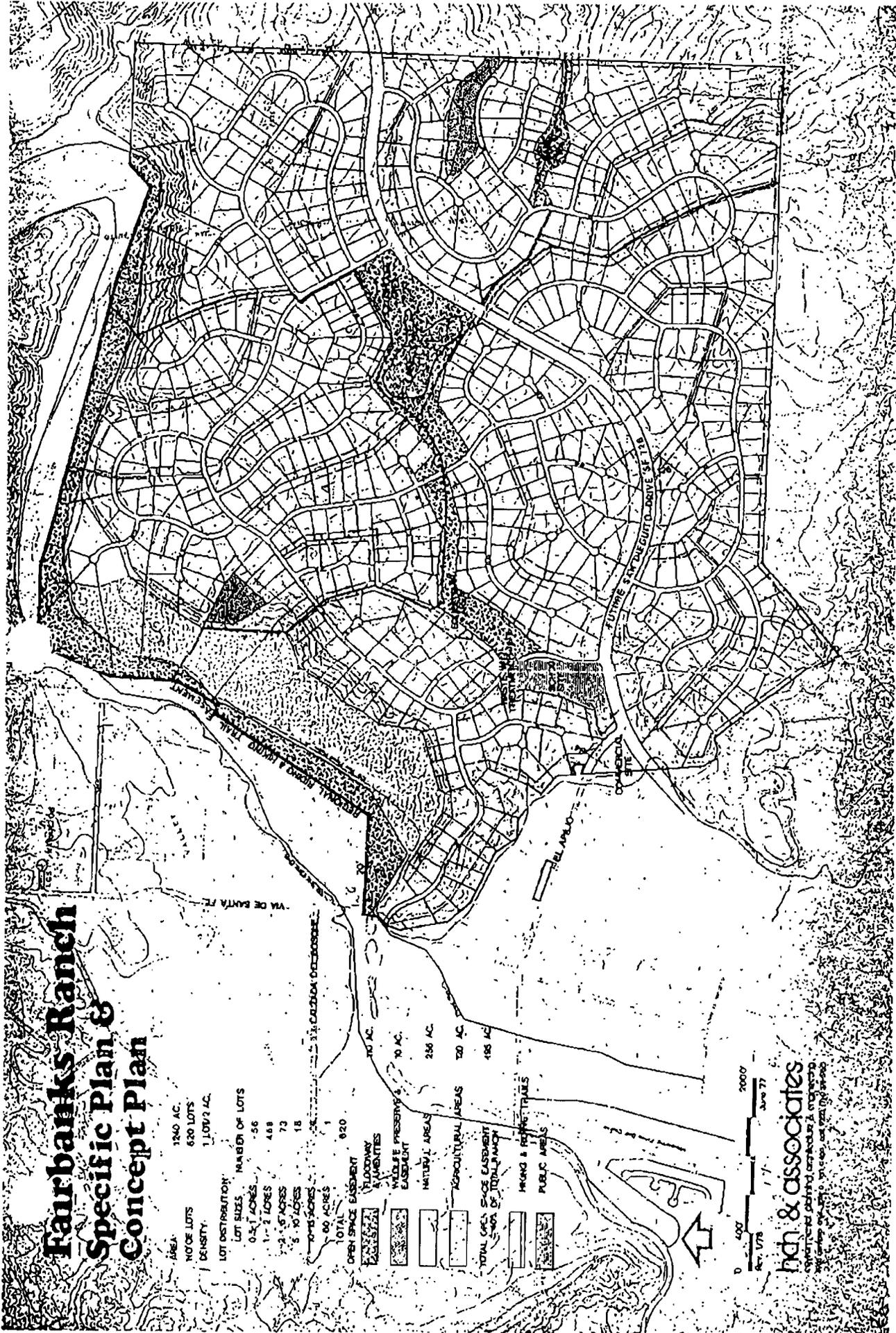
Area:	1240 AC.
NO OF LOTS	620 LOTS
DENSITY:	1.100/AC.
LOT DISTRIBUTION:	
LOT SIZES	NUMBER OF LOTS
0.5-1 ACRES	56
1-2 ACRES	488
2-3 ACRES	70
3-4 ACRES	18
4-5 ACRES	18
6-10 ACRES	18
10+ ACRES	18
TOTAL	620

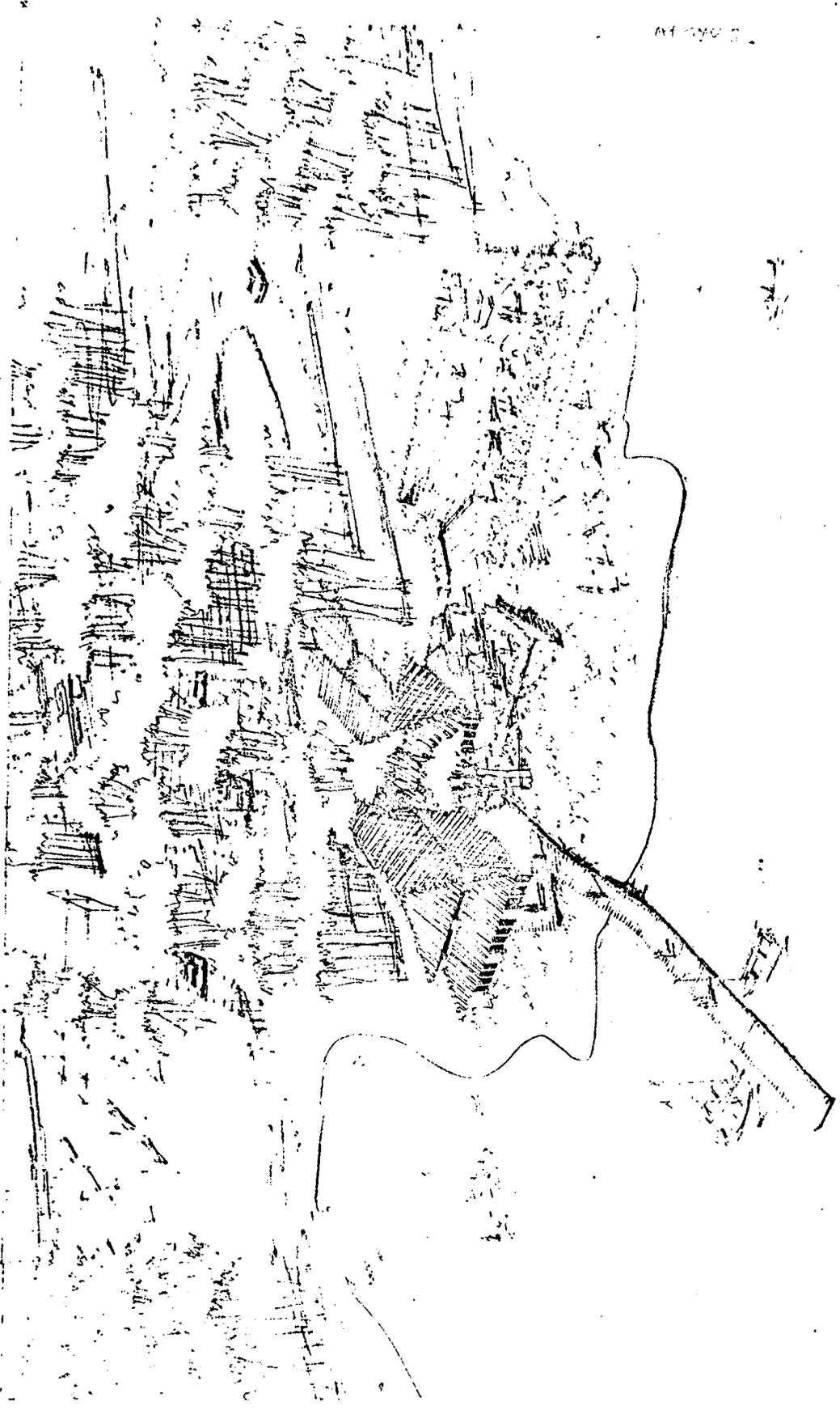
OPEN SPACE ELEMENT	10 AC.
PAVING	70 AC.
WALKWAY & AMENITIES	266 AC.
WALKWAY PRESERVE & EASEMENT	10 AC.
NATURAL AREAS	266 AC.
AGRICULTURAL AREAS	100 AC.
TOTAL OPEN SPACE ELEMENT	488 AC.
NO. OF TOTAL LOTS	620

- ROAD & DRIVEWAYS
- PUBLIC AREAS

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 1" = 100'
 20007
 June 77

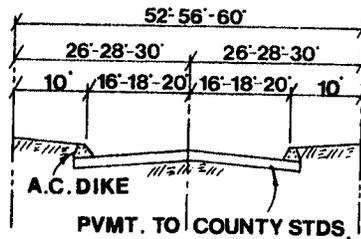
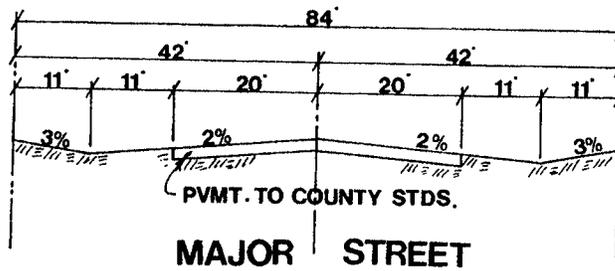
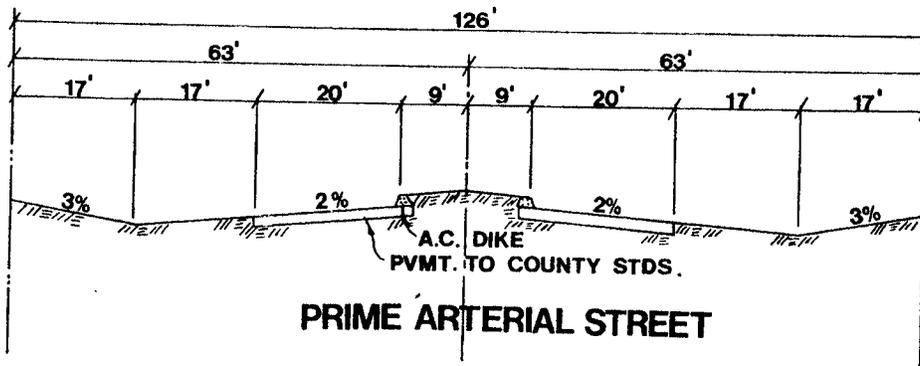
hch & associates
 ARCHITECTS PLANNERS ENGINEERS
 10000 BAYVIEW BLVD., SUITE 100, SAN DIEGO, CA 92126





1/1/2000

hdh & associates
environment planning, architecture & engineering
1830 corner ave., suite 100, san diego, ca 92108 (619) 551-3000



TYPICAL SECTIONS

AUG 2 1978 # 18

AUG 16 1978 # 12

IV. CONFORMANCE WITH COUNTY GENERAL PLAN

As required by section 65451 of the California Governmental Code a specific plan is to include a detailed listing and discussion of regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan. This section of the specific plan will address the various aspects of the Fairbanks Ranch plan as they relate to each of the ten elements of the San Dieguito Community Plan and the initial growth policy.

A. Open Space Element

The general open space goals are as follows:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources
3. Conserve open spaces needed for recreation, educational and scientific activities
4. Encourage and preserve those open space uses that distinguish and separate communities.

The open space element defines various open space categories. Those applicable to the Fairbanks Ranch Specific Plan include "other publicly owned and public utility lands", "floodplains", "agriculture and open space easements", and "open space design of private lands".

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Other Publicly Owned and Public

Utility Lands

Local Government

Water and irrigation agencies provide major open areas as a by-product of their water storage functions in the form of reservoirs and watershed areas. Local government properties include lands used for a variety of primary purposes but which also provide an open atmosphere.

The Olivenhain Municipal Water District owns and maintains a reservoir site within the project boundaries near the southeastern corner. The long term use of this facility will serve to maintain the existing appearance of this particular ridgetop.

Floodplains

A floodplain is the area subject to inundation by a 100 year flood.

Natural Functions

Carry waters (normal and storm waters);
Replenish ground water supply;
Plant and wildlife habitat;
Deposit agricultural soil;
Beach and sand replenishment;

The Fairbanks Ranch is bounded on the north and northwest boundary by the San Dieguito River floodplain. The project will create an easement over those portions of lots within the floodway. No construction of structures for human habitation will be built within the floodplain. Approximately 70 acres will constitute the floodplain area which will remain as a natural landform complementing the surrounding rolling topography. In addition, the floodplain easement will serve recreational activities of the project as riding, and hiking trails.

Human Functions

Separation of urban areas;
Visual Relief;
Recreation;
Riding, hiking and bicycle

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Agricultural and Open Space Easements

An agricultural preserve is an area devoted to either agricultural use, recreational use, open space use, or any combination of such uses, and compatible uses which are designated by the County.

Open space easements may be acquired from property owners willing to relinquish certain rights to construct improvements on their land as provided by Chapter 6.5, Section 51050 et seq. of the Government Code Board of Supervisors' Policy I-37.

Agricultural preserves and open space easements allow the temporary or permanent holding of land for agricultural, open space, or recreational uses.

Open space easements for agricultural, natural and recreational uses will total 495 acres or 40% of the entire project.

Goal II. Conservation of Resources and Natural Processes

1. Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber.
2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought.
3. Encourage the conservation of the habitats of rare or unique plants and wildlife.

Of the total open space, the specific plan calls for one forth to be retained for agricultural purposes.

Wildlife preserve areas within the natural open space easements will be designated to be left with existing vegetation intact. These areas incorporate several of the plant and wildlife identified in the biological survey (see Appendix 3, Draft EIR) as being worthy of special attention.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

4. Encourage the use of minor natural watercourses as local open spaces.
5. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, Canyons, bluffs, mountain peaks, and major rock outcroppings.
6. Encourage the use of open spaces as a separation of conflicting land uses whenever possible.

The project will retain as much of the natural features as possible by the creation of easements in drainage areas, bluffs, preservation of wooded areas, retention of the two existing lakes and riparian habitat, and encouraging terrain fitting homes.

Cutting of existing trees will require a permit from the Homeowners Association. In addition, an extensive tree planting program, involving the introduction of 10,000 trees (15 gal), will be undertaken by the developer in order to enhance the open space areas.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Open Space Design of Private Lands

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.

The Fairbanks Ranch Specific Plan proposes the retention of _____ acres or _____ of project site for natural open space easements. The construction of custom homes over a 15 year period will reduce potential impacts of erosion and siltation as compared to typical subdivision construction techniques.

All lots will be connected to a waste water treatment plant which will accommodate sewage and waste materials to minimize potential adverse impacts on the existing lakes and ground water table.

No structures will be built in the floodways. Areas susceptible to instability will be adequately treated according to the recommendations of Benton Engineering's soil reconnaissance and future Geologic investigations prior to construction in these areas.

Goal III Recreation

11. Encourage recreation planning as part of all major residential development.

A 30 acre park will be located in the main lake area with recreational facilities (ie. club house with dining room, tennis courts, boat house and dock for small sail boats) to serve the needs of Fairbanks residents. In addition, a small stable and horse training area is a recreational feature of the project proposal.

Goal IV Distinguish and Separate Communities

14. Encourage sound environmental planning practices in all developments.
16. Encourage an intermingling of open space as an integral part of major residential development so as to preserve an atmosphere of openness at the neighborhood scale.
17. Encourage development that is designed so as to include riding, hiking and bicycle trails.

The Fairbanks Ranch design and concept plan evolved in its present form as a result of numerous site and environmental studies indicating those portions of the site appropriate for development and those to be retained as natural open space.

The 395 acres of open space (40% of the site) will preserve an atmosphere of openness while providing a unique private community consisting of a maximum of 620 custom dwelling units on 1240 acres.

The open space was specifically designed to provide for the development of a trail system throughout the property

B. Land Use Element / San Dieguito Community Plan

The goals and objectives of the County Wide General Plan are not as specific to subject property as the San Dieguito Community Plan. Therefore, the project will be addressed more definitively with respect to the land use element of the San Dieguito Community Plan.

The San Dieguito Community Plan designates the 1240 acre Fairbanks Ranch site as a Specific Planning Area (SPA 0.5). This designation allows a minimum overall density of 1 unit per 2 acres or 620 units for the Ranch. The specific planning area is compatible with existing surrounding residential uses designated as medium estates (1 dwelling unit per 2 gross acres).

The project is also adjacent the floodplain land use designation (1 dwelling unit per 4-8 acres) (see Community Plan Map, page 10). The project plan has recognized this adjacent land use by creating a transition of larger lots (5-60 acres) along much of the floodplain perimeter to smaller interior lots.

The specific planning area category is only designated for development when such development designation (SPA 0.5 in this case) is consistent with the goals and criteria of the San Dieguito Community Plan. It is the intention of following text to indicate consistency with the land use element of the San Dieguito Community Plan.

The following are the basic goals of the San Dieguito Community Plan which specifically relate to the Fairbanks Ranch Specific Plan:

Overall Goals of San Dieguito

Achieve the best possible overall environment for living in San Dieguito by implementing the following goals through comprehensive and integrated planning and community action.

1. Perpetuate the present sense of spaciousness and semi-rural living.

2. Encourage the preservation of the existing pattern of distinct, identifiable communities, separated by lagoons and open spaces of low intensity land uses.
3. Establish and maintain San Dieguito as an economically and socially balanced community accommodating gradual and orderly development which harmonizes with the environment.
4. Provide amenities such as quality educational programs and park and recreation services.
5. Encourage the preservation and enhancement of the natural features of the San Dieguito area, particularly the beaches, bluffs, lagoons, shoreline, and open space.
6. Promote and maintain a stable, permanent population with a high degree of home ownership.

The Fairbanks Ranch Specific Plan will perpetuate the goals of the San Dieguito Community Plan by being a planned rural estate type of development. This project will create a sense of spaciousness by numerous open space easements, private recreational areas (ie. lake, boat house, clubhouse, horse stables and training rings, riding trails) and C.C. & R.'s which will protect existing tree stands and regulate housing design and a private road network which relates to the natural terrain.

The Fairbanks Ranch will preserve the natural topographic features of project site. The floodplains, lakes, canyons, ridges and prominent vegetation areas will remain essentially the same following development.

Overall Residential Goal

Enhance the present living environment while accommodating gradual residential development which harmonizes with the natural environment.

Overall Educational Goal

Maximize educational opportunities for all age groups through a high standard of educational programs and physical facilities.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Residential Goals

Objective 1

Achieve a variety and choice of housing in all economic ranges throughout the community.

In the beginning, the project consisting of primary custom type homes will be probably aimed at a well to do, conservative, middle to elderly aged group. In time, however, this project would include all ages, much as Rancho Santa Fe.

Objective 5

Tailor residential development to the terrain.

The road system has been designed to follow the natural terrain as close as possible to avoid excessive cuts and fills, while still adhering to County standards. Residential units will be encouraged to build terrain fitting homes rather than terrain being made to fit a particular home.

Objective 6

Encourage street planting, landscaping, and undergrounding of utilities.

The project includes street planting on some of the major streets. Landscaping is planned for major entry and convenience shopping area and clubhouse area. All utilities are to be underground.

Objective 8

Minimize extensive or premature grading.

Roads have been designed to follow the natural terrain as close as possible and terrain fitting homes are encouraged to minimize extensive grading.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 12

Encourage orderly residential development, expand utility systems with a minimum of expense to the taxpayer, and avoid "leapfrog" subdivisions.

Fairbanks Ranch is a phased project over a five year period. Utility systems will not require massive expansion to serve the project due to existing capital improvements of water and electric. In addition, the project is compatible with existing adjacent land uses.

Education Goals

Objective 3

Locate and maintain all elementary schools in areas which will permit safe and direct access for a maximum number of pupils.

The site selected for the school district will permit safe vehicle and pedestrian access. Corner lot locations always permit school vehicle traffic to flow easier. The school site is contiguous to the major open space areas and trails which permit safer pedestrian access.

Objective 5

Insure proper location and size of school by early acquisition of new sites.

The Fairbanks Ranch project will provide an opportunity for the school district to acquire a 10 acre site at a reduced cost which is currently being negotiated.

Objective 6

Coordinate school facility planning with residential development to assure that school facilities will be available to accommodate the increases school population without overcrowding.

The project will partially assist the school district in planning a new facility in a growing area.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

C. Circulation Element

Road Network

Objectives of this Element are to provide a guide for the provision of a coordinated system of highway routes serving all sections of San Diego County, to help achieve efficiency and economy in this important field of public works, to facilitate the planning to meet street and highway needs in subdivision and other land development programs and to inform the citizens of San Diego County of these plans.

The corridors shown on the circulation element are grouped into classes according to the character of service they are intended to provide. Said classifications include freeways, prime arterials, major roads, collector roads and recreational parkways.

San Diequito Community Plan

Overall Circulation Goal

Promote a balanced transportation system, including roads, riding and hiking trails, bicycle paths, and future mass transit services which will serve the general convenience of the citizens and enhance the beauty and quality of life in San Diequito.

The implementation of the Fairbanks Ranch plan will secure for dedication the portion of San Diequito Drive (SF 728) within the project boundaries.

The route, classification and alignment thereof, within Fairbanks Ranch is consistent with the circulation element.

Requirements of the County with respect to implementation of the planned route will be included as condition of individual tentative map.

The circulation element map designates a corridor through and adjacent to subject property for the construction of a prime arterial (S.F. 728). This road will eventually link the City of Escondido to the City of Del Mar.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 5

Design roads so as to minimize conflicting traffic movements such as turning, curb parking, uncontrolled access, and frequent stops.

The Fairbanks Ranch project concept is to minimize through traffic by a series of loops and numerous cul de sacs. Access to the project from San Dieguito Drive will be controlled by private gates.

Objective 6

Construct roads following the natural contours to minimize cuts and fills; avoid grid street patterns.

The road design is a curvilinear system which follows the natural terrain as close as possible and still adhering to design standards for safety.

Objective 7

Design roads to enhance scenic areas.

The aforementioned private road system will enhance the project by being a rural country road with controlled design respecting natural amenities (ie. trees, rock outcrops, terrain, etc.) where possible.

Objective 8

Encourage roadside median landscaping.

San Dieguito Drive will be landscaped.

Objective 17

Encourage greater flexibility in road design standards to promote retention of a rural atmosphere.

Project concept is to create rural country roads without urban type of curb, gutter and sidewalk and to construct San Dieguito Dr. within the project boundaries to a divided road without the excessive pavement required by a prime arterial (see typical road sections on page 20).

Sheet 4 of the circulation element indicates San Dieguito Dr. (SF 728) traverses the site in a northeast - southwest direction. San Dieguito Drive is a planned prime arterial to link Del Mar and Escondido. South of SF 728 is SA 700 of La Zanja Canyon Road, a planned major road. La Zanja does not traverse the project site, however, it does come near the southeastern boundary. This road when built will terminate at another planned road, Camino Del Norte (SA 690). San Dieguito Dr. will be discussed further in the Transportation Access sections (pages 46 and 47) of this report. A detailed discus-

sion of La Zanja Canyon Road is not particularly relevant to the Ranch and is not discussed further.

D. Recreation Element

The general goals of the Recreation Element and of the facilities which it proposes are:

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

To provide a system of public parks 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.

San Dieguito Community Plan

Overall Park and Recreation Goal

The planning group has established a General Plan and Recreational Goal to "Enrich the lives of San Dieguito residents of all age groups by establishing a well balanced system of recreational facilities and services."

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

General Plan

Objective 4

To provide local park facilities which are appropriate for the individual neighborhoods and communities in which they are located.

Appropriate private park and recreational facilities have been designed for Fairbanks Ranch residents.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Policies and Principals 4

All parks and recreation facilities should be planned as parts of an overall, well-balanced park system.

The park and recreation provisions of the Specific Plan are consistent with or surpass the park needs identified in the San Dieguito Community Plan.

Policies and Principals 6

Each park facility should be of sufficient size and proper location to foster flexibility in activities and programs.

The private park and recreation facilities are more than adequate in size to serve the Fairbanks Ranch population (per Standards for Park and Recreation Facilities, Recreation Element, page iv - 13, San Diego County General Plan).

San Dieguito Community Plan

Objective 1

Provide a minimum of 15 acres of local recreational area for each 1,000 population for the entire community.

The Fairbanks Ranch Specific Plan and Concept Plan provide more than the required acreage by the projected population.

Objective 6

Provide a network of trails for horseback riding, hiking, and bicycling; minimizing the cost of trail systems by utilizing drainage channels, flood plains, existing trails, public lands, and major utility rights-of-way.

Although private, the project plan is to create the trail system within the major drainage areas and floodplain.

Objective 8

Encourage the development of private as well as public recreation facilities throughout San Dieguito.

The Ranch's private park and recreation facilities will be available to Ranch residents and to the public only through private memberships.

Objective 9

Encourage the preservation of areas for the recreational activities characteristic of San Dieguito such as horseback riding, surfing, and skindiving.

The project is to be an equestrian oriented project with trails, stables and horse training area.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 10

Leave appropriate areas of neighborhood and community parks in a natural state, retaining natural topography and vegetation.

Nearly 135 acres or 77% of the total open space will remain in virtually a natural state retaining both natural topography and vegetation.

F. Seismic Safety Element

The Seismic Safety Element Goal is to minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 1

If a project is proposed in an area classified as seismically and geologically hazardous, the proposal should establish that:

- a. The unfavorable conditions do not exist in the specific area in question; and/or
- b. That the development is consistent with the policies of the County of San Diego as set forth in this element.

The County's "Landslide Areas Map" shows landslide areas on subject site. Field investigations completed by a Geologist reveals the locations of landslide and suspected landslide areas. (Refer to the Geotechnical Investigation, Appendix 4 draft EIR) Said investigation indicates that no structures are to be placed on these unstable unconsolidated deposits, unless these deposits are stabilized by removal and recompaction.

Objective 2

Establish a project review process that allows consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.

The above referenced soil and Geotechnical investigation was used as a basic design tool in the formulation of the Specific Plan and Concept Plan. As such, the work provided an early warning of expected hazardous conditions on the site.

F. Scenic Highway Element

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

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 2

Protect and enhance scenic resources within designated scenic highway corridors.

San Diequito Drive is a second priority scenic route. Implementation of said project will protect and enhance the portion of San Diequito Dr. within project boundaries by landscaping, construction of a rural type road, and environmental design control. Said design control will place restrictions within the C.C. & R.'s on property owners adjacent San Diequito Drive to protect and enhance scenic vistas.

Policy 1

The County will support an ongoing County Scenic Highway Program toward the creation of a comprehensive Scenic Highway System.

That portion of San Diequito Drive within the project will be protected in perpetuity as a part of the Scenic Highway System.

Currently, the County Department of Transportation has not established a special design criteria for scenic highways. This is partially due to the fact that no scenic highways have been officially adopted. However, the adopted scenic highway element of the General Plan proposes priorities for scenic routes.

G. Public Safety Element

The general goals of the Public Safety Element are to:

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 occurrences of fire, geologic activity or crime.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Fire Hazards

Policy 1

The County shall seek to reduce fire hazards to an acceptable level of risk.

Current fire response are minimal due to the close proximity to the fire station. Their response times on site and to other areas will be further reduced by the provision of roads across the property and the fire station site to be located in the western portion of the property.

Geologic Hazards

Policy 2

The County will continue to pursue erosion and land slide control programs through such means as: Strict enforcement of grading ordinance, continued support of the flood plain zoning program, and by requiring soils and geologic reports in hazardous areas.

Standard erosion prevention measures such as prescribed in the grading ordinance will be utilized. Both the County's "Landslides" map and the Geotechnical reconnaissance conducted by Benton Engineering, Inc. identified numerous landslides on subject property. To make specific recommendations for the treatment of landslide areas it is necessary to determine the limits and depth of the slide debris with exploratory borings. From the information gained by drilling and soil samplings the stability of the slide mass and the effect of future grading can be determined. Therefore, no structures will be placed over these hazardous areas until future investigations can determine feasibility. No buildings will occur in those portions of site which lie within the floodway.

The Geotechnical Reconnaissance performed by Benton Engineering, Inc., indicated

two categories of landslide deposits: 1) Landslide deposits, and 2) probable landslide deposits. "This is essentially a differentiation between more recent fresher landslide features as opposed to older more weathered and obscure landslide features. For the most part, the slides appear old and inactive, however, adverse changes in soil moisture content and/or improper grading could initiate further movement on old slides or new movement in other areas underlain by the Del Mar Foundation." (Benton Engineering, Inc.) The entire reconnaissance and its' conclusions are contained in the draft EIR.

Based upon Benton Engineering's conclusions, cut slopes in landslide prone areas should not exceed 2:1 (horizontal to vertical) ratio. In the event structures or dwellings are to be placed on these unstable unconsolidated deposits they should be stabilized by removal and recompaction.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Crime Prevention

Policy 2

Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.

The plans for Fairbanks Ranch have been and will continue to be reviewed by the County Sheriff with respect to crime prevention. Furthermore the park and recreational areas are located such that they have excellent access and adequate street frontage to facilitate surveillance for crime prevention.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Emergency Services

Policy 1

The county will establish and support a comprehensive emergency medical service system which coordinates regional resources to meet or exceed the criteria and standards for such a system.

Emergency medical services are available in the Fairbanks Ranch Area. Ambulance service is operated from the Solana Beach Fire Department headquarters. The Rancho Santa Fe Fire Protection District maintains mobile equipment for emergency treatment by medical techniques and attendants.

H. Noise Element

A detailed discussion of the noise element is not particularly relevant to Fairbanks Ranch, because it is not expected to be impacted by adverse noise levels generated from aircraft or highway sources. The Ranch is not located in or near an airport approach or take-off paths. Highway noise generation is currently non-existent. San Dieguito Dr. is a future planned prime arterial road and is anticipated (by D.O.T.) to be built by subdivision activity. Therefore, there is no construction schedule or planned time frame for completion of San Dieguito Drive.

The project is not anticipated to generate any long-term noise impacts, although, there may be some short-term noise impacts generated from construction activity.

I. Housing Element

The Housing Element establishes two primary goals:

Promote the widest possible provision of housing by structure type, cost design and tenure in all suitable areas of the County.

Ensure that throughout San Diego County, households of all socio-economic, racial and ethnic groups are able to obtain a standard affordable home within an adequate living environment.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Policy 1

A sufficient supply of housing for low and moderate income households should be provided where possible within the unincorporated area. This supply of housing should be distributed throughout those areas of the unincorporated area designed for urban development on adopted General or Community Plans, or in accordance with the adopted Initial Growth Policy. The County should ensure that this housing is provided in those areas of the County where adequate public transit, social services and medical facilities have been provided.

The implementation of Fairbanks Ranch Specific Plan would ultimately provide housing for 620 families, probably in the upper-middle to upper income ranges. Said development is consistent with the San Diego Community Plan and the Initial Growth Policy. The project will consist of single family detached homes, many of which will be custom. Business and light industrial centers are located in nearby Rancho Bernardo and Sorrento Valley. The Flower Hill Shopping Center adjacent shopping center with market and fast foods are located within 4 miles of project site. Medical services are available and adequate for project needs.

Policy 3a.

Use traffic planning to protect residential neighborhoods by minimizing through traffic by judicious use of signs, dead ending, and the cul-de-sacing of streets.

A maximum number of cul-de-sacs are proposed. Through streets are used only as needed for efficient traffic circulation and safety measures.

Policy 3c.

Locate parks, transit, schools libraries, and other community services to create a sense of neighborhood and to develop community focal points.

Parks and school sites are to be located in the neighborhoods they would serve.

Policy 3f

Utilize open space to achieve neighborhood definition and provide a sense of protection.

Major space areas are provided for these purposes.

San Dieguito Community Plan

Overall Residential Goal

Enhance the present living environment while accomodating gradual residential development which harmonizes with the natural environment.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 1

Achieve a variety and choice of housing in all economic ranges throughout the community.

In the beginning, the project consisting of primarily custom type homes will be probably aimed at a well to do, conservative middle to elderly aged group. In time, however, this project would include all ages, much as Rancho Santa Fe.

Objective 5

Tailor residential development to the terrain.

The road system has been designed to follow the natural terrain as close as possible to avoid excessive cuts and fills, while still adhering to County standards. Residential units will be encouraged to build terrain fitting homes rather than terrain being made to fit a particular home.

Objective 6

Encourage street planting, landscaping and undergrounding of utilities.

The project includes street planting on some of the major streets. Landscaping is planned for major entry and convenience shopping area and clubhouse area. All utilities are to be underground.

Objective 8

Minimize extensive or premature grading.

Roads have been designed to follow the natural terrain as close as possible and terrain fitting homes are encouraged to minimize extensive grading.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Objective 12

Encourage orderly residential development, expand utility systems with a minimum of expense to the taxpayer, and avoid "leapfrog" subdivisions.

Fairbanks Ranch is a phased project over a five year period. Utility systems will not require massive expansion to serve the project due to existing capital improvements of water and electric. In addition, the project is compatible with existing adjacent land uses.

J. Conservation Element

The purpose of the Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Water

Policy 2

Decisions regarding the location size, and timing of water service extensions will be in conformance with adopted growth management policies.

The water distribution and wastewater collective systems will be extended only with other services necessary to support rural residences and then in a manner consistent with adopted plans and growth policies.

Action Program 2.1

Coordinate water service expansion with the extension of other needed services and facilities.

Letters documenting the capacity of the affected water districts are included in Appendix 1 in the Draft Environmental Impact Report.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Wastewater Disposal

Policy 11

The County will encourage projects which will promote the reclamation and reuse of wastewater. Such projects will be given funding priority in all water management programs.

The Olivenhain Municipal Water District Board of Directors is on record as being receptive in assuming the operation and maintenance and responsibility of the wastewater treatment plant for Fairbanks Ranch. The reuse of this re-cycled water is planned for landscape irrigation purposes.

Drainage and Flood Control

Policy 18

The County will prevent filling or construction in the floodway. Uses such as sand extraction, recreational activities, and agricultural pursuits may be exceptions to this policy.

Construction of structures will not be permitted within the floodway, however, prospective owners may farm this area. In addition, portions of the floodway will be utilized for equestrian recreation.

Vegetation and Wildlife

Policy 1

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

Policy 2

San Diego County shall coordinate with appropriate federal, state, and local agencies to conserve areas of rare, endangered, or threatened species.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Policy 3

The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

The EIR on Fairbanks Ranch identifies unique resources on the property.

Policy 16

The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals.

Potential erosion and slippage impacts relative to land clearing and grading are substantially reduced: 1) By the project's design - i.e. leaving steep slopes natural and developing primarily level areas; and 2) By installation of appropriate erosion preventative landscaping.

Policy 15

San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

Native plant species will be utilized when possible for erosion control in landscaping.

Action Program 5.1

Use compatible native plants for landscaping and erosion control on public projects whenever functional and economical.

Policy 17

No use of development subject to CEQA shall be permitted which could have a significant adverse environmental impact upon any species or plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of Interior, unless there are significant overriding concerns, pursuant to Section 15088 of the guidelines for implementation of CEQA. The project sponsor shall

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

demonstrate that no significant adverse impact will occur on such species or provide adequate mitigating measures to protect them.

Minerals

Unique Geological Features

Policy 9

The County will, to the extent practical, protect and preserve unique geological features from destruction, damage, or loss.

Most of the geologic features will be preserved by the basic concept of a large lot rural subdivision.

Soil

Erosion Control and Hillside Protection Management

Policy 8

To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

Potential erosion and slippage impacts will be reduced by the design of the project and by proposed low maintenance plantings.

Policy 7

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

The soil and geologic condition of the property, i.e. landsliding, expansive soils, etc., affect the suitability of the site for various uses. The Plan proposed takes limitations and constraints into consideration.

REFERENCES

REGULATIONS, CONDITIONS AND PROGRAMS

Astronomical Dark Sky

Policy 1

The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Fairbanks Ranch is located approximately 31 miles and 48 miles from the observatory sites on Mt. Palomar and Mt. Laguna, respectively.

Cultural Sites

Policy 1

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

Sites within the Fairbanks Ranch project will either be preserved in a natural state or salvaged in accordance with established procedures.

V. IMPLEMENTATION

The purpose of this section is to describe the implementation of Fairbanks Ranch as it relates to the policies and programs of the County and those specific legislative actions which must occur. These include the project's relation to various elements of the County General Plan, the San Dieguito Community Plan (discussed in previous section) and the Board of Supervisors resolution dated December 16, 1976, concerning the specific plan designation for the project area. In addition, it will be necessary for the developer to apply for and obtain approval of numerous discretionary permits (i.e. rezone, tentative map and final maps) and ministerial permits (i.e. grading and building).

The project site will require a rezone and it is recommended the project be zoned to whatever zone the county determines is compatible.

The location of all lots (i.e. residential), open space easements, recreation facilities, educational facilities, liquid waste disposal facility and commercial are indicated on the Specific Plan Map (page 18). The height, bulk and setback limits shall be established by the proposed zoning reclassifications following recordation of final maps. In addition to zoning, a homeowner's covenants, conditions and restrictions (CC & R's) will establish further regulations, however, in the event of conflict the more restrictive regulation will prevail.

Environmental protection of natural resources (i.e., terrain, biological etc.) on site including proposed mitigations are covered in the Draft Environmental Impact Report.

The following subsections discuss the implementation of the Ranch as it relates to the Board of Supervisors resolution of December 16, 1976.

A. Transportation Access

This section will discuss the level of commitment by the developer to the construction of roads on and off site.

On site, the developer will dedicate right of way for both El Apajo (approximately 680 linear feet), a major road, and San Dieguito Drive (approximately 9,160 linear feet), a prime arterial. The proposed graded and paved widths for county and private roads can be found on page 21.

Private roads will vary between 52-60' of R.O.W. with 32-40' of paving depending on location and use. Private roads are to be constructed with black asphalt, without curbs or gutters, with A.C. Berms on one side of the street when necessary. Grading for private roads shall be minimal, however, conforming to minimum standards for safety (i.e. sight distances, curve radius, etc.). Maintenance of private roads will be the responsibility of the homeowner's association. Part of the homeowner's assessments will be for road maintenance.

The subdivider shall submit plans and specifications for improvements of all public streets, rights-of way, drainage easements, culverts, drainage structures and drainage channels to the County Department of Transportation for approval. Such plans and specifications shall provide for and be subject to the following conditions numbered 1 through 6.

1. The street alignment and grade, including the change of any existing or proposed street alignment and grade, as required by the Director of Transportation.
2. A drainage system capable of handling and disposing of all surface waters originating within the subdivision and all surface waters that may flow onto the subdivision from adjacent lands. This drainage system shall

include any easements and structures required by the Director of Transportation to properly handle the drainage.

3. The installation of all underground utilities to take place before surfacing the streets.
4. Streets shown on the tentative map to be given street names approved by the Street Address Section of the Department of LUER and the subdivider shall install all street signs as a part of the subdivision street improvements.
5. A minimum safety street lighting system will be designed and installed. The number of lighting standards will be kept to a minimum and low intensity lighting will be used in order to maintain a rural estate environment.
6. Sight distance requirements at all public street intersections to conform to the intersectional sight distance criteria as required by the Director of Transportation.

Off Site Road Improvements

The developer will be improving the new SF 728 Major Circulation Element road to a two lane section along an alignment established by the County from the eastern boundary of the Fairbanks Ranch, south of the San Dieguito River to El Camino Real. All costs of improvements and of right of way acquisition will be born by the developer. It is understood, however, that the County has the legal right to assist, through the power of eminent domain, in the acquisition of such right of way should the developer need such help.

B. Sewage and Waste-Water Treatment and Disposal

The developer intends to install a water pollution control facility similar to the system being used for the San Diego Country Estates. The following is a brief, but concise, description of the planned facilities:

For the ultimate development of 620 lots the facility will be designed to treat 200,000 gallons per day of community wastewaters. The plant will consist of a mechanically aerated ditch (racetrack) with the extended aeration activated sludge-type biological process. A sediment tank and chlorine-contact tank follow the racetrack with the necessary appurtenant pumping facilities to provide recirculation and sludge withdrawal. Stabilized sludge to be dried on sand beds at the site. Treated wastewater disposal will be by percolation in natural sand beds. Downstream groundwater level control will be maintained by the construction and operation of one or more irrigation wells which will irrigate parkways and grasslands above the plant possibly within the community. (see letter in Appendix).

The extended aeration (racetrack) was chosen because of its relatively low energy demands and odorless characteristics. Additionally, it presents a low profile, this having visibility advantages.

The location of the plant is indicated on the site plan. The developer will partially screen the plant from visual access from Via De La Valle by landscaping.

It will be necessary to obtain approval from the California Regional Water Quality Control Board and the County Health Department for the proposed system. In preliminary contacts with Mr. Delaney from the Water Quality Control Board and Mr. Quick from County Health the proposed system should not have any difficulty in obtaining approval. This is due to the fact the proposed system is of an excellent design and is highly efficient.

The Board of Directors of the Olivenhain Municipal Water District has expressed their willingness to maintain and operate sewer service systems in areas within the district that agree to underwrite the costs of construction of approved facilities. They have specifically instructed their staff to work with Fairbanks Ranch developers to formulate a plan that will meet the standards and requirements of all interested public agencies. (See letters from District, Page 57).

C. Public Schools

Fairbanks Ranch lies within the Solana Beach School District (grades K-6) and the San Dieguito Union High School District (grades 7-12).

Preliminary meetings have been held with the superintendents and business managers of both districts. Both chief administrators have indicated a willingness to work with the developer to accommodate the projected need for school services. (See school letters on pages 73 and 74)

In the case of the elementary school, the developer intends to donate a 10+ acre school site. An arrangement will be negotiated wherein credit for the value of the site will be applied against the district's current development fee schedule. The administrators and the developer feel an arrangement can be worked out in order to be able to provide service when the needs occur.

The high school district is presently suffering from severe problems caused by rapid growth in the area. The high school which would serve Fairbanks Ranch is Torrey Pines High School. It is rapidly reaching the saturation point of its permanent facilities. Some 16 portable classroom units have been added there, and the administrator feels no more should be added until permanent facilities are expanded. The district has currently developed a new criteria for new developments within the district which includes a per lot donation fee to assist the school with the construction of expanded facilities.

The relatively slow build-out of Fairbanks Ranch will allow both districts to plan for the accommodation of the school children generated by the proposed development in an orderly fashion.

D. Fire Protection

Currently, the Rancho Santa Fe Fire Department has the capability of serving the Ranch (see letter, in Appendix). The distance from the present station is approximately 2.5 miles with an average response time of 5 minutes.

Approximately 20% of the Ranch is outside of the department's jurisdiction. This 20% will be annexed to Rancho Santa Fe's jurisdiction who has indicated they do not foresee any annexation problems.

The developer will donate a site to the district (approximately 1/3 acre) in the proposed commercial site located at the western entrance to the Ranch.

E. Water

All of Fairbanks Ranch lies within either of two water districts. They are the Rancho Santa Fe Irrigation and Olivenhain Municipal Water District. The Olivenhain District has a 12" high pressure line as well as a storage tank of approximately 4000,000 gallon capacity within the Ranch. The Rancho Santa Fe District traverses almost to center of the 1240 acres of the Ranch with a 12" cast iron line. This line has not been in use for a number of years and may need to be replaced.

Currently, the two water districts are making a brief study as to the economics of who can best serve the property. Based upon the conclusions of this study the districts will know to what extent each district may furnish water. (see letter, in the Appendix).

F. Emergency Services

The nearest hospital to Fairbanks Ranch is the Encinitas Hospital or San Dieguito Hospital located at 360 Santa Fe Drive in Encinitas, approximately 9 miles from the Ranch. The hospital is certified for 93 beds and is considered by state standards to be a general acute hospital. The hospital is currently under capacity.

Scripps Hospital in La Jolla is approximately 11 miles from the Ranch and has the potential of being used by Fairbanks Ranch residents. Scripps has a 353 bed capacity. The hospital is considered to have some of the most complete ranges of services in the country.

Ambulance services are available from the Solana Beach Fire Department and the Rancho Santa Fe Fire Department. Solana Beach has one paramedic unit and two ambulances which could respond to Fairbanks Ranch in approximately 4-5 minutes. Rancho Santa Fe has one ambulance service with a response time of 5 minutes to Fairbanks.

G. Postal Service

A contract post office will be established in the Fairbanks Ranch Commercial Center so as to relieve further congestion of the Rancho Santa Fe Post Office and reduce number of auto trips.

H. Property Owners Association

Fairbanks Ranch is planned as a community of private rural estates. Prior to lot sales, the developer will record CC&R's designed to help maintain high property standards. All building plans will be subject to review and approval by an art jury. Additionally, the CC&R's will prohibit any further division of land.

VI. APPENDIX

COPIES OF WRITTEN COMMUNICATION

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**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

6154 MISSION GORGE ROAD, SUITE 205
SAN DIEGO, CALIFORNIA 92120
TELEPHONE: (714) 286-5114



DECEMBER 22, 1977

MR. CHARLES R. LEMENAGER
WATT INDUSTRIES
6839 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111

DEAR MR. LEMENAGER:

RE: FAIRBANKS RANCH

THIS WILL CONFIRM COMMENTS PERTAINING TO COLLECTION, TREATMENT, AND DISPOSAL OF WASTEWATER FROM A PROPOSED DEVELOPMENT WITHIN THE OLIVENHAIN MUNICIPAL WATER DISTRICT BOUNDARIES, WHICH I MADE TO YOU DURING OUR MEETING OF MAY 5, 1977 AND REITERATED DURING OUR TELEPHONE CONVERSATION OF DECEMBER 20, 1977.

IT IS MY UNDERSTANDING THAT THE DEVELOPMENT WOULD CONSIST OF 620 SINGLE FAMILY ESTATE UNITS ON A TOTAL OF 1240 ACRES. SEWERAGE SERVICE WOULD BE PROVIDED BY A COLLECTION SYSTEM FOR CONVEYANCE TO AN EXTENDED AERATION ACTIVATED SLUDGE TREATMENT PLANT. DISPOSAL WOULD BE EFFECTED BY PERCOLATION BEDS IN THE VICINITY OF THE TREATMENT PLANT SITE.

THE COLLECTION, TREATMENT, AND DISPOSAL FACILITIES MUST BE OWNED AND OPERATED BY A LEGALLY CONSTITUTED AGENCY EMPOWERED TO COLLECT, TREAT, AND DISPOSE OF WASTEWATER. REQUIREMENTS WOULD BE ISSUED AGAINST THAT AGENCY BY THE REGIONAL BOARD.

REGIONAL BOARD STAFF WOULD RECOMMEND WASTE DISCHARGE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ESSENTIALLY AS FOLLOWS:

1. MINERAL LIMITATIONS ON EFFLUENT PERCOLATED TO THE GROUNDWATER BASIN WOULD BE THE WATER QUALITY OBJECTIVE FOR GROUNDWATER OF THE SAN DIEGUITO HYDROLOGIC SUBAREA AS SHOWN IN THIS REGIONAL BOARD'S WATER QUALITY CONTROL PLAN. AS YOU KNOW, THE TOTAL DISSOLVED SOLIDS OBJECTIVE FOR THAT SUBAREA IS 1500 MG/L.
2. PERCOLATED EFFLUENT MUST BE CONFINED UNDERGROUND WITH NO SUBSEQUENT RESURFACING DOWNSTREAM.
3. ALL FACILITIES MUST BE PROTECTED FROM SURFACE RUNOFF AND STREAM FLOWS RESULTING FROM A ONE-IN-100-YEARS FREQUENCY STORM.
4. THE COLLECTION TREATMENT AND DISPOSAL OF THE WASTEWATER MUST BE DONE IN A NUISANCE AND VECTOR FREE MANNER.

MR. CHARLES R. LEMENAGER

-2-

DECEMBER 22, 1977

5. EFFLUENT MUST BE SECONDARY TREATMENT PLANT QUALITY WITH A 5-DAY 20° C BIOCHEMICAL OXYGEN DEMAND AND A TOTAL SUSPENDED SOLIDS CONCENTRATION OF NOT MORE THAN 30 MG/L EACH.

PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED WASTE TREATMENT AND DISPOSAL FACILITIES, REQUIREMENTS FOR THE PROPOSED PROJECT SHOULD BE OBTAINED FROM THIS REGIONAL BOARD. AS A MINIMUM, 60 DAYS IS REQUIRED FOR PROCESSING OF SUCH REQUESTS; THEREFORE I WOULD APPRECIATE AN EARLY INITIATION OF THE PROCESS IF POSSIBLE.

YOURS VERY TRULY,

Ladin H. Delaney
LADIN H. DELANEY
SENIOR WRC ENGINEER

LHD:MLD

NESTE, BRUDIN & STONE INCORPORATED / *Civil Engineers*
P.O. BOX 28100 • 16776 BERNARDO CENTER DRIVE • SAN DIEGO, CALIFORNIA 92128 • TELEPHONE (714) 485-1500

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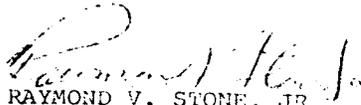
June 7, 1977

Tony Ambrose
8963 Complex Drive, Suite A
San Diego, California 92123

WATER POLLUTION CONTROL FACILITY - FAIRBANKS RANCH

Per your telephone communication today, I submit the following brief description of the water pollution control facility proposed for the subject project. For the ultimate development of 600+ lots the facility will be designed to treat 200,000 gallons per day of community wastewaters. The plant will consist of a mechanically aerated ditch (racetrack) with the extended aeration activated sludge-type biological process. A sedimentation tank and chlorine-contact tank will follow the racetrack with the necessary appurtenant pumping facilities to provide recirculation and sludge withdrawal. Stabilized sludge to be dried on sand beds at the site. Treated wastewater disposal will be by percolation in natural sand beds. Downstream groundwater level control will be maintained by the construction and operation of one or more irrigation wells which will irrigate parkways and grasslands above the plant possibly within the community.

The foregoing is a brief but concise description of the facilities planned. If you need further details, please contact me.


RAYMOND V. STONE, JR.
Executive Vice President

em

cc: Gus Pappas
Chuck LaManna

Olivenhain Municipal Water District

BOARD OF DIRECTORS

Howard G. Golem, Pres.
Harley L. Denk, V. Pres.
Thelma M. Miller, Treasurer
James L. Morrison, Director
Joseph C. Wanket, Director

1966 OLIVENHAIN ROAD
ENCINITAS, CALIFORNIA 92024
PHONE 753 6466

September 14, 1977

GENERAL COUNSEL

Vernon A. Peltzer
ENGINEER
Boyle Engineering Corp.
MANAGER-SECRETARY
William H. Hollingsworth

Land Use and Environmental Regulations
9150 Chesapeake Road
San Diego, CA 92123

Att: James J. Gilshian, Director

Subject: Fairbanks Ranch
Proposed Large Scale Project (LSP 77-08)

Gentlemen:

A portion of the proposed development (approximately 380 acres) is presently within the boundaries of the Olivenhain Municipal Water District, and a portion (approximately 860 acres) is within the Santa Fe Irrigation District. Both Districts are currently studying a boundary realignment to determine who can best serve water to what portions of the proposed development.

The Olivenhain Municipal Water District presently has a .6 and a .4 million gallon storage and distribution reservoir served by a 12" transmission main in the easterly and southern area of this development. Future plans include additional transmission mains and a 1.2 million gallon storage facility on the same site as the present reservoir.

The Olivenhain Municipal Water District anticipates this proposed development will have no adverse effect upon the District, and decisions regarding the location, sizing and timing of the necessary on-site and off-site water service extensions are expected to be in conformance with estimated future capacities and capabilities of the Districts' system.

The Olivenhain Municipal Water District Board of Directors has indicated a willingness to discuss the concept of the Olivenhain Municipal Water District assuming the operation and maintenance of the wastewater treatment plant for the Fairbanks Ranch.

There has, to date, been no formal commitment made to the proponents of this proposed development as regards either water or wastewater services; this letter is issued for planning purposes only, and is not a representation that the District will provide either service at a future date.

Yours truly,

OLIVENHAIN MUNICIPAL WATER DISTRICT

Doris V. Baker
Doris V. Baker
Administrative Assistant

/s/

INTERSECTION OLIVENHAIN ROAD AT HANCHO SANTA FE ROAD

Olivenhain Municipal Water District

BOARD OF DIRECTORS

Howard G. Golem, Pres.
Harley L. Denk, V. Pres.
Thelma M. Miller, Treasurer
James L. Morrison, Director
F. Laurence Scott, Director

1966 OLIVENHAIN ROAD
ENCINITAS, CALIFORNIA 92024
PHONE 753-6466

December 20, 1977

GENERAL COUNSEL

Vernon A. Peltzer

ENGINEER

Boyle Engineering Corp.

MANAGER-SECRETARY

William H. Hollingsworth

Mr. Charles R. LeMenager
Watt Industries
6839 Convoy Court
San Diego, California 92111

Re: Fairbanks Ranch

Dear Mr. LeMenager:

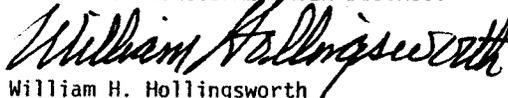
The Board of Directors has approved of the Manager's recommendation that the District reaffirm its policy of providing sewers to areas of the District which wish to have sewers and also to instruct staff to work with the developers of any property, to prepare the necessary documents and/or plans to receive approval of the proper agencies, so that the Olivenhain Municipal Water District may operate a sewage collection, treatment and disposal system at a location, or locations, within the boundaries of the Olivenhain Municipal Water District.

In the specific instance of the Fairbanks Ranch, the Board of Directors has instructed that the developers and staff work together to develop a plan and the necessary requirements for the operation of a system to serve the Fairbanks Ranch and that formal approval of the project will be granted after review of a more detailed plan, and in accordance with the requirements of the Water Quality Control Board, the Clean Water Act, San Diego County Planning Department, Environmental Protection regulations, LAFCO, and other Districts and Agencies. Approval would be granted subject to the development or the project meeting the requirements of the Olivenhain Municipal Water District.

Since all of this will cost money, it is requested that the developer place on deposit with the District, \$1,500, to cover the immediate cost of the District's expense in regards to the sewers, and a \$1,000 deposit, to cover the District's expected expense in regards to water hydraulic analysis and the change in the boundaries between the Olivenhain Municipal Water District and the Santa Fe Irrigation District. These are initial deposits, and additional deposits and fees will be charged as the annexations and development progresses.

Sincerely,

OLIVENHAIN MUNICIPAL WATER DISTRICT



William H. Hollingsworth
General Manager

WHH:smc

INTERSECTION OLIVENHAIN ROAD AT RANCHO SANTA FE ROAD



HCH & ASSOCIATES

Environmental Planning, Design & Engineering
8963 Complex Drive, Suite A, San Diego, California 92123, (714) 278-5750

Fire Chief, J.A. Fox
Rancho Santa Fe Fire Department
P.O. Box 410
Rancho Santa Fe, California 92067

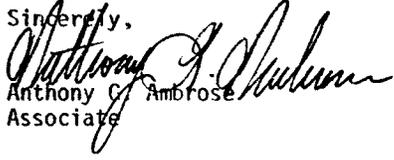
Dear Sir:

Our office is preparing an up-dated draft environmental impact report for a proposed rural community of 620 dwelling units on the Fairbanks Ranch which consists of 1240 acres. The ranch was the site of a former project entitled; Rancho Zorro, which proposed over 1600 dwelling units. The Fairbanks Ranch project involves a five year phasing program creating approximately 124 lots per year. Average overall lot size will be 2 acres. The project will consist of custom homes. The proposed project location is indicated on the enclosed vicinity map. The enclosed preliminary site plan will give some idea as to what is being proposed.

We would appreciate your assistance, via a letter, in providing information relating to your capability of serving the proposed project (i.e. response times, distance to nearest substation, etc.) and the feasibility of annexation of a portion of the project outside district boundaries.

Thank-you very much for your time and attention in this matter. Do not hesitate to call if you have any questions.

Sincerely,


Anthony G. Ambrose
Associate

Enclosures: Anticipated Development Schedule
Project Vicinity Map
Conceptual Site Plan

AGA/wbh



Rancho Santa Fe Fire Department

P.O. BOX 410 / EL FUERCO RANCHO SANTA FE, CALIFORNIA 92077
TEL 756-1522

BOARD OF DIRECTORS

R. GRINET
D. B. DWYER
HUBERT E. BROOKE
FIRE CHIEF
J.A. FOX, F.I. Fire E.

May 31, 1977

HCH and Associates
8963 Complex Drive
Suite A
San Diego, California 92123

Attention: Mr. Anthony G. Ambrose

Dear Mr. Ambrose,

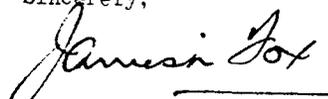
At the present time the capability of this department to serve the Fairbanks Ranch development presents no problems. The distance from the present station to the center of the project is approximately 2.5 miles with an average response time five minutes.

I would anticipate that by 1983-84, if the occupancy rate proceeds as predicted, a substation would be built within the development area. A one-half to one-third acre site should be set aside in the proximity of the school site and be provided by the developer. Capital improvements will of course be provided by the fire district.

Annexation of the area outside of the district would present no problems and is the logical course as that area looks to comprise only about 20 per cent of the total development.

If I can be of any further assistance please call.

Sincerely,

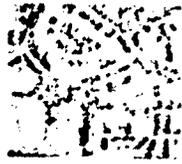

James A. Fox
Fire Chief

JAF/th

AUG 2 1978 # 18

-60-

AUG 16 1978 # 12



HCH & ASSOCIATES

Environmental Planning, Design & Engineering
8963 Complex Drive, Suite A, San Diego, California 92123, (714) 278-5750

Mr. Richard Yaeger, President
Van Ort Enterprises, Inc.
(Rancho Santa Fe Disposal Co.)
P.O. Box 947
Carlsbad, California 92008

Dear Sir:

Our office is preparing an up-dated draft environmental impact report for a proposed rural community of 620 dwelling units on the Fairbanks Ranch, which consists of 1240 acres. The ranch was the site of a former project entitled; Rancho Zorro, which proposed over 920 dwelling units. The Fairbanks Ranch project involves a five year phasing program creating approximately 124 lots per year. Average overall lot size will be 2 acres. Individual lot owners will build custom homes. The proposed project location is indicated on the enclosed vicinity map. The enclosed preliminary site plan will give some idea as to what is being proposed.

We would appreciate your assistance, via a letter, in providing information regarding your capability of serving the proposed project. (i.e. nearest landfill, life expectancy of landfill, etc.)

Thank-you very much for your time and attention in this matter. Do not hesitate to call if you have any questions.

Sincerely;


Anthony G. Ambrose
Associate

Enclosures: Anticipated Development Schedule
Project Vicinity Map
Conceptual Site Plan

AGA/wbh

P.O. BOX 967
7204 PONTO DRIVE
SAN DIEGO, CALIF. 92108
PHONE 737-1577
1600 OR 767-5423

VAN ORT ENTERPRISES, INC.

DRAG ON SERVICE
CATERPILLAR CLEANUP SERVICE
TRASH AND DEBRIS REMOVAL
CONTAINER SERVICE

••• SORRENTO VALLEY DISPOSAL CO.
RANCHO SANTA FE DISPOSAL CO.
BORREGO SPRINGS DISPOSAL CO.
SALTON SEA COMMERCIAL CO.

May 24, 1977

Mr. Anthony G. Ambrose
HCH & Associates
8963 Complex Drive Suite A
San Diego, California 92123

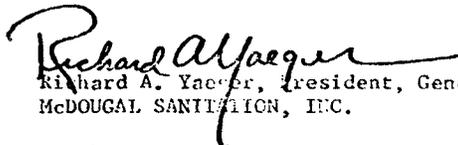
Dear Mr. Ambrose:

This will acknowledge receipt of your letter, dated May 20, 1977, concerning refuse collection for the proposed "Fairbanks Ranch" Project.

Our firm has the capability and necessary equipment to serve the proposed project, in both residential and commercial refuse collection. At the present time, the nearest landfill site is located in Bonsall, with a life expectancy to 1985. Land for a new landfill site, located off the Elfin Forest Road, has been approved and it is anticipated that the new landfill will be operational early in 1978, with a life expectancy of twenty years.

I trust the foregoing satisfactorily answers your questions and if I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,


Richard A. Yaeger, President, General Manager
McDOUGAL SANITATION, INC.

RAY/mp

A SATISFIED CUSTOMER IS OUR FIRST CONSIDERATION



HCH & ASSOCIATES

Environmental Planning, Design & Engineering

8963 Complex Drive, Suite A, San Diego, California 92123, (714) 278-5750

Captain M. E. Nichols
Commander, Encinitas Station
San Diego County Sheriff's Department
137 West "D" Street
Encinitas, California 92024

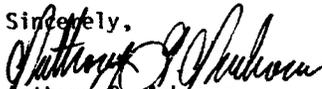
Dear Captain Nichols:

Our office is preparing an up-dated draft environmental impact report for a proposed rural community of 620 dwelling units on the Fairbanks Ranch, which consists of 1240 acres. The ranch was the site of a former project entitled; Rancho Zorro, which proposed over 1600 dwelling units. The Fairbanks Ranch project involves a five year phasing program creating approximately 124 lots per year. Average overall lot size will be 2 acres. The project will consist of custom homes. The proposed project location is indicated on the enclosed vicinity map. The enclosed preliminary site plan will give some idea as to what is being proposed.

We would appreciate your assistance, via a letter, in providing information regarding your capability of serving the proposed project (i.e. response times, distance to nearest substation, etc.)

Thank-you very much for your time and attention in this matter. Do not hesitate to call if you have any questions.

Sincerely,



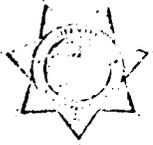
Anthony G. Ambrose
Associate

Enclosures: Anticipated Development Schedule
Project Vicinity Map
Conceptual Site Plan

AGA/wbh

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT

POST OFFICE BOX 214
SAN DIEGO, CALIFORNIA 92112
TELEPHONE 236-2950



JOHN F. DUFFY, Sheriff
July 11, 1977

Anthony G. Ambrose, Associate
HCH & Associates
8963 Complex Drive, Suite A
San Diego, CA 92123

Dear Mr. Ambrose:

PROPOSED FAIRBANKS RANCH PROJECT - 620 UNITS ON 1240 ACRES

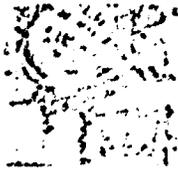
The following is submitted in response to your letter of May 20, 1977 requesting information relating to law enforcement coverage by the Sheriff's Department in the vicinity of Fairbanks Ranch.

1. The subject property falls within Sheriff's Master Beat 22 which is covered out of the Encinitas Sheriff's Station located at 175 North El Camino Real, Encinitas. The proposed development is approximately nine miles from this Station.

Response time to the subject area is approximately 10.3 minutes for priority calls and 20.1 minutes for non-priority calls.

2. Normal patrol coverage in Master Beat 22 consists of three units during the day shift (6:00 a.m.--2:00 p.m.); four units during the evening shift (2:00 p.m.--10:00 p.m.); and four units during the night shift (10:00 p.m.--6:00 a.m.).
3. In the 1977-78 budget, the Encinitas Station has been approved one unit for a seven day a week, eight hour over-lap shift for the San Dieguito area. There are no other projected and/or budgeted increases anticipated.
4. By itself, the increase in population of approximately 1,674 over five to 15 years should not significantly affect the Sheriff's level of service in the area. However, the combined effect on population of this and other developments in the vicinity over the next several years will undoubtedly require that additional patrol deputies and/or units be added. There is currently one patrol deputy per population of 2,277 within the Sheriff's jurisdiction in the County. The yearly cost for a one-man unit on duty seven days a week, eight hours per day is \$80,000.

Call us at 236-2950 if you have any further questions.



HCH & ASSOCIATES

Environmental Planning, Design & Engineering

8963 Complex Drive, Suite A, San Diego, California 92123, (714) 278 5750

Mr. Bruce Williams
Land Planning Assistant
San Diego Gas & Electric Company
101 Ash Street
San Diego, California 92112

Dear Bruce:

Our office is preparing an up-dated draft environmental impact report for a proposed rural community of 620 dwelling units on the Fairbanks Ranch, which consists of 1240 acres. The ranch was the site of a former project entitled; Rancho Zorro, which proposed over 1600 dwelling units. The Fairbanks Ranch project involves a five year phasing program creating approximately 124 lots per year. Average overall lot size will be 2 acres. The project will consist of custom homes. The proposed location is indicated on the enclosed vicinity map. The enclosed preliminary site plan will give some idea as to what is being proposed.

We would appreciate your assistance in providing information relating to your company's capabilities of serving the proposed development (i.e. the impact of the project on existing conditions, availability of electric and gas service, project's projected demand load, etc.)

Thank-you very much for your time and attention in this matter. Do not hesitate to call if you have any questions.

Sincerely,


Anthony G. Ambrose
Associate

Enclosures: Anticipated Development Schedule
Project Vicinity Map
Conceptual Site Plan

ACA/wbh



SAN DIEGO GAS & ELECTRIC COMPANY

FILE NO LNA 100

May 31, 1977

Mr. Anthony G. Ambrose
HCH & Associates
8963 Complex Drive, Suite A
San Diego, California 92123

Dear Anthony:

This letter is in response to your May 20, 1977 letter requesting information on facilities available to the Fairbanks Ranch project.

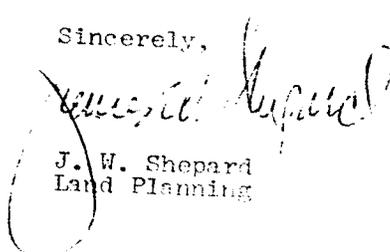
Gas and electric service to your project will be provided according to our filed rules with the California Public Utilities Commission. The extension of both gas and electric facilities will be required.

We anticipate no significant impact upon our facilities in serving your project.

Please contact Mr. D. L. Koser for information regarding costs, contracts and necessary work orders to service this project. He may be reached at 232-4252, extension 1202.

Thank you for giving us this opportunity to be of service to you. Please call me at 232-4252, extension 1504 if I can be of further assistance.

Sincerely,


J. W. Shepard
Land Planning

JWS:dr



HCH & ASSOCIATES

Environmental Planning, Design & Engineering
8963 Complex Drive, Suite A, San Diego, California 92123, (714) 278-5750

Mr. James S. Tolley
Santa Fe Irrigation District
P.O. Box 409
Rancho Santa Fe, California 92067

Dear Sir:

Our office is preparing an up-dated draft environmental impact report for a proposed rural community of 620 dwelling units on the Fairbanks Ranch, which consists of 1240 acres. The ranch was the site of a former project entitled; Rancho Zorro, which proposed over 1600 dwelling units. The Fairbanks Ranch project involves a five year phasing program creating approximately 124 lots per year. Average overall lot size will be 2 acres. The project will consist of custom homes. The proposed project location is indicated on the enclosed vicinity map. The enclosed preliminary site plan will give some idea as to what is being proposed.

We would appreciate your assistance, via a letter, regarding your district's capability of serving the proposed project with sufficient water pressure and availability.

Thank-you very much for your time and attention in this matter. Do not hesitate to call if you have any questions.

Sincerely,


Anthony G. Ambrose
Associate

Enclosures: Anticipated Development Schedule
Project Vicinity Map
Conceptual Site Plan

AGA/wbh



Santa Fe Irrigation District

P. O. BOX 409 RANCHO SANTA FE
CALIFORNIA 92067
714 756 2424
June 3, 1977

HCH & Associates
8963 Complex Drive, Suite D
San Diego, California 92123

Attention: Anthony G. Ambrose

Reference: Fairbanks Ranch

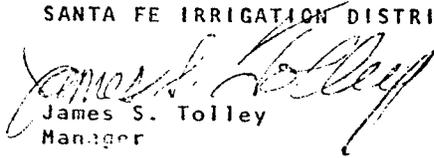
Gentlemen:

A portion of this property is within the Santa Fe Irrigation District and a portion is within the Olivenhain Municipal Water District. We, along with Olivenhain, are making a brief study as to the economics of who can best serve the property. Based upon this, we will know to what extent each District might furnish water.

Mr. Bill Mosier of Montgomery Engineers will contact you to obtain some assistance.

Yours very truly,

SANTA FE IRRIGATION DISTRICT


James S. Tolley
Manager

JST/vw.
cc: Olivenhain MWD



Santa Fe Irrigation District

P. O. BOX 409 RANCHO SANTA FE
CALIFORNIA 92067
714 756 2424

July 20, 1977

Board of Directors
Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, California 92024

Reference: Fairbanks Ranch

Gentlemen:

There are 1240 acres known as the Fairbanks Ranch that are proposed to be developed as a single 620 dwelling unit rural community. Approximately 860 acres are currently within the Santa Fe Irrigation District and the balance is within your District. We propose that the water district boundaries be realigned so that the Districts may serve water more economically.

The northeast portion of the Fairbanks Ranch is at an elevation which is too high to be served economically by us. This portion is contiguous to your existing water line and proposed new line. This higher elevation property is a logical extension of your existing service area and can be readily served by you.

There is a portion of the property that is within your district that is a portion of the flood plain and is proposed to front on a street in our district. This area would require a duplication of pipelines to be served by you. This area is far from your source of supply, the CVA aqueduct, and would require long transmission lines for you to increase the supply to this area.

Our Board of Directors proposes that approximately equal acreage be annexed and deannexed so that you serve the higher elevation property on the easterly side and that we serve the lower elevation property and the property on the south and westerly side. The areas exchanged should be as equal in size as possible and still have boundaries that provide economical service areas for each district. The attached map proposes possible boundary lines. This proposal would transfer 208 acres to Santa Fe and 187 to Olivenhain.

The advantages to Olivenhain are:

1. OMBD would acquire property near its existing pipeline and its source of supply from the San Diego County Water Authority reducing your transmission main cost.

OMWD Board of Directors
July 20, 1977
Page Two

SANTA FE IRRIGATION DISTRICT

P O BOX 409

RANCHO SANTA FE, CALIFORNIA

2. A long pipeline to serve the property currently within OMWD in the San Dieguito River would not be constructed.
3. The property that OMWD will acquire will have a higher assessed value. A large portion of the property OMWD will deannex is flood plain which will have a lower assessed value.
4. OMWD will be able to allow the owner to develop to reasonable district boundaries eliminating unnecessary duplication of utilities.

It is suggested that the property currently within Olivenhain would continue to be pledged as security against existing bonds. However, Olivenhain would not tax that property deannexed from Olivenhain to pay the bond obligation. Olivenhain would tax the annexed property and use the money to pay the bond obligation of the deannexed property. There is no bond obligation against the property currently in Santa Fe.

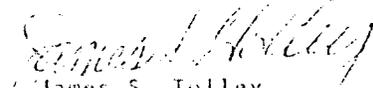
Because the areas being exchanged would be as similar in size as possible, neither district would charge an annexation or deannexation fee.

We request that an emergency connection be made between our two districts in the south central portion of this property. The interconnection will be of more value to SFID than OMWD because of the difference in water pressures. The SFID would pay for the installation. This connection would be for emergency use only. This would be similar to the existing emergency connection in which SFID can supply OMWD water in the San Elijo Hills development.

The Board of Directors of this District request your consideration of the above matter and desire any suggestions.

Yours very truly,

SANTA FE IRRIGATION DISTRICT

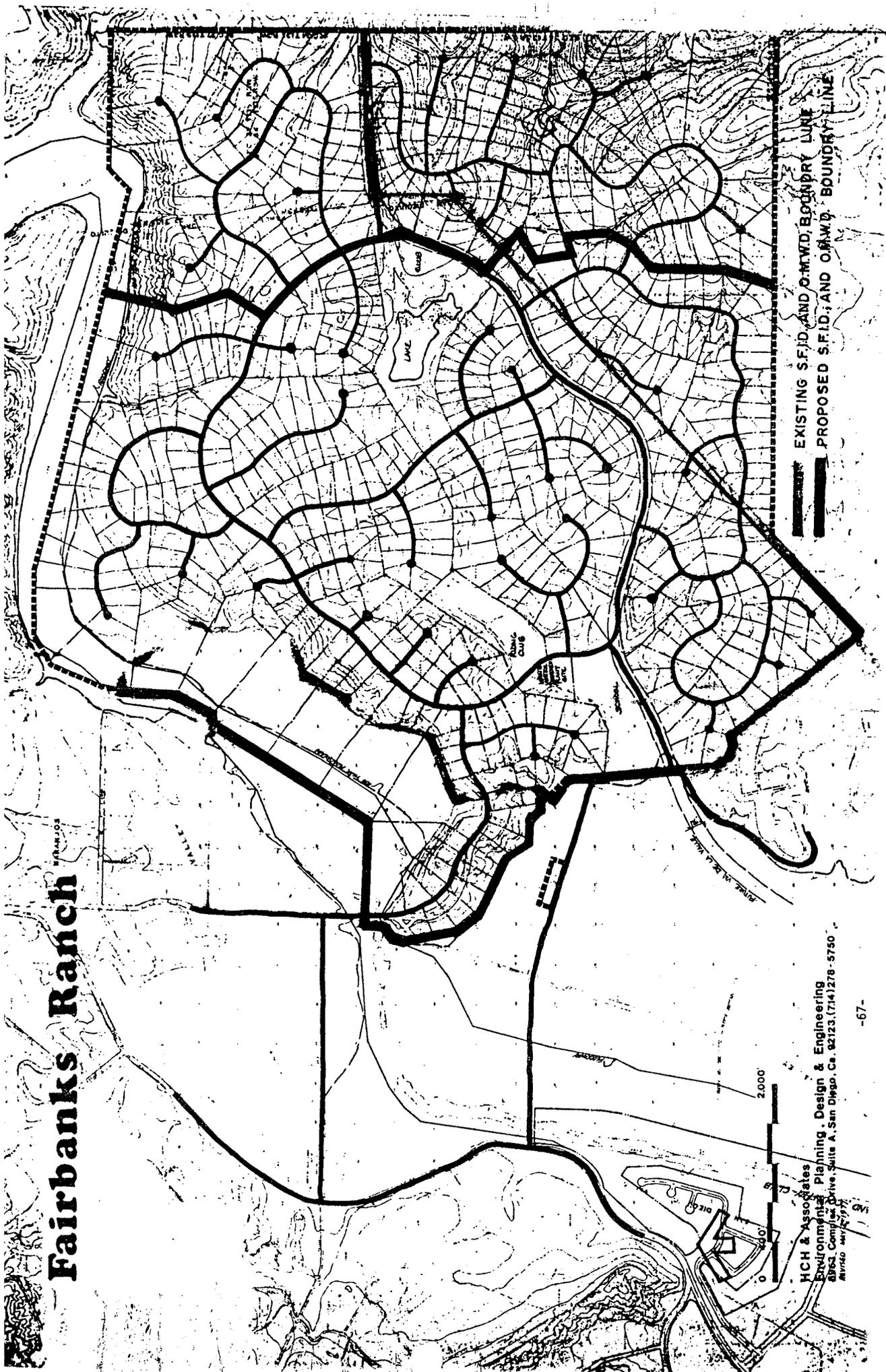

James S. Tolley
Manager

JST/vw

Encl: Map

cc: Anthony Ambrose
HCH & Associates
8963 Complex Drive, Suite A
San Diego, Ca. 92123

Fairbanks Ranch



--- EXISTING S.F.I.D. AND O.M.W.D. BOUNDARY LINE
— PROPOSED S.F.I.D. AND O.M.W.D. BOUNDARY LINE

HCH & Associates
Environmental Planning, Design & Engineering
8853 Compton Drive, Suite A, San Diego, Ca. 92123. (714) 278-5750
REVISED MAY 1977

COUNTY OF SAN DIEGO



Planning Commission

JAMES J. GILSHIAN
Secretary

9150 Chesapeake Road (0173) San Diego, California 92123 Telephone (714) 565-6695

June 15, 1978

TO: Board of Supervisors (A45)
VIA: County Counsel (AIR)
FROM: Secretary of the Planning Commission (0173)
SUBJECT: Fairbanks Ranch, Specific Plan (SP78-04), Supervisorial District III

This is in reference to the application of Ray Wait Industries requesting approval of a Specific Plan for Fairbanks Ranch. This is a Large Scale Project pursuant to Board of Supervisors' Policy I-59, "Large Scale Project Review," and is being processed in accordance with that policy. The Specific Plan was initiated by the Board in accordance with Sections 65456.1 and 65507 of the Government Code and Board Policy I-62 on September 14, 1977(7).

The project is located south of Via de la Valle and the San Dieguito River at the terminus of El Apajo and Via de Santa Fe which is southeast of the Community of Rancho Santa Fe.

PLANNING COMMISSION RECOMMENDED: That your Board

1. Certify that the Environmental Impact Report has been completed and is considered to be in compliance with the provisions of the California Environmental Quality Act pursuant to the attached Environmental Impact Report adopted by the Environmental Review Board on January 16, 1978.
2. Find that the proposed Specific Plan would have a significant (adverse) and unmitigable impact on the environment.
3. Adopt the attached resolution denying the Fairbanks Ranch Specific Plan, SP78-04.

(The Department of LNER's recommendation is for approval if insignificant or mitigable environmental impacts are found and denial if significant and unmitigable impacts are found.)

AUG 2 1978

AUG 16 1978 # 12

CASE INFO		
Case Number SF 76-04	Meeting Date June 2, 1978-	
Project Name Fairbanks Ranch	Type of Application Specific Plan	
Applicant Ray Watt	Owner Watt Industries Foundation for ocean Research Theater and Arts Foundation	Engineer Lwei-Chih-Ishiu
PROJECT LOCATION:		
Community Rancho Santa Fe	Street Address Last of the terminus of El Apajo	
PROJECT DESCRIPTION: A single family residential subdivision with private streets, a commercial site, school site, Equestrian area, two lakes, a clubhouse and a waste water treatment plant, fire station site. 620 lots on 1240 acres. Approximately 40% of the project acreage will be under openspace easements.		
GENERAL PLAN: San Dieguito Community Plan		
Designation SPA (0.5)	Minimum Lot Size varies, according to development Plan	Maximum Density (overall) 0.5 D.U./Acre
ZONING:		
Existing A4(1), LC, T(8), A-1(8)	Proposed E-1, E-1-A, O.S., A1(8), C	
PROJECT STATISTICS:		
Total Area 1,240 Acres	Lot Size 0.5 acre to over 60 acres	Average Density 0.5 D.U./Acre
SITE DESCRIPTION: Rolling hills and valleys with gentle to moderate slopes. Drainage is toward the west into the San Dieguito River. Range of elevation is 19 to 404 feet, Range of slopes is 0 to 50%. The north and east bordered by flood plain fringe. Two man-made lakes on site.		
SURROUNDING LAND USES: AND ZONING :		
North Flood Plain, Estate lots beyond A1(8) F.P., A4(1), E-1, E-1-B	East Vacant, similar topography, City of San Diego, Zone A1(10) (Agriculture, 10 acre)	
South Mostly vacant, similar topography, some estate dwellings. A 4(1), LC	West Flood Plain, truck crop farms, field crops, public stables, Whispering Palms golf course development beyond A 1(8)	
SPECIAL DISTRICTS:		DISTANCE TO NEAREST FACILITY:
Fire Rancho Santa Fe Fire Department		Fire Station 2.5 mi (future site on property)
Elementary (K - 6)		Elementary 6 miles
School Solana Beach School District		School (Future site on property)
High School San Dieguito Union High School Dist.		High School Grades (7 - 8) 6 miles
Sanitation NONE		High School (9 -12) 5 miles
Water Santa Fe I.D., Olivenhain MWD		Sewer Main NONE
Other		Water Main Santa Fe - 1 mi. Olivenhain-onsite
Other		Other
ENVIRONMENTAL STATUS: EIR		

1978 AUG 2 1978 # 18

AUG 16 1978 # 12

NL:gac

Board of Supervisors
(SP78-04)

On June 2, 1978, the Planning Commission held a public hearing pursuant to Government Code Sections 65356.1 and 65507 and Board of Supervisors' Policy I-59. During the hearing the Commission determined that the project would have significant adverse impacts to the environment. In addition, they found that the project was not compatible with surrounding development and that the necessary public services would not be available to the project, and by a vote of 4 to 2, recommended that your Board deny the Specific Plan.

REASONS FOR RECOMMENDATION OF DENIAL:

1. Biology, air quality and circulation impacts from this development would be significant and not mitigable environmental impacts.
2. The proposed project is not compatible with adjacent development inasmuch as one-half acre lots are proposed.
3. Capacities in local road and school facilities are impacted and not sufficient to serve this project. Therefore, the project conflicts with Board Policy I-59.
4. This project would result in a loss of prime agricultural lands.

ANALYSIS:

A. Project compatibility with surrounding area:

The proposed lots are generally smaller than developed lots to the south and in Rancho Santa Fe to the north. To the east and west are larger (over 20 acres) ownerships.

B. Project impact on public facilities:

The project will have a significant impact on public facilities. Recommended conditions of project approval would help mitigate these impacts.

C. Project consistency with plans and policies:

The project substantially conforms to the County General Plan and the San Dieguito Community Plan. It is exempt from the Initial Growth Policy. The Board of Supervisors has accepted statements from both local school districts pursuant to AB 201 regarding impaction. Also, school conditions have been included in the Resolution of Project Approval pursuant to Board Policy I-43.

D. Alternative Approaches:

Development of the 620 dwelling units as a clustered concept would leave a greater amount of open space available for agricultural uses. However, it is doubtful whether or not an agricultural use would be economically feasible, according to the Draft Environmental Impact Report.

AUG 2 1978 # 18

1978-08-02 # 18

Board of Supervisors
(SP78-04)

Summary of Testimony:

The summary of testimony is attached.

Attachments:

Attached hereto for your Board's consideration is the Planning Commission's record in the matter which consists of the following: The Director of LUER's report to the Planning Commission, vicinity map, an Environmental Impact Report, a copy of the Notice of Public Hearing, a draft Board Resolution of Approval and Denial, the resolution adopted by the Planning Commission recommending denial of the project and the Fairbanks Ranch Specific Plan (SP78-04).


James J. Gilshian
Secretary of the Planning Commission

Concurrences:
None Required.

FISCAL IMPACT STATEMENT:

Program: Land Use Regulation

Remarks: There will be little or no fiscal impact as a result of this action.

JJG:HAT:lee

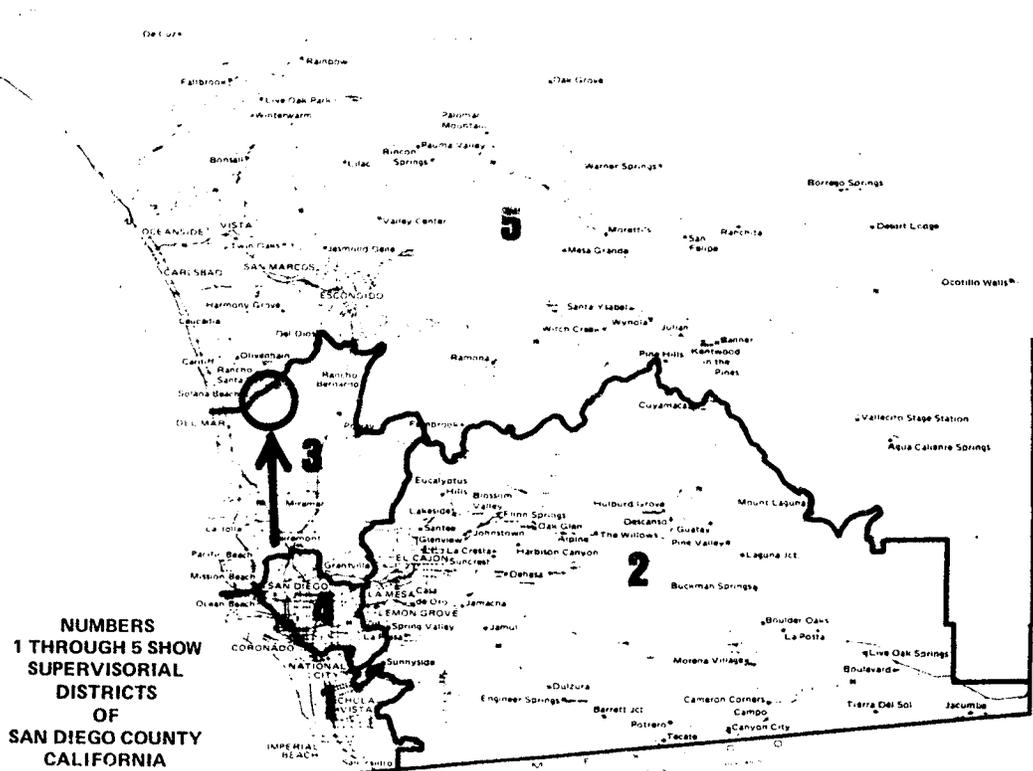
Enclosures

cc: Watt Industries - c/o Chas. Lemenager, 6839 Convoy Ct., SD 92111
Environmental Analysis Division (0175)
County Department of Transportation (0336)
HCH & Assoc., 8963 Complex Drive, Suite "A", SD 92123

COMMISSION HEARING			
APPROX. LENGTH	2 hrs.	27 min.	
NO. OF PROTESTS	8		
NO. OF PROPONENTS	15		
VOTE:	4	2	
	AYES	NOES	
	0	1	
	ABSTAIN	ABSENT	

AUG 2 1978 # 18

AUG 16 1978 # 12



NUMBERS
1 THROUGH 5 SHOW
SUPERVISORIAL
DISTRICTS
OF
SAN DIEGO COUNTY
CALIFORNIA

ATTACHMENT TO LETTER DATED June 15, 1978

LOCATION REFERENCE _____

TO: Board of Supervisors

Thomas Bros. A-4,5,6 and B-4,5,6

FROM: Planning Commission

LOCATION DESCRIPTION _____

SUBJECT: Fairbanks Ranch SP78-04

south of Via de la Valle and east of

Specific Plan

El Apajo southeast of the community

BOARD DOCKET NO. _____

of Rancho Santa Fe.

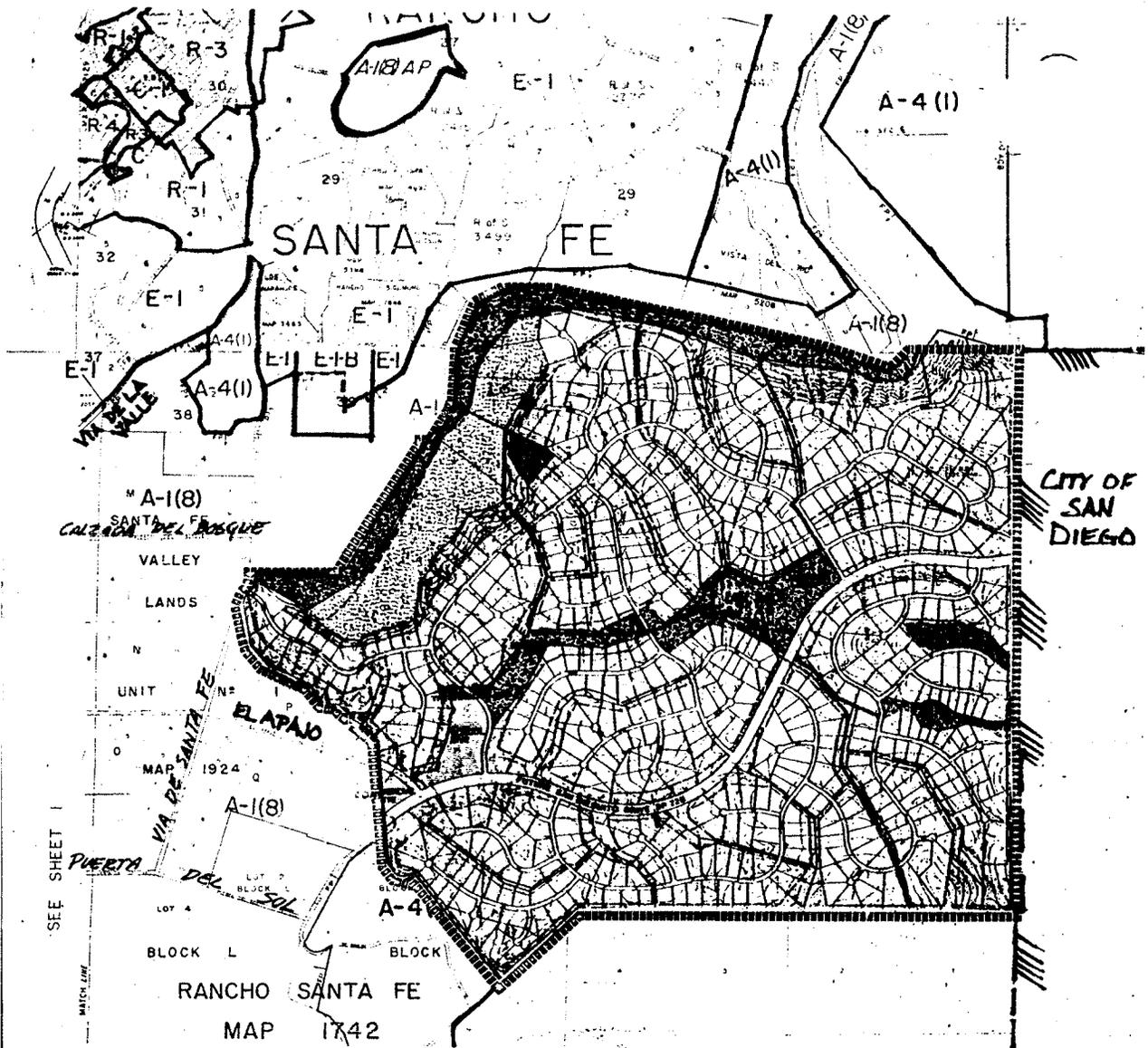
MINUTE ITEM NO. _____

PREPARED BY Harry Trax

565-5397

AUG 2 1978 # 18

AUG 16 1978 # 12



SAN DIEGO COUNTY DEPT. OF L.U.E.R.		TELEPHONE 565-5971
PROJECT NAME	<u>FAIRBANKS RANCH SPECIFIC PLAN</u>	DATE REC'D <u>Aug 15, 1977</u>
OWNER	<u>WATT INDUSTRIES / CHARLES LEMENAGER</u>	<u>MAY, 1978</u>
ENGINEER	<u>Hwei-Chih Hsueh / HCH & ASSOCIATES</u>	
ZONING DISTRICT/AREA	<u>RANCHO SANTA FE</u>	
EXISTING ZONING	<u>T-8, A1(8)FP, A4(I), LC</u>	PROPOSED ZONING <u>SPA (0.5)</u>
GENERAL PLAN LAND USE DESIGNATION	<u>SPA 0.5</u>	
ACRES	<u>1240</u>	NO. OF LOTS <u>620</u> D.U. <u>620</u> D.U./ACRE <u>0.5</u>
ELEMENTARY SCHOOL DISTRICT	<u>SOLENA BEACH</u>	
HIGH SCHOOL DISTRICT	<u>SAN DIEGUITO UNION</u>	
SANITATION DISTRICT	<u>NONE</u>	
IRRIGATION OR WATER DISTRICT	<u>OLIVENHAIN MWD & SANTA FE IRRIGATION D.</u>	
FIRE DISTRICT	<u>RANCHO SANTA FE FIRE DEPARTMENT</u>	
WITHIN 1/2 MILE OF CITY	<u>SAN DIEGO</u>	<u>3 MI.</u>
5 MILES OF MHTL	<u>YES</u>	<u>70 # 100 YARDS MHTL NO</u>
BASE	<u>119, 125 TCA</u>	BOOK <u>269</u> PAGE <u>112</u>
		THOM. BROS. <u>91A, 5, 6, B1, 5, 6</u>



SCALE - 1" = 1600'
SP 78-04

Staff Report

FAIRBANKS RANCH - SPECIFIC PLAN SP78-04

I. General Information:

Purpose of
Specific Plan: Implement the County General Plan for designated area by detailing land uses previously only broadly defined. Contains entire property proposed for development within a five year period. Shows location of housing, open space, existing and proposed circulation network, establishes standards of development.

Legal
Authority: Board of Supervisors' Policy I-59, "Large Scale Project Review".

Applicant: Ray Watt

Filing Date: August 15, 1977.

Board of
Supervisors
Initiation: September 14, 1977, pursuant to Sections 65356.1 and 65507 of Government Code; Board of Supervisors' Policy I-62, "Board of Supervisors' Initiation of General Plan and Specific Plan Proposals".

II. Site Description:

Location: Southeast of Rancho Santa Fe, at the easterly terminus of El Apajo.

Acreage and
Characteristics: 1240 acres, rolling hills and valleys, San Dieguito River flood plain, on the eastern and northern portions of property.

Plan
Designation: SPA 0.5 (Specific Planning Area, 2 acres per dwelling unit).

Current Zoning: T-8, A-1(S)FP, A-4(1), LC

Current Land
Use: 626 acres cultivated, 108 acres of relic orchard, a sand and gravel operation and, 328 acres of natural vegetation. Eight dwellings exist on the property.

Vicinity
Land Uses: North: Flood Plain, Agriculture (Field crops), Estate dwellings on two to five acre sites, sand and gravel pit.

AUG 2 1978 # 18

AUG 16 1978 # 12

East: City of San Diego, vacant, similar topography.
South: Scattered Estate dwellings, similar topography
West: Flood Plain, Agriculture (Field crops), public stables, the Whispering Palms Golf Course with associated urban density residential development.

III. Proposal

Concept: Residential Estate subdivision consisting of one-half acre and larger lots; also a neighborhood commercial center, elementary school site, waste water treatment plant, equestrian area, lakes, clubhouse, natural and modified open space, and a single 60 acre lot for agricultural uses.

Yield: 620 single-family detached dwelling units.

Lot Sizes: One-half acre to over 60 acres.

Phasing:	Year:	Phase	Development
	1979	1	118 lots
	1980	2	149 lots
	1981	3	113 lots
	1982	4	139 lots
	1983	5	<u>101 lots</u>
		Total	<u>620 lots</u>

- Implementation:
1. Rezone to the A-1(S), E-1, E-1-A, OS, C Zones
 2. Tentative Maps
 3. Grading Permits
 4. LAFCO approvals for:
 - a. Annexation of a portion of the property by Rancho Santa Fe Fire Department
 - b. Olivenhain Municipal Water District and Santa Fe Irrigation District boundary adjustments
 - c. New assessment district for sewer services.
 5. All development to be in accordance to the Specific Plan.

IV. Analysis

Plan

Conformance:

Open Space Element: Conforms. Approximately 495 acres of the site will be preserved as open space.

Land Use Element: (San Dieguito Community Plan). Substantially conforms. The housing types will be confined generally to moderate to high cost estate homes. Housing for middle and lower income groups is not provided in this proposal.

Having the school site front on a major roadway will create special noise and traffic-pedestrian safety problems for the school. If a school is eventually located within the Fairbanks Ranch area, the proposed site may be the most feasible because services are close and little grading will be needed to prepare the site for development.

Circulation Element: Conforms. The corridor and slope rights for the future Via de la Valle (SF 728.2) will be preserved and offered for dedication to the County. On-site roads will be improved to County standards.

Although the recommended conditions of project approval will not fully mitigate the traffic and circulation problems, their implementation should substantially reduce anticipated impacts to the point where they could be considered not significant.

Recreation Element: Conforms. Open spaces, park lands, riding and hiking trails are all provided at a level exceeding General Plan criteria.

Scenic Highway: Conforms. The future Via de la Valle (SF 728.2) is a Second Priority scenic highway. The rural nature of this proposal will preserve the scenic quality of the property.

Seismic Safety Element: Conforms. The vicinity is reasonably free of major seismic activity according to available data.

Public Safety Element: Conforms. Fire: The fire station is close providing low response times, a future station site is within a mile of the project.

Geology: Landslide prone areas have been identified within the project. A geotechnical analysis has been done and remedial measures proposed for these areas, however.

Circulation: concern has been expressed about the safety of the long (up to 2100 feet) cul-de-sacs on the property (600 feet in length is the preferred maximum). Long cul-de-sacs if blocked create access problems for emergency vehicles and residents. On the other hand, no more than 27 lots have sole access on any one cul-de-sac and there are topographical constraints making unfeasible the looping of these cul-de-sacs to intersect other streets.

Energy Element: Subject to adopted building codes and State laws requiring insulation in construction, the project substantially conforms.

Noise Element: Conforms. The lots fronting along SF 728.2 will be of sufficient size to allow houses to be placed far enough away from the highway to mitigate the noise impacts on those lots.

Housing Element: Housing opportunities will be limited to upper middle and upper income groups; otherwise, conforms.

Conservation Element: Conforms, subject to conditions of project approval which mitigate certain major environmental impact issues identified in the Environmental Impact Report.

Community Plan: Substantially conforms. One area of concern is the location of the school site. Objective One of the Education Goal suggests that schools should not be located in areas of disturbing factors such as heavy traffic and incompatible land uses; the proximity of the proposed school to SF 728.2 and the waste water treatment site is in conflict with this objective.

Rancho Torro Specific Planning Area (SPA 0.5): Conforms with the goals, objectives and conditions adopted for the Rancho Torro Specific Planning Area (SPA 0.5) as part of General Plan Amendment 78-01 on May 25, 1978.

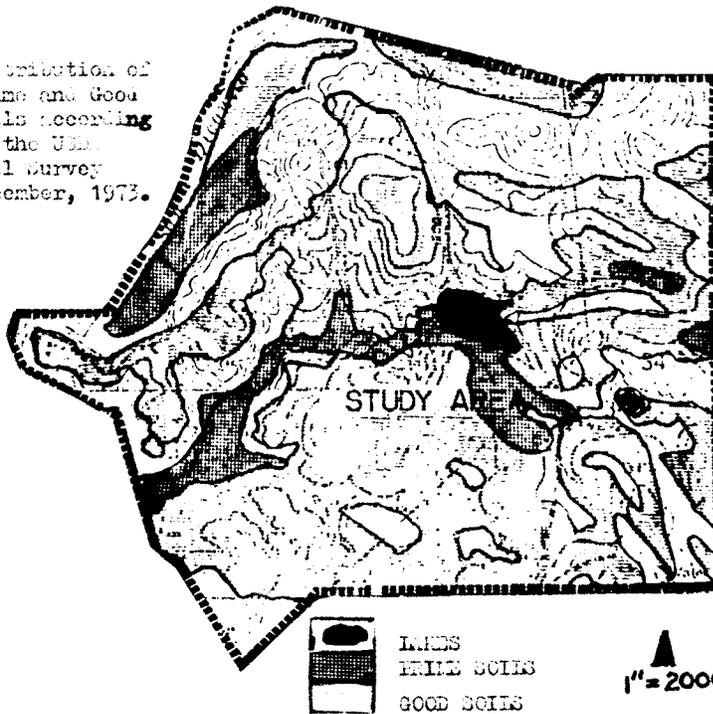
Initial Growth Policy:

Exempt since the proposed density is less than one dwelling unit per acre. Project site is designated as "Estate Development Area" as shown on the Preliminary Regional Plan Map (January, 1978).

Agricultural Potential:

The Draft Environmental Impact Report contains a thorough analysis of the agricultural potential of the property. The soil on the San Dieguito River Flood Plain fringe on the north eastern portion is considered prime agricultural, soil for potatoes, flowers and field crops. This portion of the property will be placed in a single large lot and under an Open Space Easement to preserve its agricultural value. A soils map and table of agricultural ratings is provided on the following page. The data for the map and table is from the USDA Soil Survey of San Diego County, released December, 1973.

Distribution of
Prime and Good
Soils according
to the USDA
Soil Survey
December, 1973.



Agricultural Capability +: "good", 0: "fair", -: "not rated" for crop indicated

FRILE SOILS (class I or II)	Avocados	Citrus	Truck Crops	Peanut Crops	Flowers	approximate acres	
AtC, DaC	-	-	-	+	-	24	
Ga1	-	-	+	0	+	39	
SbA	-	0	0	+	0	27	
VaB	+	+	+	0	+	29	
					TOTAL	119	
GOOD SOILS (class III or IV)							
CbB	-	0	+	-	+	37	
CbD	-	0	-	-	0	19	
CfB	-	-	0	0	+	28	
DaD, DaE2	-	-	-	0	-	36	
DoE, IsE	-	-	-	-	-	*	
HrC, HrC2	-	-	0	+	0	333	
HrD	-	-	-	0	0	144	
TuB	+	-	0	-	+	45	
	* acreage included with non-rated soils					TOTAL	642
OTHER SOILS (class V, VI, VII, VIII) but with agricultural rating							
CbE, ChE	-	0	-	-	-	36	
OTHER SOILS Non-rated and lakes						442	
						GRAND TOTAL	1240

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Public Services
and Facilities:

Schools: The Solana Beach Elementary School District and the San Dieguito Union High School District will serve this project. Both Districts have had letters of impact accepted by the Board of Supervisors pursuant to AB 201 so fees will be collected on behalf of the districts which will mitigate the impacts to schools caused by this development.

Water: Water will come from the Olivenhain Municipal Water District which operates a water storage facility on the property and from the Santa Fe Irrigation District. Both Districts have indicated willingness and ability to serve this project.

Sewers: The developer will construct a package sewage treatment plant which the Olivenhain Municipal Water District (OMWD) has agreed to operate. The plant will be subject to approval of the Regional Water Quality Control Board (RWQCB). Staff of the RWQCB has written a letter outlining the conditions of plant approval which will be recommended for adoption by their Board. These conditions are feasible to meet without having to utilize extraordinary treatment methods. A special assessment district, subject to approval by LAFCO, will be created to allow the OMWD to operate the facility. Although the OMWD sewer service area will overlap onto property within the Santa Fe Irrigation District, both districts are agreeable to the formation of the special assessment district (letters attached).

Fire Protection: Rancho Santa Fe Fire Department, five minute response time, future site within one mile of the project would reduce response time. Approximately 20% of subject property not presently in District, the Fire Department is agreeable to annexation.

Police Protection: Sheriff's Department Master Beat 22; Encinitas Sheriff's Station, 9 miles from project, 10 minute priority call response, 20 minute for non-priority calls. No expansion plans at present time.

Medical Services: Served by Encinitas Hospital, 9 miles away and Scripps Hospital in La Jolla, 11 miles away. Ambulance service from Solana Beach Fire Department (one paramedic unit) with a 4 to 5 minute response time and Rancho Santa Fe Fire Department with a 5 minute response time.

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Other Services: San Diego Gas and Electric Company and Pacific Telephone are willing and able to serve the project. Fairbanks Ranch is within the service area of TM Communications Company, a cable television operator.

Environmental Review:

The Environmental Review board found Biology, Circulation and Air Quality impacts significant and not mitigable; Archaeology, Schools, Grading and Geology impacts significant, but mitigable. Agriculture was raised as an issue at the Environmental Review Board hearing but was not found significant.

V. Recommendation

A. ERB Recommendation:

1. The EIR be certified as being complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
2. It be found that the project as proposed will have significant and not mitigable impacts on Biology, air quality and circulation; and significant but mitigable archeology, schools, geology and grading impacts.
3. The attached mitigating measures be made conditions of project approval.

B. LUER Recommendation:

1. If your Commission finds the project will have significant and not mitigable impacts on the environment, direct that a report be submitted to the Board of Supervisors recommending denial of said Plan.
2. If your Commission finds that the project as proposed would have an insignificant impact on the environment or that changes and alterations have been required in the project which mitigate the significant environmental impacts as identified in the Environmental Impact Report and if the Board of Supervisors approves a change to the Specific Planning Area (0.5) as part of GPA 78-01.
 - a. Find that SP78-04 conforms to the County General Plan and the San Dieguito Community Plan; and
 - b. Adopt the attached resolution recommending approval of the Fairbanks Ranch Specific Plan (SP78-04); and
 - c. Direct that the attached report be submitted to the Board of Supervisors recommending approval of the said Plan.

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R E S O L U T I O N

SAN DIEGO COUNTY PLANNING COMMISSION

FAIRBANKS RANCH SPECIFIC PLAN (SP73-04)

ON MOTION of Commissioner Jacob, seconded by Commissioner Schlesinger, the following resolution is adopted:

WHEREAS, Jatt Industries (hereinafter referred to as "applicant") submitted an application for the Fairbanks Ranch Specific Plan (SP73-04) on August 15, 1977, for consideration by the Planning Commission and the Board of Supervisors, pursuant to Board of Supervisors' Policy I-59, "Large Scale Project Review" adopted on August 26, 1975; and

WHEREAS, the Board of Supervisors pursuant to Government Code Section 65507 and Board of Supervisors' Policy I62 initiated Specific Plan (SP73-04) on September 14, 1977(7) and referred said proposal to the Planning Commission for report; and

WHEREAS, a Specific Plan known as Fairbanks Ranch (SP73-04) has been prepared for an area comprising approximately 1240 acres located east of the intersection of Via de la Valle and El Apajo in the San Dieguito area; and

WHEREAS, said Specific Plan is based upon the San Dieguito Community Plan and the County General Plan as adopted by the Board of Supervisors; and

WHEREAS, the Specific Plan designates 110 acres for common areas and amenities, 10 acres for wildlife preservation, 4.0 acres for commercial uses, 10 acres for a school site, 2 acres for a waste water treatment plant, 100 acres for roads, and 996 acres for homesites ranging in size from one-half acre to 60 acres, and 255 acres of open space easements and 120 acres of agricultural easements to cover portions of the residential lots; and

WHEREAS, the Planning Commission during its consideration of the project determined that there would be significant and unmitigable adverse impacts on the environment as a result of this project as proposed; and

WHEREAS, the Planning Commission finds that the proposal conflicts with Board Policy I-59 inasmuch as all public services cannot be assured and the proposed project, if implemented, would further reduce the amount of prime agricultural lands in the County.

NOW, THEREFORE, BE IT RESOLVED that this Commission recommends that the Board of Supervisors deny the Fairbanks Ranch Specific Plan (SP73-04).

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Board of Supervisors to assist the Board in its consideration of the Fairbanks Ranch Specific Plan (SP73-04).

PASSED AND ADOPTED by the Planning Commission of the County of San Diego, State of California, this 2nd day of June, 1978, by the following vote:

AYES: Jacob, Schlesinger, Parks, Rice

NOES: Daily, Ferguson

ABSENT: Pryde

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FAIRBANKS RANCH

Watt Industries • 6839 Conway Court • San Diego, CA 92111 • Telephone 292-0412

July 20, 1978

RECEIVED

21 JUL 78 15 29
SAN DIEGO COUNTY
REG.

Department of L.U.E.R.
County of San Diego
9150 Chesapeake Drive
San Diego, California 92123

SU: Coast Sand & Gravel Special Use Permit,
and Fairbanks Ranch S.P.A.

Gentlemen:

When the Watt organization bought the Fairbanks Ranch property in March, 1977, we were aware of the sand extraction operation being conducted by Coast Sand and Gravel Company on portions of the ranch situated in the San Dieguito River channel.

Previous owners of the ranch had entered into a ten year contract with Coast in 1970. That contract will expire in 1980. However, we understand the Special Use Permit under which Coast was operating when that contract was signed has since expired (October, 1976) and the operators have filed an application for a new Special Use Permit which is currently being processed.

During the Planning Commission's hearing on the Fairbanks Ranch S.P.A., the question came up as to how Coast's operation relates to our plan.

It has been our understanding that the County must review and approve a new Special Use Permit for Coast. Certain findings will have to be made regarding that operation's compatibility with adjacent development.

The area in which Coast proposes to extract sand is designated as open space on the Fairbanks Ranch plan. We understand Coast proposes to create one or two small lakes, which if done properly, could enhance the recreational potential of that open space area. On the other hand, it would take several years for them to complete this operation, and in the meantime, the noise and dust caused by the operation could prove annoying to neighboring property owners.

Before Watt Industries would renew the contract with Coast we would want to see the following events happen:

- (a) Coast would obtain a Special Use Permit from the County of San Diego. If significant environmental impacts are found, adequate mitigation must be assured. We would not be satisfied with merely the finding that there are over-riding social and economic benefits derived from the continued operation of this extraction plant. We appreciate the

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Department of L.U.E.R.
July 20, 1978
Page 2

fact that good sand is needed for construction and there are very few areas in San Diego County in which it is found. However, dust, noise, hours of operation and visual nuisances should be closely regulated.

- (b) Coast would provide a phased plan for their extraction operation and ultimate development of recreation improvements for our approval.
- (c) Coast would be responsible for all costs incurred by Fairbanks Ranch for the processing of an amendment to the adopted S.P.A. for the project. This in order to accomodate the use. As it stands now, the Fairbanks Ranch S.P.A. plan does not propose such a use.

We appreciate that good sand represents a valuable resource to San Diego County industry. We also, feel that this resource can be exploited without causing a nuisance to adjacent property owners. If Coast can come up with a plan and program that is found to be environmentally sensitive, I am sure we can, after the above steps have been taken, work with them to carry out that plan.

Sincerely,



Charles R. LeMenager
Project Manager

CRL/hb

AUG 2 1978 # 18

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San Diego County Trails Council

August 1, 1978

Board of Supervisors
County of San Diego
1600 Pacific Coast Highway
San Diego, CA 92103

Dear Board:

San Diego County Trails Council, Inc. supports the approval of the specific plan for Fairbank Ranch, scheduled for hearing on August 2, 1978, provided that you adopt as conditions to the approval of the plan, the following:

1. That the specific plan provide for local riding and hiking trails, be integrated with other local trails and the Regional Riding and Hiking Trail System; and,
2. That the Trails be designed to the County standards; and,
3. That the Developer be required to offer to dedicate such trails to the County of San Diego upon final subdivision maps; and,
4. That the trail alignments and locations be shown on the tentative map subject to the approval of DOT and LUER; and,
5. That the Developer be required to construct the trails to County standards as part of the subdivision improvement plans; and,
6. That the Developer maintain the trails until the trails are accepted for maintenance by the County of San Diego.

Sincerely yours,

Steve Smith
President

cc: DOT
LUER

RECEIVED

SAN DIEGO COUNTY
DEPARTMENT OF PLANNING
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A NON-PROFIT CORPORATION
Dedicated to the Acquisition and
Preservation of Riding and Hiking Trails

AUG 16 1978 # 12

SOLANA BEACH SCHOOL DISTRICT

DR. RAYMOND D. EDMAN, DISTRICT SUPERINTENDENT

DISTRICT OFFICE
P.O. BOX 947 - 215 S. HIGHWAY 101
755-6735
SOLANA BEACH, CALIFORNIA 92075

CENTRAL SCHOOL
315 N. RIOS AVE
755-9374

SKYLINE SCHOOL
606 LOMAS SANTA FE DRIVE
755-9701

SOLANA VISTA SCHOOL
780 SANTA VICTORIA
755-6771

August 1, 1978

Board of Supervisors
San Diego County
County Administration Center
1600 Pacific Highway
San Diego, CA

Gentlemen:

The purpose of this letter is to report the status of negotiations between the Solana Beach School District and representatives of the proposed development referred to as "Fairbanks Ranch."

The developers have indicated that they are willing to enter into an agreement with the District that would, in general terms, (1) provide a usable school site of approximately 10 acres at no cost to the District, (2) provide for payment to the District of amounts to be determined, such payments to be made either over a period of time as lots are sold or at a time specified, and (3) indicate cooperation with the District in matters of the design of traffic patterns, access and egress, and other items of concern. In summary, the developers have acted in good faith and we have no reason to believe that this will not continue.

Representatives of Fairbanks Ranch have been meeting with District personnel over a considerable period of time during which the District had Mr. Michael Breen as Superintendent, Mr. Berge Minasian as Acting Superintendent, and recently had a meeting that included myself as the new District Superintendent as of July 1, 1978. We have discussed the location of the proposed site, the matter of payments to the District, and other items. Finalization of details has not yet been achieved since we are still in the process of developing a District master plan for the location and identification of future school facility needs. We look forward to continued negotiations with the developers of Fairbanks Ranch.

Sincerely,



Raymond D. Edman
District Superintendent

RDE/dg

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1978 RANCHO YOUTH HORSE SHOW COMMITTEE

Mr. Richard Arendsee Rancho Youth Chairman
Mrs. Brock Cowan Rancho Riding Club Chairman

Mr. Stevens McWilliams
Mrs. Gary Stevenson
Mrs. Jim Sharp
Mrs. F.C. Young
Mrs. David Harrington
Mrs. C. Ray Harmon
Mrs. Eugene B. Fletcher Jr.
Mrs. George C. Thomas IV
Mrs. Kent Lemarie
Mr. Jack Giacomini
Mrs. Harry Heid
Mrs. Doug Allred
Mrs. Robert Brue
Mrs. Robert Bohrer
Mrs. F. J. Schulte
Mrs. Michael Kestler
Mr. Brock Cowan
Mrs. Dixon Chubbuck
Mrs. Richard Colbourne
Mr. Sted Will
Mrs. Peter Fletcher
Mrs. Chuck Bobertz
Mrs. David Engelman
Mrs. John Pluth
Mrs. Mary Jane Jarvis
Mrs. Craig A. Starkey
Mrs. Terry Footer
Mrs. Robert Hilker

August 2, 1978

Re: Agenda Item "H"

San Diego County Board of Supervisors
San Diego California

Gentlemen:

As a resident of Rancho Santa Fe, I wish to state that I am in favor of the Fairbanks Ranch Plan.

They have, I believe, tried very hard to create a plan which will blend nicely with our community.

Growth is a reality in San Diego County. Perhaps we should be pleased that Fairbanks Ranch has considered the wishes of their nearest neighbors as carefully and willingly as they have.

The presence of a dedicated trail system, an equestrian center, a lake, and 40 % of their land given to open space makes this sound like a pretty attractive area, assuring continuance of our country way of life and the future existence of equestrian activities in our area.

Thank you for your consideration.

Mary C Cowan

Mrs. Brock Cowan

P.O. Box 868 Avenida Maravillas
Rancho Santa Fe, California

AUG 2 1978 *18

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SOLANA BEACH

CHAMBER OF COMMERCE

P.O. Box 623, Solana Beach, California 92075

755-0775

July 25, 1978

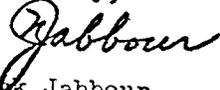
Honorable Lee Taylor
The Fifth District
The San Diego County Board of Supervisors
County Administration Building
1600 Pacific Highway
San Diego, CA 92101

Dear Sir:

The Solana Beach Chamber of Commerce at their Directors meeting of July 24, 1978, voted to support the Fairbanks Ranch proposal which comes before your Board the first week of August. We believe the plan to be a good one as it lends itself to all the facets of proper land use and avoids the problem of land speculation and fragmented uncoordinated development. It should prove to be an asset to San Diego County.

Specifically, we are in full agreement with the construction of only 620 units on 1,240 acres and the contents of the enclosed letter which was read and concurred in by our Board of Directors.

Sincerely,



Nick Jabbour
President

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"The Best Spot Under The Sun"

R. E. BADGER & SON, INC.

P. O. BOX 830
RANCHO SANTA FE, CALIFORNIA 92067
TELEPHONE (714) 756-1402

R. E. BADGER, PRESIDENT
CHARLES E. BADGER, MANAGER
PEST CONTROL ADVISOR
LICENSE NO. 1429

May 31, 1978

San Diego County Planning Commission
150 Chesapeake Drive
San Diego, Calif. 92123

Gentlemen:

It has been my privilege to be a resident of Rancho Santa Fe since May, 1923, or a period of 55 years, and I have been a citrus grower for 54 years. During this period I served on the Board of Directors of the Escondido Orange Association, the Escondido Lemon Association, the Escondido Citrus Exchange and for a short time on the central board of Sunkist Growers, Inc.

My organization has been planting and maintaining citrus groves in the Rancho Santa Fe area for many, many years. I am, therefore, intimately acquainted with soils of the Douglas Fairbanks Ranch.

By the time oranges produced on this ranch test to the legal requirement for sugar content, they start to puff and get soft so that they are shipped under a second class Sunkist or Choice brand. Therefore, the price is below the average for the industry.

Lemons produced in this area are of better quality, but there is only a limited amount of soil suitable to lemon production and this crop has a shorter life than oranges.

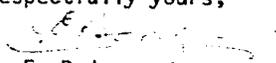
Macademia nuts have not proven successful in this area.

There is only a very small amount of soil suitable for row crops and this is located on the valley floor.

Economic considerations preclude the use of the Douglas Fairbanks Ranch for an agricultural use. This ranch has a high assessed value so that the taxes on this property alone would be beyond the ability of agriculture to support. Also, the cost of water is going to continue to increase, particularly after 1983, due to continually increasing power costs.

It is my considered opinion that the Fairbanks Ranch should not be considered as a prospective agricultural development.

Respectfully yours,


R. E. Badger

REB:dw
cc: Bd. Supervisors

AUG 16 1978 # 12

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CITRUS GROVES - DEVELOPMENT AND MAINTENANCE

TEXT OF DR. STOREY'S HANDWRITTEN LETTER

5676 Abilene Road
Riverside, California 92506

July 31, 1978

Dear Mr. LeMenager,

This letter replies to yours of July 27, 1978 regarding Mr. Gabor Czegeny's deposition to the County of San Diego with respect to Fairbanks Ranch (Rancho Zorro).

Sometime in 1976, Mr. Czegeny invited me to visit Fairbanks Ranch with him to get my opinion on suitability of the area for Macadamia nut production. I went with him as a person with a mutual interest in Macadamias and the California Macadamia Society. I did not go in the capacity of adviser or consultant. Excepting a casual conversation or two about the ranch previously, this was the full extent of our "extensive consultation".

Mr. Czegeny used the wrong word in referring to our conversations on the subject. I told him that if the information he had garnered from other persons on climatic factors, said factors, and water supply and quality were correct, the area is suitable for Macadamia culture. However, in no way was the word "suitable" intended to imply "recommendation".

I would never recommend such a project with first looking thoroughly into another set of factors, that is economic factors, such as land value, taxes, labor costs, developmental costs, etc. These would have to be weighed against potential yield at some time in the future, probably 10 years or more.

In my considered opinion, large scale Macadamia nut production is not for California in view of large scale developments in Mexico, Guatemala, Costa Rica, Venezuela, Brazil, Kenya, Rodesia, South Africa, and possibly other countries which have not come to my notice. If I owned a parcel of land on Fairbanks Ranch, I would not plant it with a Macadamia orchard with the expectation that it would ever become a profitable venture.

Sincerely yours,

W. B. Storey
Emeritus Horticulturalist

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