

THE BRIDGES AT RANCHO SANTA FE
SPECIFIC PLAN
SP 86-01 SPA 01-004
SAN DIEGO COUNTY, CALIFORNIA

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December 4, 2007

The following application				
<input type="checkbox"/>	Tentative Map No. _____			
<input type="checkbox"/>	Tentative Parcel Map No. _____			
<input type="checkbox"/>	Preliminary Grading Plan No. _____			
<input type="checkbox"/>	Site Plan No. _____			
<input type="checkbox"/>	Plot Plan No. _____			
<input checked="" type="checkbox"/>	Other No. <u>SPA 01-004</u>			
Was approved on <u>January 30, 2008</u> by		<table border="1"><tr><td>No. Sheets</td></tr><tr><td><u>text</u></td></tr></table>	No. Sheets	<u>text</u>
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<input type="checkbox"/>	The Director of Planning and Land Use			
<input type="checkbox"/>	The Zoning Administrator			
<input type="checkbox"/>	The San Diego Planning Commission			
<input type="checkbox"/>	The San Diego County Board of Supervisors			
BY <u>Jana Giff</u>	<u>Chief, Regulatory</u>			
Name	Title <u>Planning</u>			

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I. INTRODUCTION

A. Background

The California Government Code (Section 65450 et. seq.) provides for the use of specific plans as a means of implementing the General Plan. Section 65450.1 of the 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." The San Diego County Board of Supervisors Policy I-59 provides for the implementation of certain large-scale projects through adoption of a specific plan for that portion of the property to be developed within a five year time period.

The Bridges at Rancho Santa Fe is such a project, and this specific plan will outline, define, and discuss the detailed programs, conditions, and legislative actions necessary to implement the plan. The project was found to provisionally conform to the General Plan by the Director of the County Department of Planning and Land Use on December 31, 1985.

B. Purpose And Intent

Board of Supervisors Policy I-59 states that the purpose of specific plans (large scale projects) is to assure:

1. Consistency with all existing State laws and local ordinances;
2. Conformity to the adopted General Plan elements including Community Plans;
3. Compatibility with adjacent development;
4. Consistency with the County's growth management policies; and
5. Availability of public services and facilities adequate to serve the development.

The specific plan review and implementation process provides an opportunity to translate the goals of the General Plan into detailed plans and maps. This process allows for flexibility in responding to environmental opportunities and constraints through lot clustering, minimization of grading, maximizing open space opportunities, preservation of natural resources, etc.

C. Enabling Legislation

California Government Code (Section 65450 et. seq.) authorizes counties and cities to prepare, adopt and administer specific plans for the systematic execution of the General Plan, when it is in the public interest to do so. As specified in the Government Code, specific plans must include "all regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan" pursuant to Section 65441 of the California Government Code, as well as mandatory requirements outlined by the local jurisdiction.

II. PROJECT SETTING

A. Site Location

The Bridges at Rancho Santa Fe site is located immediately north of the community of Rancho Santa Fe, approximately seven miles east of the Pacific Ocean and twenty miles north of downtown San Diego (see Figure 1). The 446- acre site is a rectangular shaped property described as the Southwest quarter of Section 10, Southeast quarter of Section 9, Easterly one-half of the Southwest quarter of Section 9, Southeast quarter of the Northwest quarter of Section 9, Township 13 South, Range 3 West, of the San Bernardino Meridian, in the County of San Diego, State of California (see Figure 2).

The site is located approximately 2700 feet north of the intersection of El Camino Norte Road and Aliso Canyon Road. Avenida Del Duque will be located on the southern boundary of the property.

The project site is currently under construction and is bounded on the north by vacant property (see Figure 3). East of the site are several scattered home sites. To the south are developed subdivisions and the community of Rancho Santa Fe. The covenant boundary of Rancho Santa Fe is located approximately 2,000 feet to the southwest of the project site.

B. Surrounding Land Uses

Several subdivision maps have been approved by, or submitted to, the County of San Diego in the recent past which are located near the proposed project. The approved Santa Fe Creek Specific Plan SP92-01(TM5013Rpl2) at 45 lots is adjacent to the project site on the north, northeast.

C. Background

Two hundred eighty acres of the project site have been approved for subdivision by TM3912 (El Rancho Grande). The El Rancho Grande project proposed 84 residential lots on 280 acres, with lots ranging from 3.0 to 5.2 acres in size. This map has expired and was not recorded as a Final Map. The public improvements required as conditions of approval, primarily the costs associated with building the former SA 680, rendered the project economically infeasible. Consequently, the developer was unable to obtain financing for the project, or to find a buyer willing to assume the financial costs of completing the project.

A Final Focused Environmental Impact Report was prepared for the El Rancho Grande project in May, 1979 (EAD Log 79-8-40) by Advance Planning and Research Associates. The EIR focused on the effect of the project on agriculture and the potential growth-inducing impact of the project. The EIR concluded that the project was compatible with the Community Plan, existing zoning and the Regional Growth Management Plan. The EIR also concluded that the project would not have direct impacts on agricultural production in the County.

For a three year period from 1975 to 1978, the eastern portion of the property was commercially planted for pole-tomatoes. This use was terminated when it was determined that the poorly draining soils, the steeper rocky slopes and salinity build-up (resulting from use of imported water) made the tomato farming commercially infeasible. This area is now fallow, and is covered by annual grasses and ruderal plant species (weeds). There is an existing grove of orange trees in the southwest portion of the site which was originally planted in the early 1960's. In recent years this use has not proven commercially viable due to rising land values and increasing water and labor costs. The northwest portion of the property remains in natural sage scrub vegetation and has never been used agriculturally.

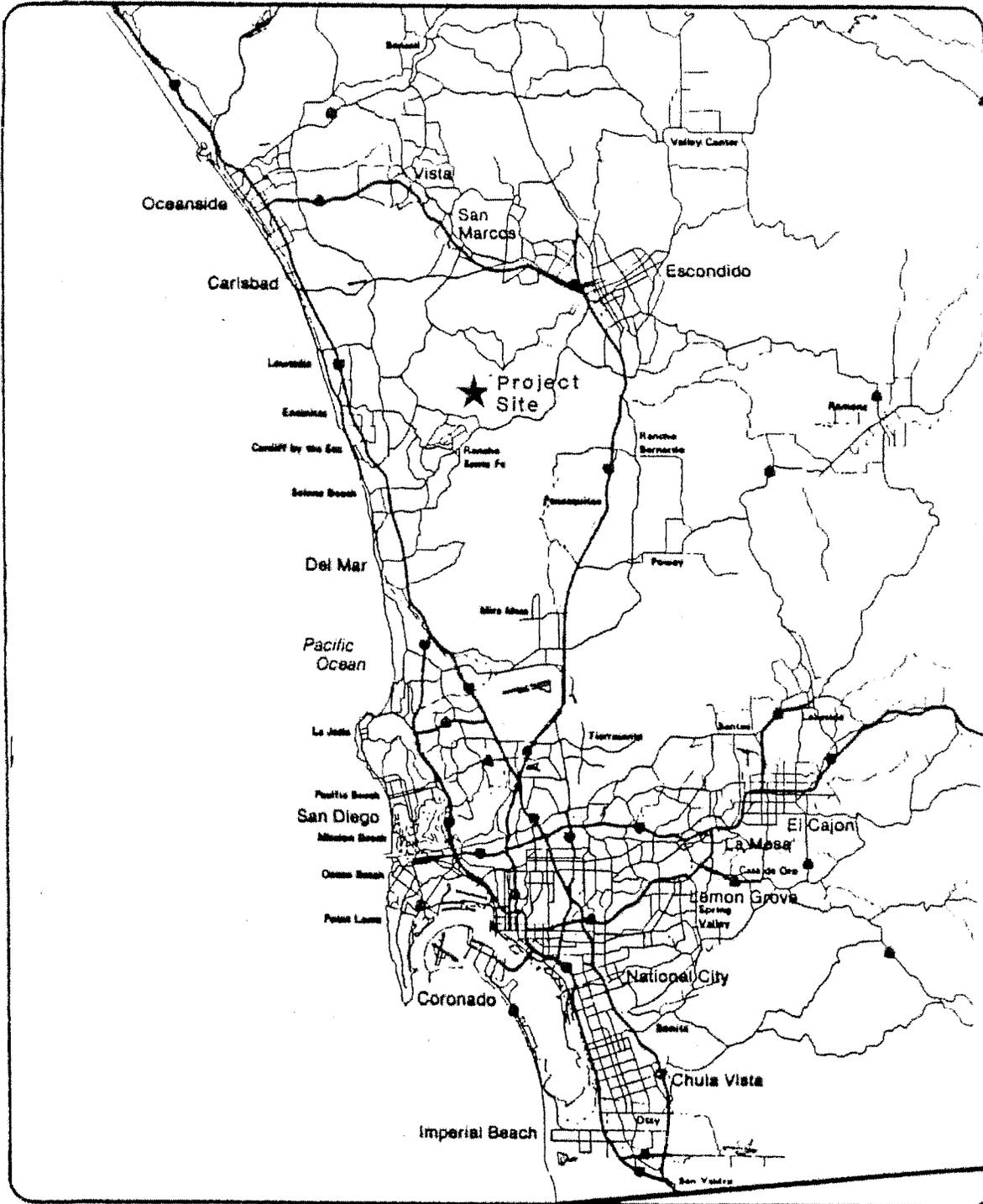
D. Planning and Zoning Regulations

The County's land use planning program is established at three levels of detail. The Regional Growth Management Plan establishes several types of development areas; Community Plans designate specific types of development for individual communities. Zoning provides the detailed land use regulations governing the development of individual parcels.

The County's Regional Land Use Map designates the project site and surrounding area as Estate Development and Environmentally Constrained categories (see Figure 5). The majority of the site is designated (17) Estate Residential by the San Dieguito Community Plan and is zoned R-R-.5 (see Figures 6 and 7). Existing zoning permits a maximum of 202 dwelling units in the R-R-.5 zone.

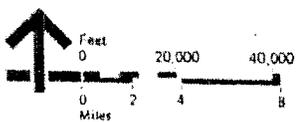
The site is bisected by Escondido Creek and the area along both sides of the canyon is designated as (24) Impact Sensitive by the San Dieguito Community Plan (see Figure 6). This area is zoned A-70-8. This zoning would permit a maximum of 3 lots within the Impact Sensitive area.

The Impact Sensitive designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Compatible uses include large lot residential parcels, agricultural pursuits, limited recreational use, etc.



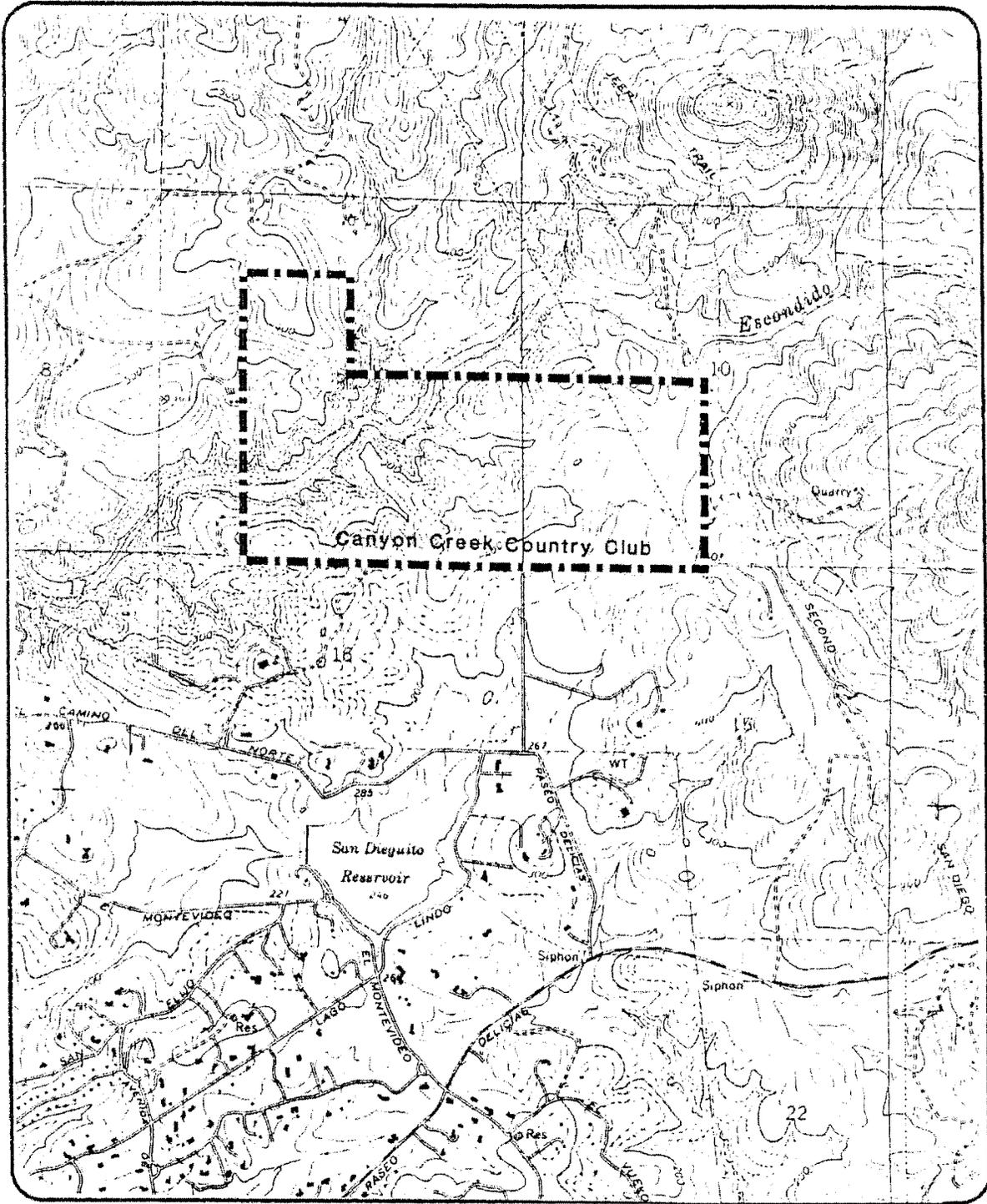
SOURCE: San Diego Association of Governments

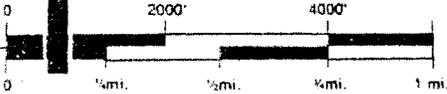
Figure 1



Regional Map

A. D. HINSHAW ASSOCIATES




 Base Map: U.S.G.S. Rancho Santa Fe Quadrangle Figure 2

Vicinity Map
 A. D. HINSHAW ASSOCIATES

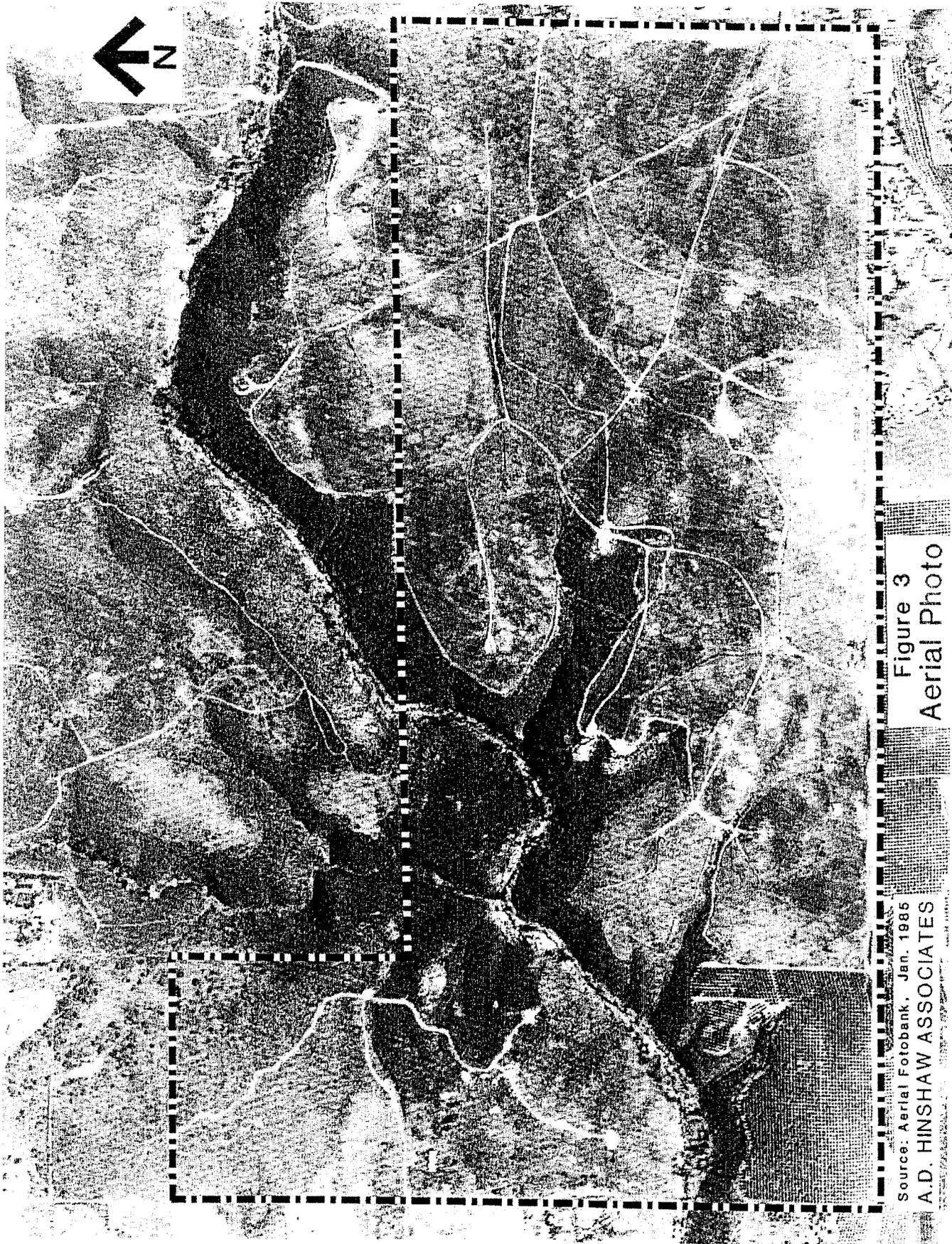


Figure 3
Aerial Photo

Source: Aerial Fotobank, Jan. 1985
A.D. HINSHAW ASSOCIATES

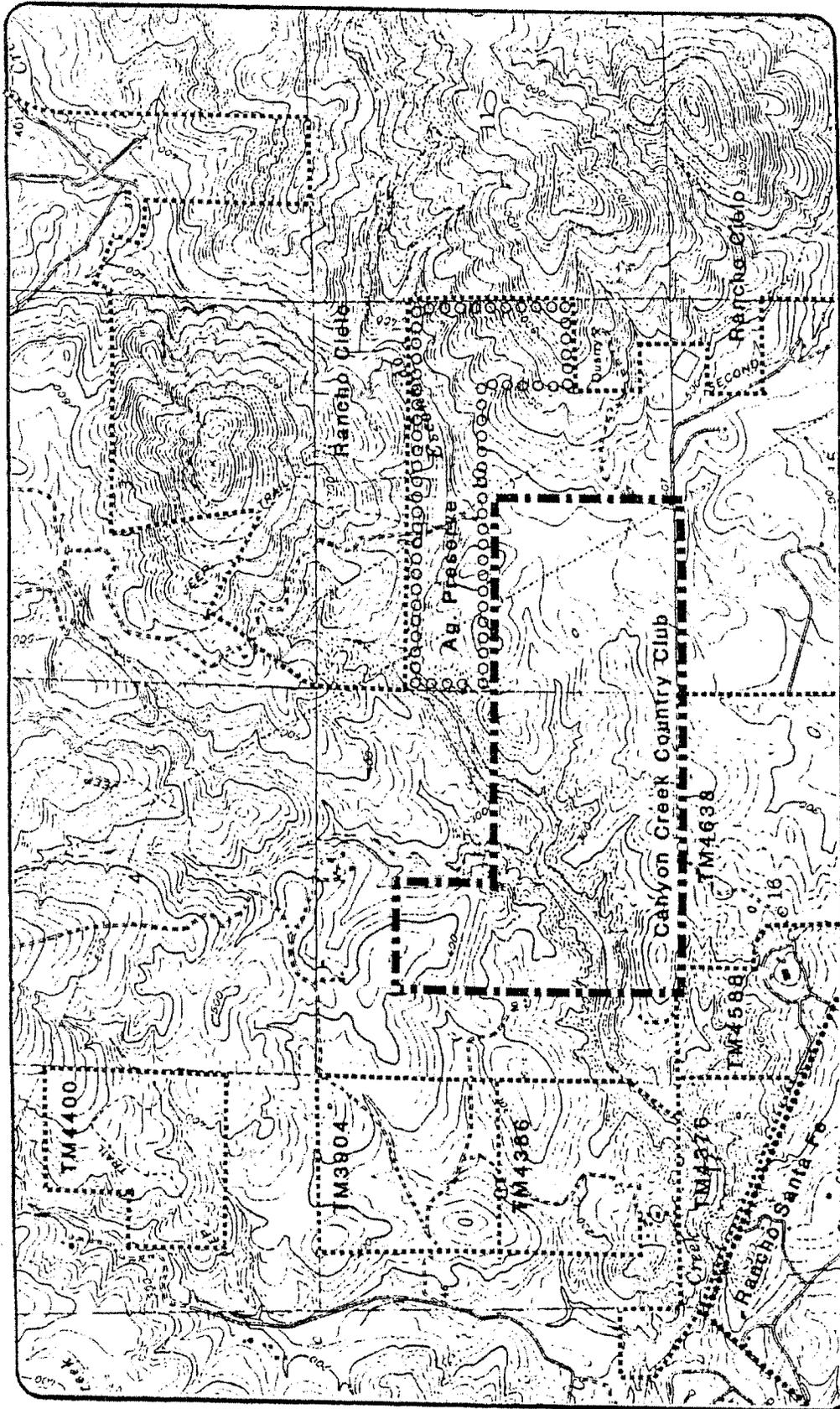
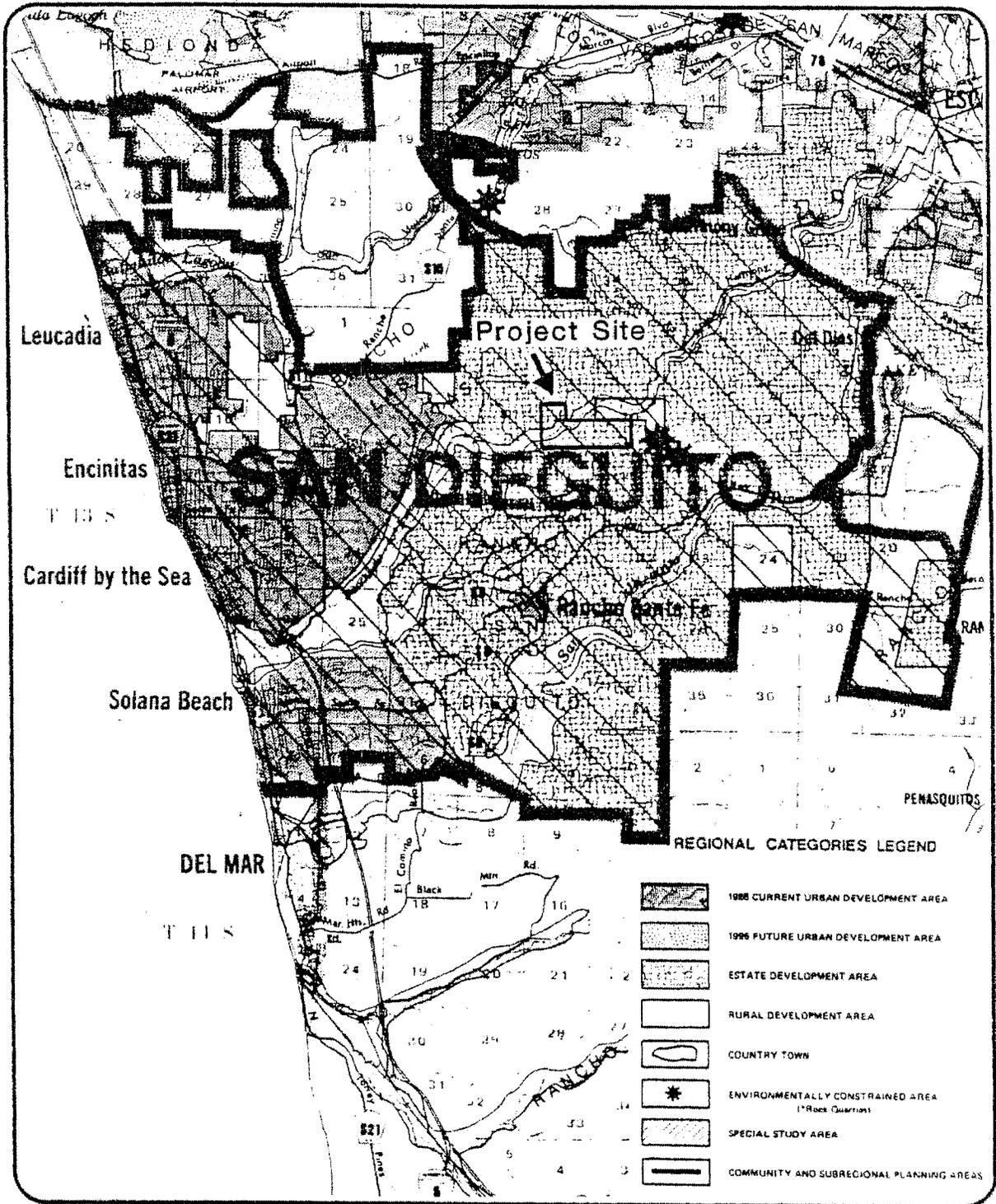


Figure 4
Nearby Projects
A. D. HINSHAW ASSOCIATES

Base Map: U.S.G.S. Rancho Santa Fe Quadrangle
 Source: San Dieguito Engineering

0 2000' 4000'
 0 1/2mi 1mi
 0 1/2km 1km



Source: San Diego County Regional Land Use Map Figure 5

Regional Land Use Map

A. D. HINSHAW ASSOCIATES

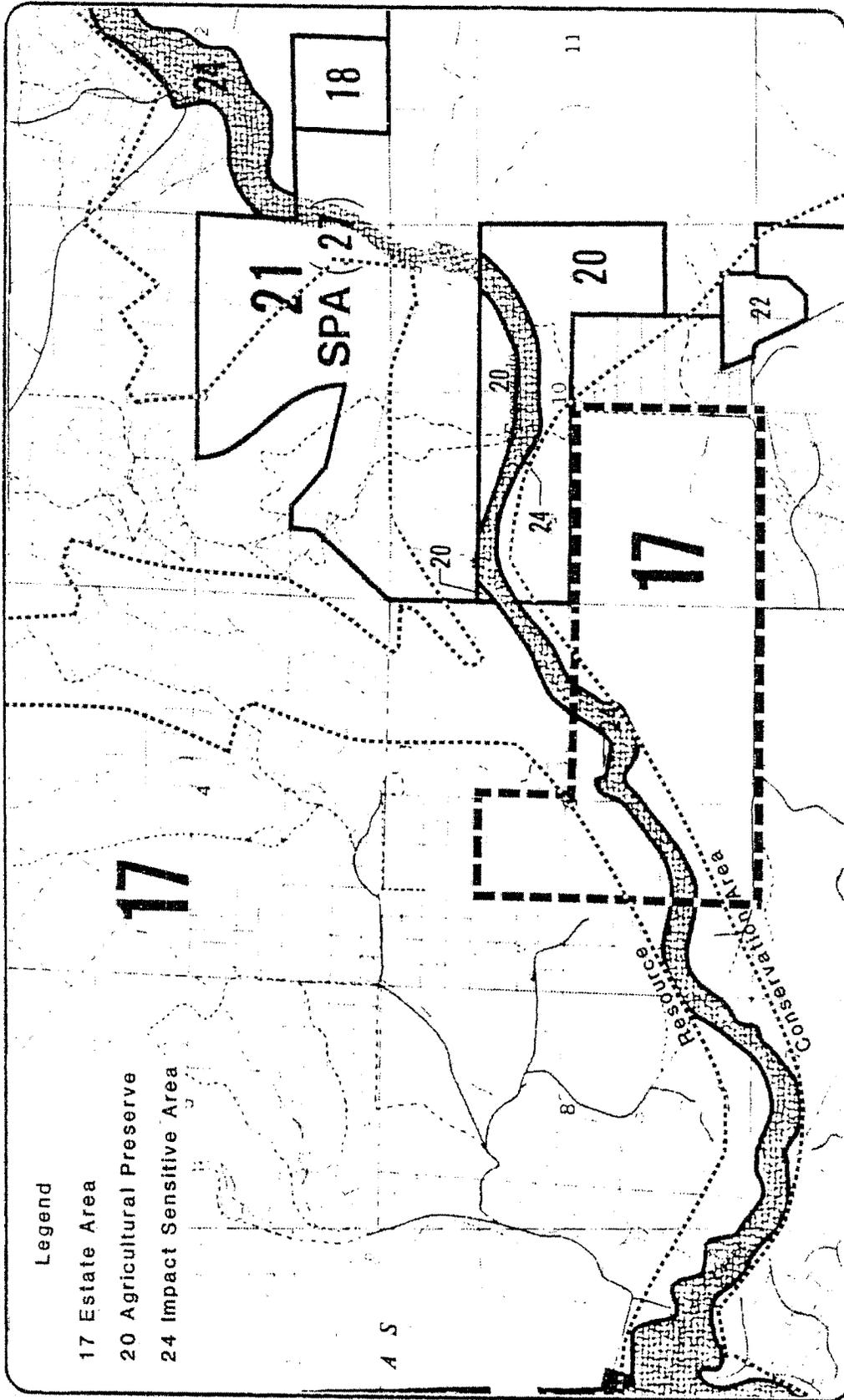
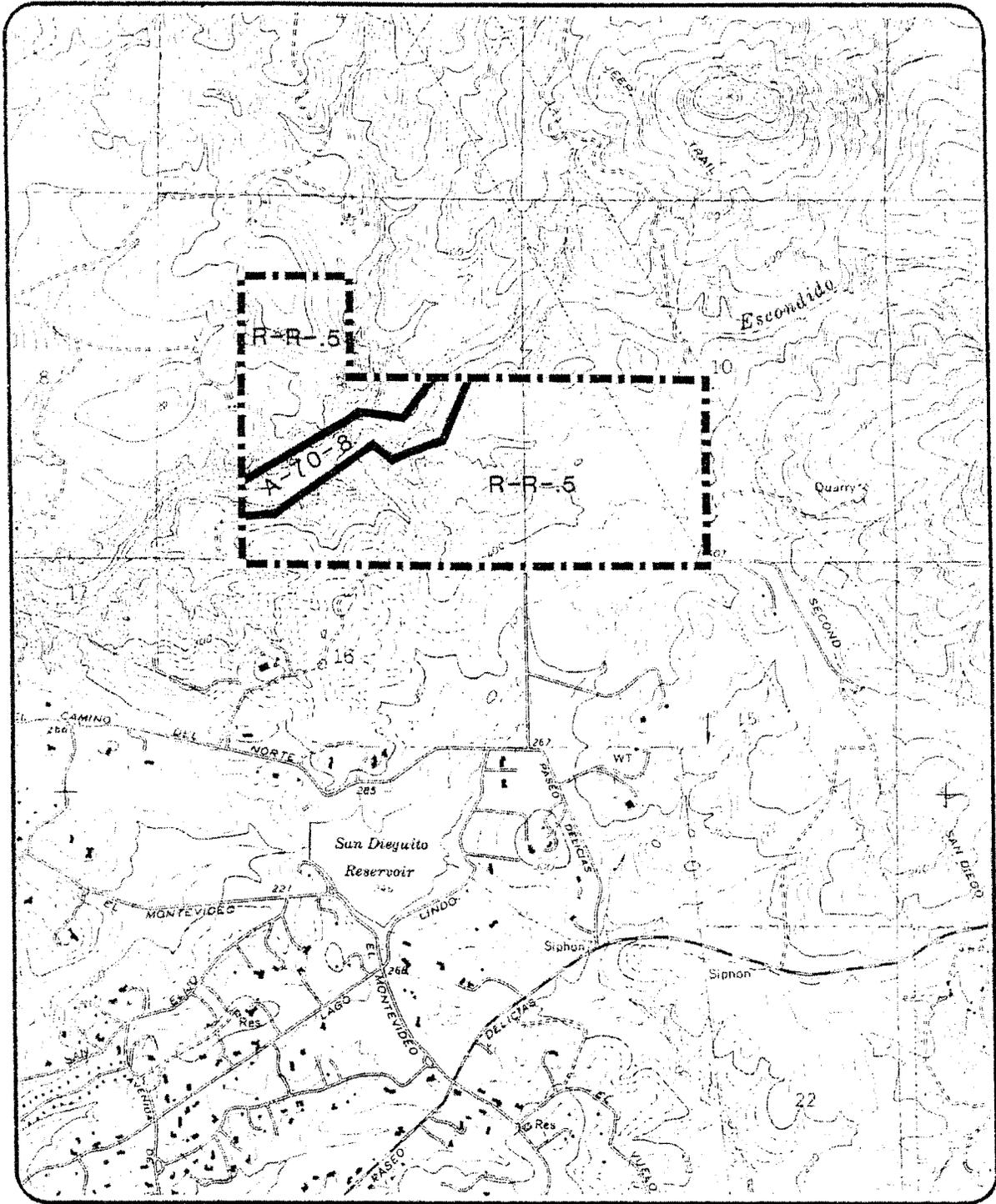


Figure 6
 San Diego Community Plan
 A. D. HINSHAW ASSOCIATES



Base Map: U.S.G.S. Rancho Santa Fe Quadrangle

Figure 7

Zoning Map

0 2000' 4000'

0 1/2 mi. 1 mi. 1 1/2 mi. 1 mi.

A. D. HINSHAW ASSOCIATES

The applicant desires to transfer the residential density from the (24) Impact Sensitive Designation to the (17) Estate Residential Designation. Under County policies the only procedural technique that can be used to accomplish this objective is a Large Scale Project (i.e., Specific Plan). Thus, the primary objective of this submittal is to obtain approval of an additional 3 residential lots in the Estate residential area (R-R-.5 zone).

The Neighborhood and Development Regulations for the zones are listed in Table 1.

Table 1
NEIGHBORHOOD AND DEVELOPMENT REGULATIONS

NEIGHBORHOOD	USE REGULATION	
	A-70-8 L	R-R-.5 H/V
DEVELOPMENT		
Density	.125	.5
Lot Size	8 ac.	2 ac.
Building Type	C	C
Max Flr Area	-	-
Height	G	G
Coverage		
Setback	A	B
Open Space	-	-
SPECIAL AREA	F	-

Policy 1.3 of the regional Land Use Element permits clustering or lot averaging where residential uses are found compatible with the Estate Development category. The applicability of this policy is governed by the criteria listed in the Land use Element. The criteria are:

- a. The project will not require urban levels of service;
- b. At least 40% of the project is in permanent open space;
- c. There is no minimum parcel size including package treatment plants for parcels served by sewer; and
- d. The project would not have a more significant environmental effect than would an equivalent non-clustered development.

Since adoption of this Specific Plan in 1986 the list of criteria from Policy 1.3 of the Regional Land Use Element has been amended. However, Regional Land Use Element Section 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS states:

"Existing private development plans, specific plans and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the RLUE. In these cases, for the purpose of consistency with the RLUE, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties; and The project has sufficient facility capacity to accommodate both

the present and future population if build out to capacity; and A substantial private investment in public facilities has been made on the basis of past approvals of development phases, and the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the community/subregional plan maps which resulted from previous approvals of private development/specific plans; or

2. The density and character of development is substantially in conformance with the RLUE goals.

Findings in accordance with Item 1 above can be made for this Specific Plan Amendment. Specifically, the project will not adversely affect or promote premature growth to adjacent properties as the lands to the north, west and south are already developed or under construction. This project has sufficient facility capacity to accommodate both the present and future population if built out to capacity as both the Rancho Santa Fe Community Services District and the Olivenhain Municipal Water District have issued service availability letters. Furthermore, this amendment only proposes to re-distribute previously approved density. The Bridges at Rancho Santa Fe has invested privately substantial funds for public facilities based on past approvals of this Specific Plan. Public water and sewer line extensions and on-site pump stations have been constructed, contributions to a sewer treatment plant upgrade, and public road improvements to Aliso Canyon Road have all been borne by the Bridges. The proposed development does not exceed the maximum density as granted on the original private development/specific plan of 205 dwelling units. This amendment only proposes to re-distribute that density within the Specific Plan boundary.

III. PROJECT DESCRIPTION

A. Constraints

There are three primary constraints that affect the design of the Bridges at Rancho Santa Fe Project. The first is the Escondido Creek Canyon. This canyon has been designated as a Resource Conservation Area (RCA). It was designated RCA because it contains sensitive riparian flora and fauna. Appendix B of this document contains a detailed description of the resources contained in the Escondido Creek Canyon.

The second constraint consists of steep slopes primarily located along both sides of Escondido Creek (see Figure 8).

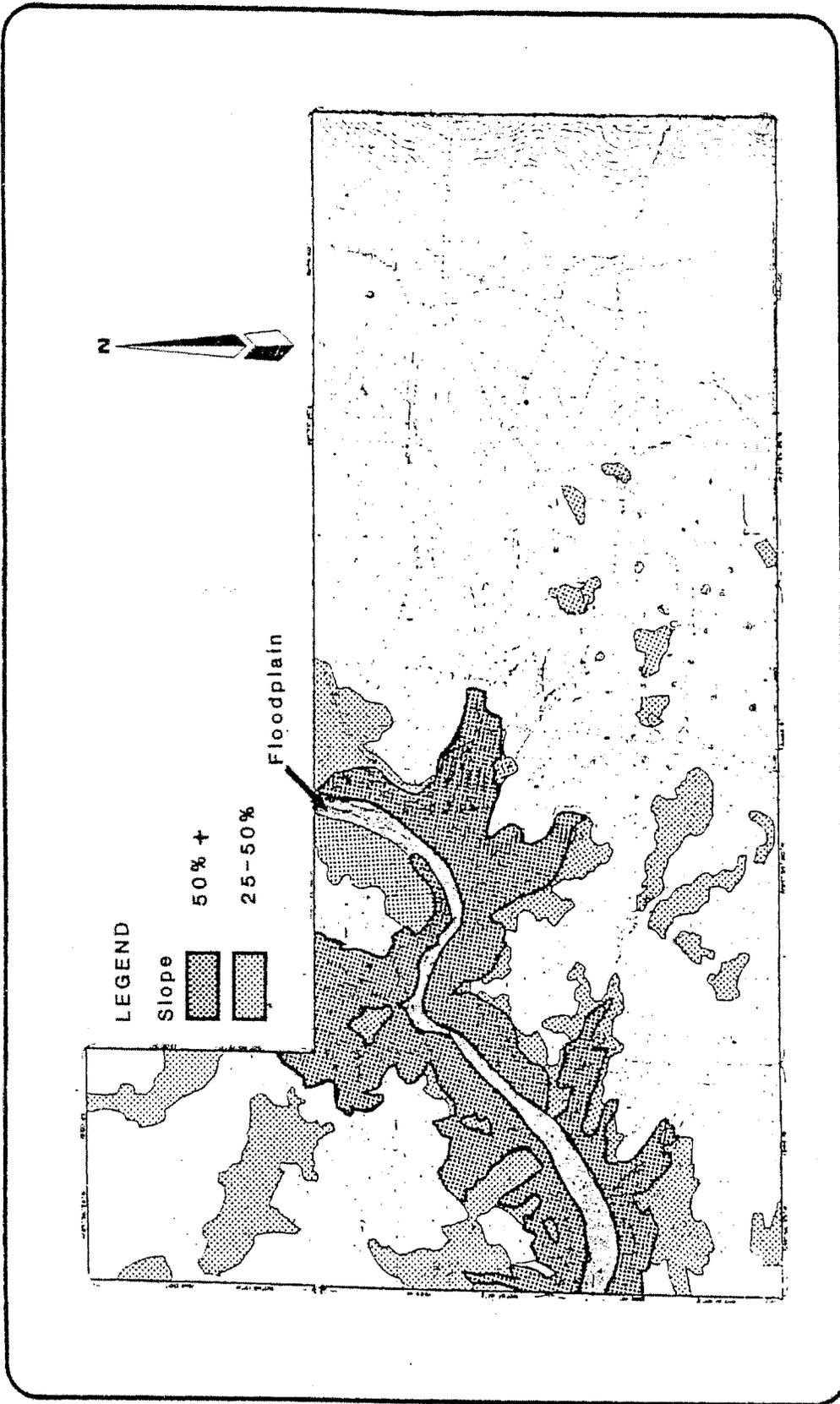
The third constraint is the Inland Sage Scrub Habitat above Escondido Creek in the northwest corner of the property. Four pair of black-tailed gnatcatchers were sighted during a biological survey of this area. A population of adder's tongue fern is also contained within this habitat, as shown on Figure 9. This population is concentrated in the extreme northwest corner of the property.

B. Planning Objectives And Design Concept

The goal of the Bridges at Rancho Santa Fe is to create a golf course, country club, and associated residential areas that will be compatible with Rancho Santa Fe, Rancho Cielo, Fairbanks Ranch, Whispering Palms, and other nearby developments. This compatibility will be achieved through the use of lot averaging and clustering of residential units to retain large areas in open space, and to provide future residents with recreation and open space amenities. This design maximizes the amount of open space throughout the entire project site and is sensitive to the topography and biological resources of the Escondido Creek Resource Conservation Area. The scale, bulk, coverage and density of the project design is harmonious with surrounding properties.

The planning objectives to be implemented are:

1. Preserve the open space character of the Escondido Creek area;
2. Provide housing opportunities compatible with the surrounding developments;
3. Assist in completing the regional transportation network; and
4. Provide public services, utilities and amenities commensurate with the level of proposed development.



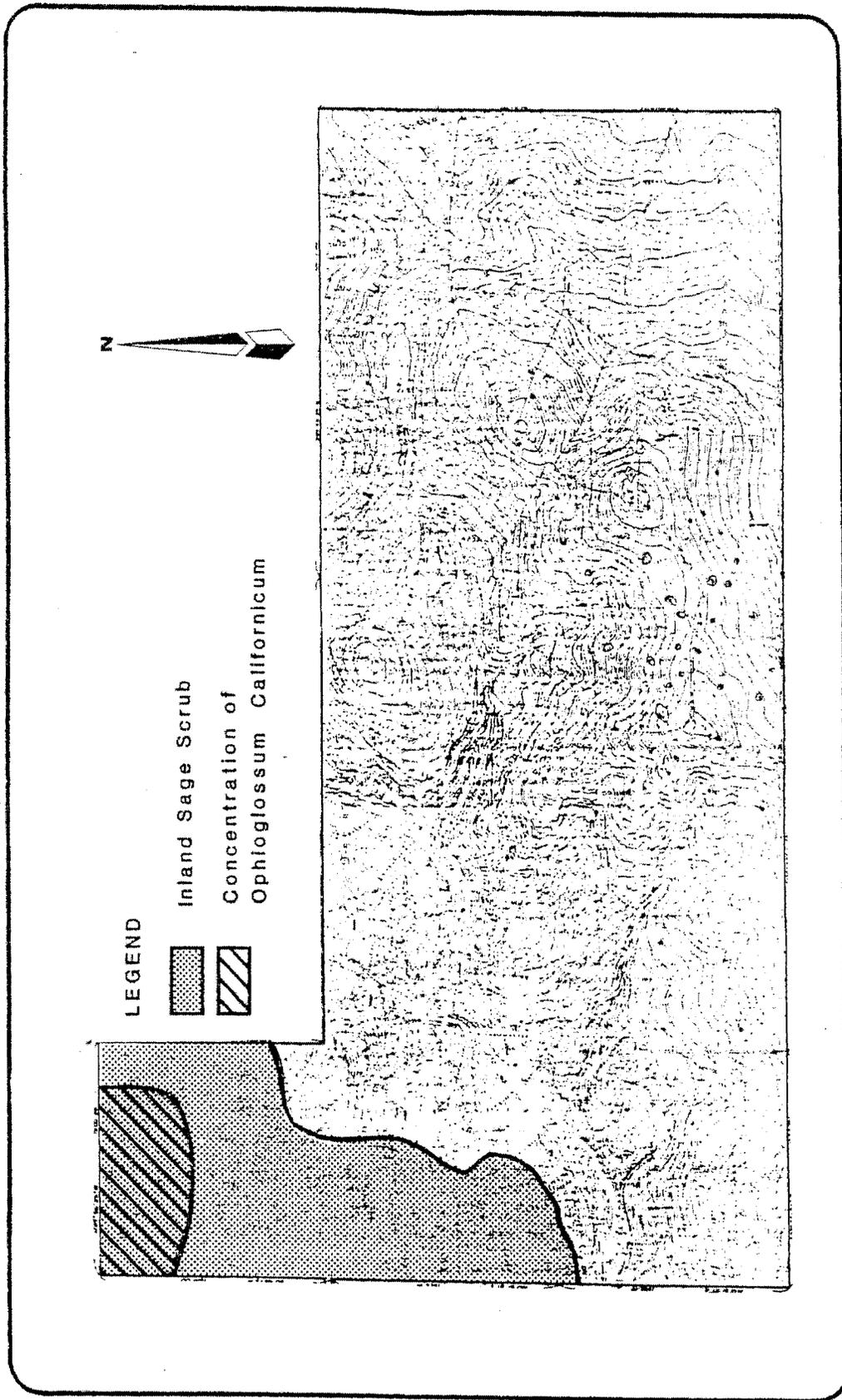
SDE
 San Diego Environmental, Inc.
 1000 La Jolla Village Drive, Suite 200
 San Diego, CA 92161
 Civil Engineering & Planning
 Land Surveying

Scale 1" = 1260'

Figure 8

Topographic Constraints

A. D. HINSHAW ASSOCIATES



Source: A.D. Hinshaw Associates

Scale 1" = 1260'

Figure 9

Biological Constraints
— A. D. HINSHAW ASSOCIATES

To implement the project goal, the applicant proposes a design concept that subdivides the property into 205 residential lots varying in size from 7,800 sq.ft. clustered lots to 3.02-acre lots. The purpose of the clustered lots is to provide small individual lots within a large common use/open space lot that will contain recreation and open space amenities for all the residents. Clustering will preserve the existing character of the area by minimizing landform disturbance and reducing the visual impact of the total project.

The Bridges at Rancho Santa Fe specific plan is designed to implement the goals, policies and objective of the San Diego County General Plan and San Dieguito Community Plan. Conformance relationships between the County Plans and the Bridges at Rancho Santa Fe are discussed in Section V of this specific plan.

C. SPECIFIC PLAN

The project is a proposal to develop the 445.9± acre site into an 18-hole golf course and country club with 205 associated residential units, as shown in Figure 10. Residential units will include 145 estate lots and 60 villa lots (clustered). The development proposal is summarized in Table 2.

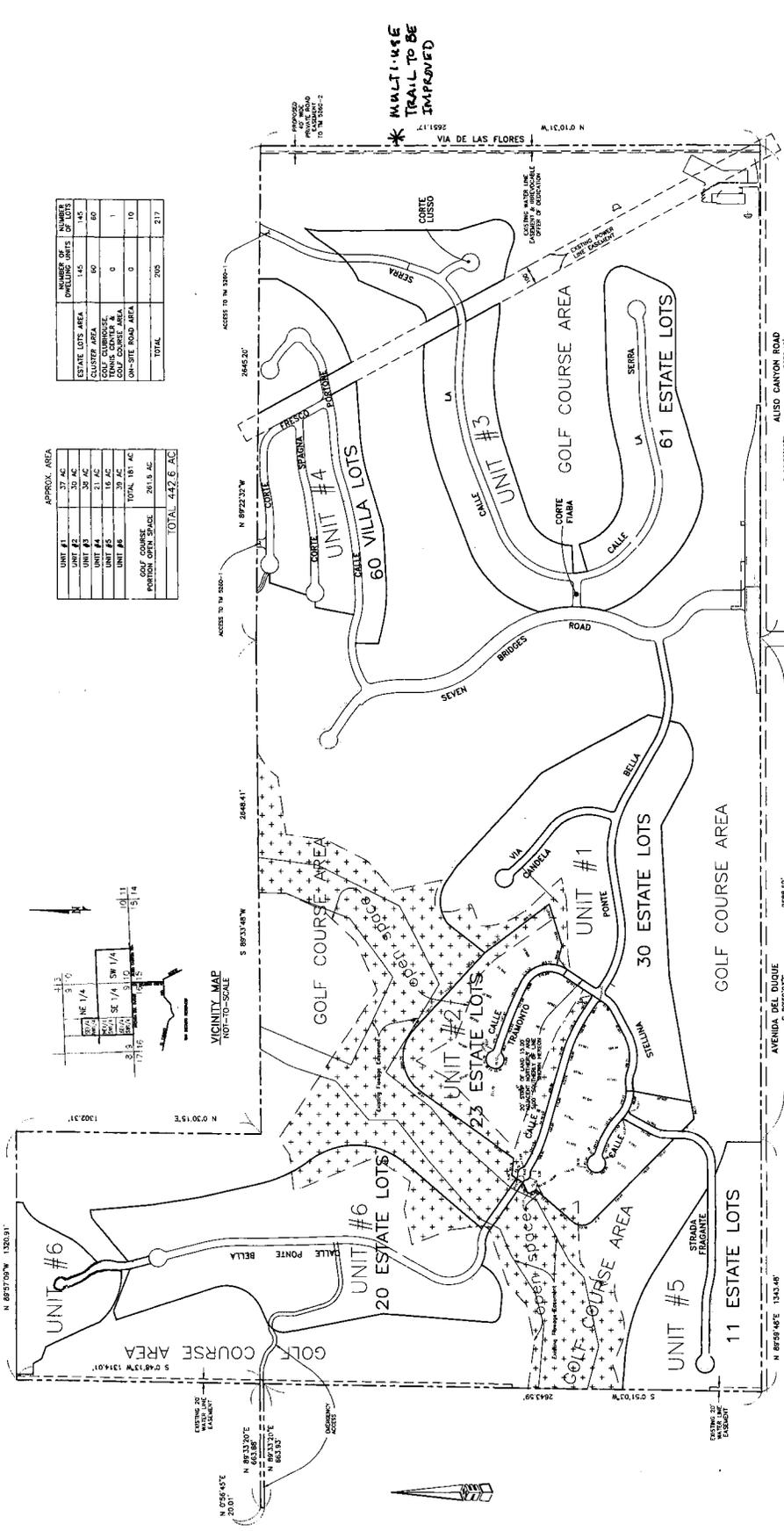
Table 2
PROJECT SUMMARY

Unit	Acres*	Lots	Use Type
1	37	30	Estate Lots
2	30	23	Estate Lots
3	38	61	Estate Lots
4	21	60	Villa Units
5	16	11	Estate Lots
6	39	20	Estate Lots
	181	205	
	264.9	1	Golf Course, clubhouse, tennis courts Parking, maintenance facilities
TOTAL	445.9	206	

Approximate acreage.

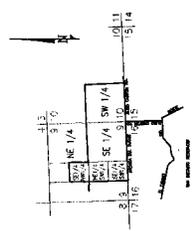
Source: Concept Plan, New Horizon Group, Inc.

The development plans include an 18-hole golf course, seven tennis courts and clubhouse. The golf-course fairways will be primarily located on the perimeter of the site and will surround and define the boundaries of the residential areas. The clubhouse will be located in the north central portion of the project site. The clubhouse is expected to contain about 40,000 square feet on the main floor, and include offices, dining facilities, men's and women's golf locker rooms, a golf shop, a golf cart storage area, and tennis facilities. Parking will be provided for 180 vehicles. A separate maintenance building of approximately 8,000 square feet will also be constructed.



ESTATE LOTS AREA	NUMBER OF DWELLING UNITS OF LOTS
UNIT #1	145
UNIT #2	60
UNIT #3	0
UNIT #4	1
UNIT #5	0
UNIT #6	10
TOTAL	217

APPROX. AREA	APPROX. AREA
UNIT #1	37 AC
UNIT #2	30 AC
UNIT #3	21 AC
UNIT #4	19 AC
UNIT #5	18 AC
UNIT #6	18 AC
GOLF COURSE PORTION OPEN SPACE	261.9 AC
TOTAL	442.6 AC



Source: San Diego Engineering, November 2007
 10/04/2011 UnitMap.dwg, RevisedProject.dwg - 10.mxd - 23

Bridges at Rancho Santa Fe Specific Plan Amendment Map
 THE BRIDGES AT RANCHO SANTA FE
FIGURE 10



Table 3 lists the permissible densities of the project site, given the Current San Dieguito Community Plan land use categories and acreage within the site boundaries. The proposed Specific Plan density is also shown in Table 3. These densities are based upon zoning rather than existing slope dependant land use designations as provided for in the Regional Land Use Element Section 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS as described in detail on pages 11 and 11a.

Table 3
LAND USE DESIGNATIONS AND DENSITIES

Community Plan/ Zoning Designations	Acres		San Dieguito Comm. Plan	Number of Lots Specific Plan
	Gross	Net		
<u>Current</u> (24) Impact Sensitive/ A-70-8	25.0±	25.0±	3	0
(17) Estate Residential/ R-R-.5				
South of Escondido Creek	326.9±	310.9±	155	185
North of Escondido Creek	94.0±	94.0±	47	20
TOTAL.	445.9±	429.9±	205	205

Source: New Horizon Group, Inc.

Tentative maps will be submitted for 205 single-family estate lots and villas. These units will be located in six development areas surrounded by the golf course fairways. The overall residential density will be 0.47 du/acre (i.e., 1 dwelling unit per 2.09 acres).

The most intensely developed area is the cluster housing area with a density of 2.85 du/acre (i.e., 60/dwelling units on 21 acres). The cluster housing units (villas) will border the golf course on the south and east. The villa lots will range in size from 7,800 sq.ft. to 17,425 sq.ft.

The estate areas will contain 145 lots ranging in size from 0.50 to 3.02 acres. Some of these lots will be partially covered by open space easements.

Open space areas, including the golf course, will total 264.9 acres as shown in Table 2. Thus, 59 percent of the project site will be in open space.

An open space easement will be dedicated to the County of San Diego as shown in Figure 10.

Access to the project will be from the intersection of Aliso Canyon Road and Avenida Del Duque. A 2-lane divided main access road will connect the main entrance to the clubhouse area. Other internal roads will consist of 2-lane roads that will connect to the main access road (see Figure 12).

Off-site construction necessary to implement the project includes connection to sewer and water mains.

Table 4 summarizes the estimated grading volumes required to implement the project.

Table 4
GRADING SUMMARY
(Estimated Volumes)

Grading	Cu. Yd.	Percent
Golf Course	531,000	41
Vista Cascada Bridge	180,000	14
Residential Area		
Villas	81,000	6
Access Roads	99,000	7
Subtotal	891,000	
Estate Lots	417,000	32
Total	1,308,000	100
Maximum Cut (Vista Cascada bridge)	55 ft.	
Average Cut	40 ft.	
Maximum Fill (Vista Cascada bridge)	50 ft.	
Average Fill	45 ft.	

Source: San Dieguito Engineering

Grading Summary Estate Lots 1A-5A,
Roads, & Emergency Access - Unit 6
(Estimated Volumes)

	Cut	Fill
Lots 1A, 2A, 3A, 4A, 5A, & 6	12690	22,520
Emergency Access Road Total	350	700
Emergency Access: City of Encinitas	160	600
Emergency Access: County of SD	170	80
Maximum Cut Lots 1-6:	8'	
Maximum Fill Lot 1-6:		17'

D. Open Space Plan

The Open Space Plan is sensitive to preservation of the natural terrain, the Escondido Creek RCA, and the visual aesthetics of the site. Clustering of the villa units and lot averaging of the estate lots allows the project design to maximize the amount of area to be dedicated as open space.

The biological resources characteristic of the Resource Conservation Area are contained within the open space easement. There will be no grading within this area except for the cut and fill area associated with Calle Ponte Bella which extends across Escondido Creek Canyon in the western portion of the open space area (see Figures 1 and 12).

There will be grading associated with the golf course area. However, landscaping will occur as a part of the golf course construction, using native and naturalizing vegetation.

As shown on Figure 11 almost all of the steep slope areas will be included within the golf course area. Where the steep slopes extend into the Estate lots, an open space easement is proposed to be placed over those areas to preclude building activity within the steep slope areas (see Figure 10).

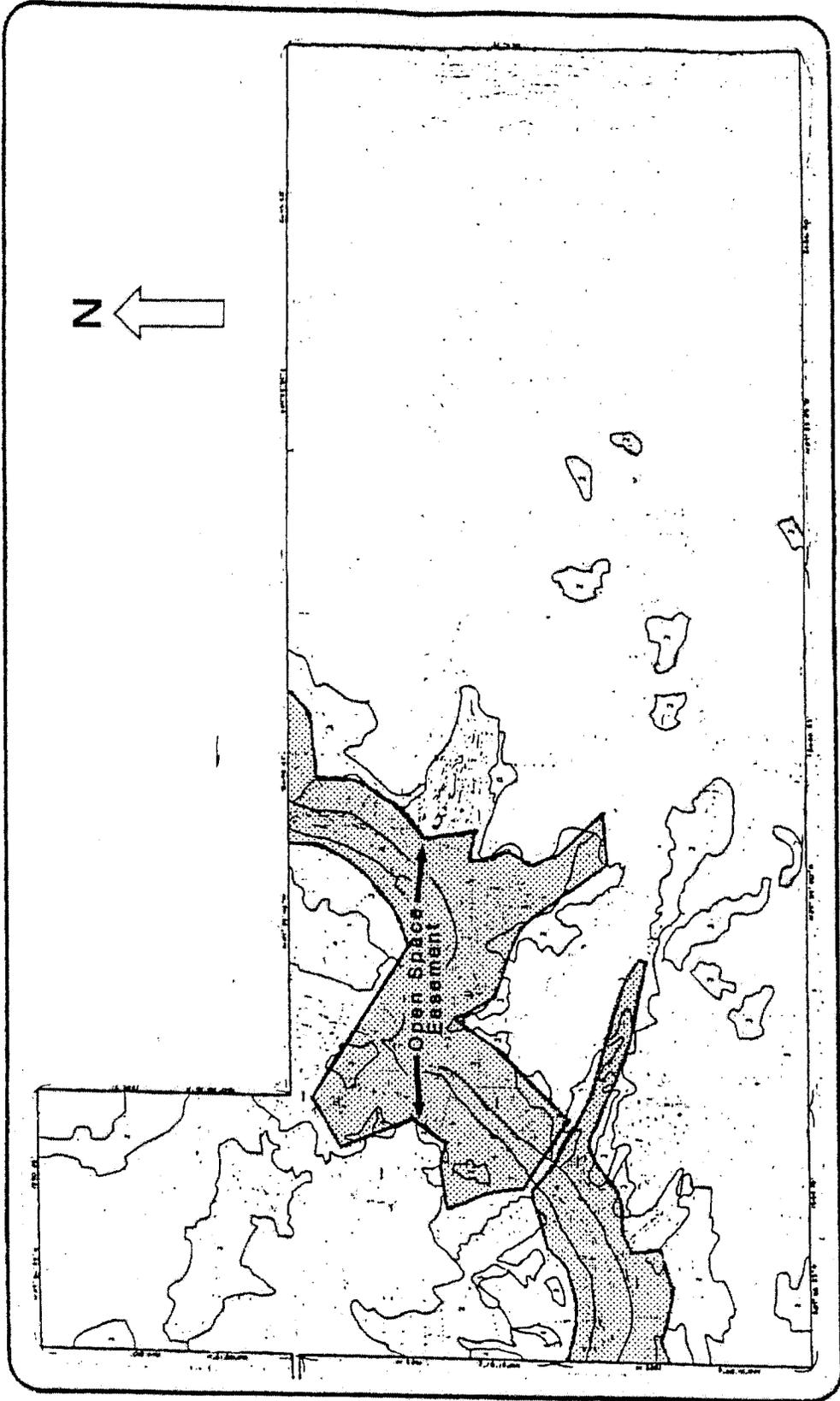


Figure 11

Open Space Plan
A. D. HINSHAW ASSOCIATES

LEGEND

CODE	SLOPE
1	50% +
2	25-50%

SDF

San Diego Environmental, Inc.
 1000 La Jolla Village Drive, Suite 200
 San Diego, CA 92161
 (619) 594-1100

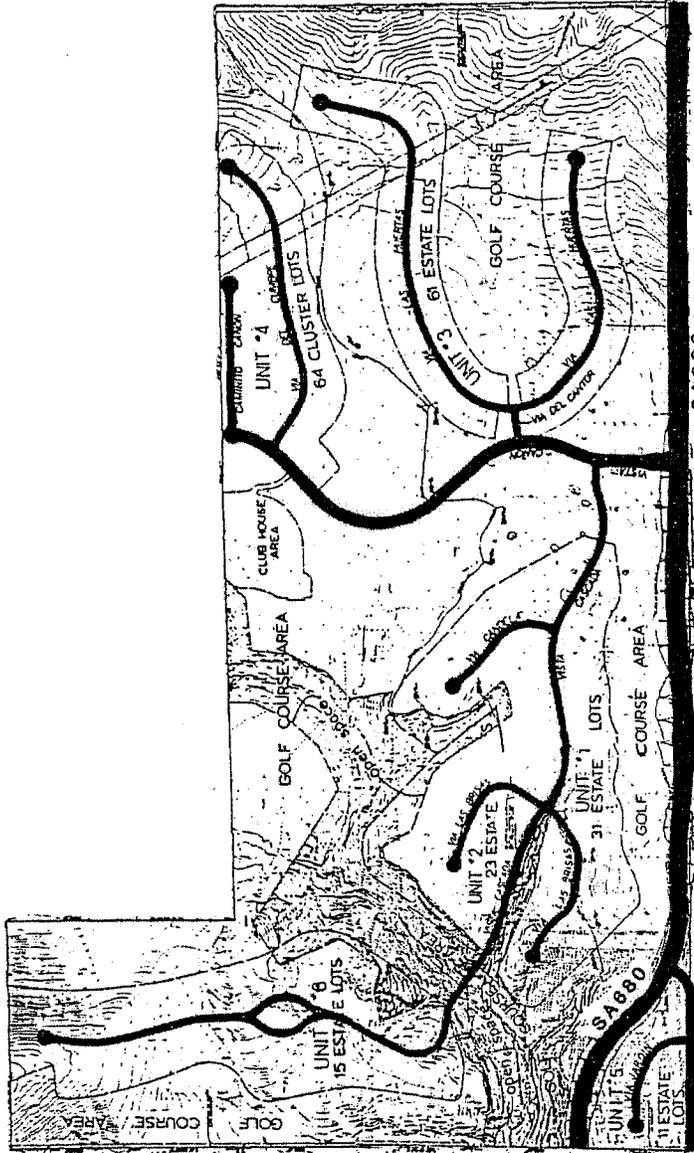
Scale 1" = 756'

E. Circulation Plan

The circulation plan provides for safe vehicular movement within The Bridges at Rancho Santa Fe as well as accommodating regional Circulation Element roads (see figure 12). Private streets will provide access to the individual estate lots and the cluster housing area. These roads will be constructed with a minimum 20 feet of pavement in a 40-foot right-of-way. Typical road sections are shown in Figure 13.

The SA 680 right-of-way formerly contained a two lane road along the southern boundary of the project site. SA 680 was vacated by the Board of Supervisor's on December 4, 1996 (VAC96-009).

The circulation plan also provides two points of through access from the Bridges to the Santa Fe Creek project (TM5013-1) from Via Catania and an extension of Calle la Serra. Additionally, Calle Ponte Bella is proposed to be extended to service the re-distribution of lots (Lots 1A-5A) to Unit 6. Also proposed, in accordance with Rancho Santa Fe Fire Protection District requirements, is an improved secondary emergency access through Unit 6 to the western project boundary, then connecting to the improved portion of Bumann in the City of Encinitas.



CANYON CREEK COUNTRY CLUB

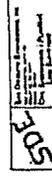


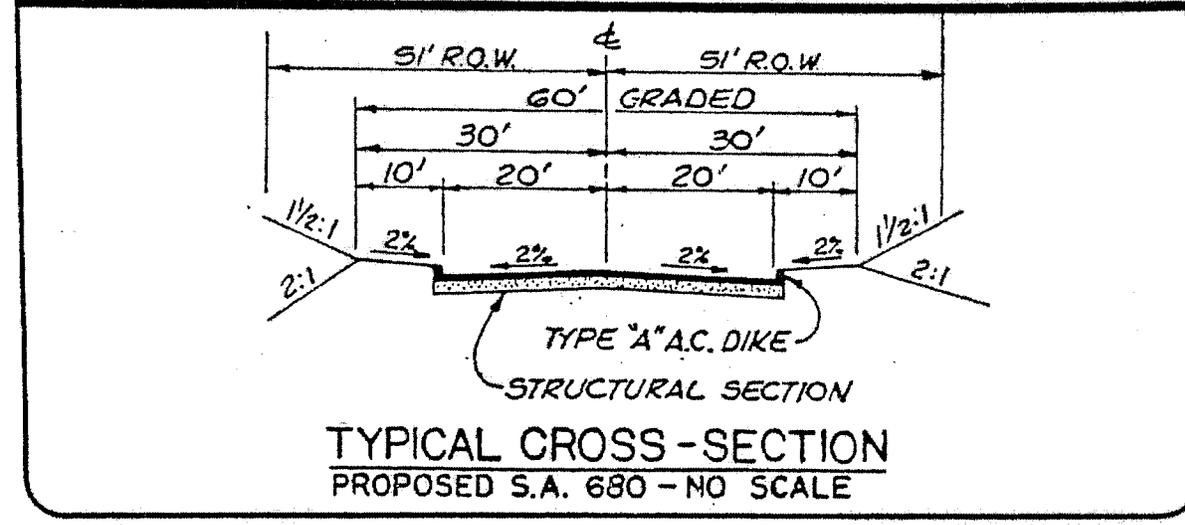
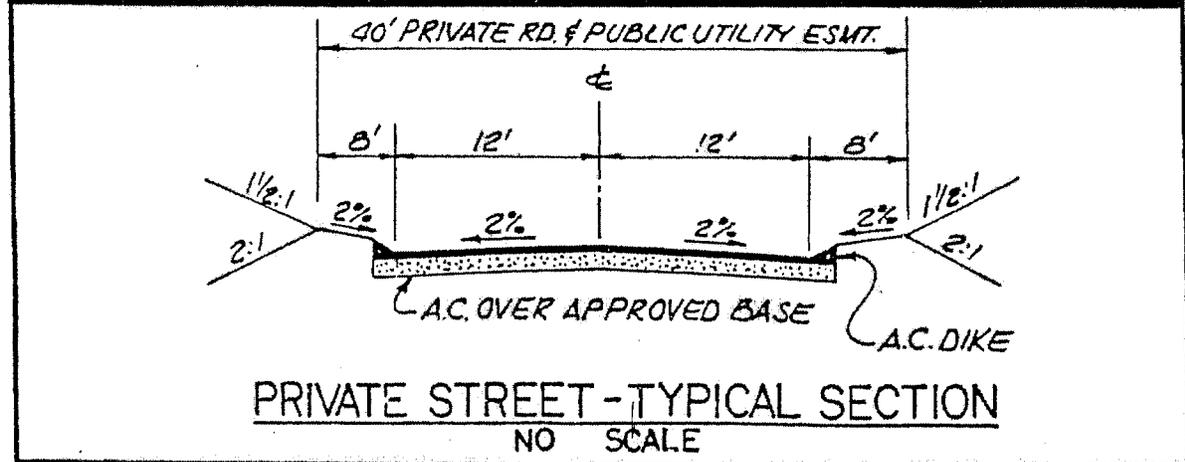
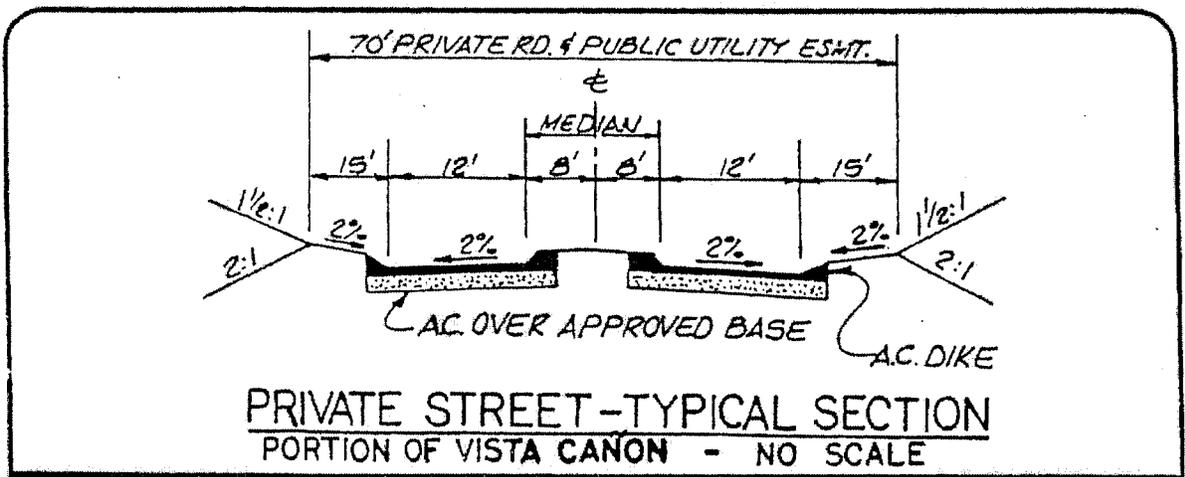
Figure 12

Circulation Plan

A. D. HINSHAW ASSOCIATES

Source: Canyon Creek Specific Plan

Scale 1" = 1000'



SDE SAN DIEGUITO ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERING • PLANNING
LAND SURVEYORS

Figure 13

Typical Cross Sections

A. D. HINSHAW ASSOCIATES

Figure 14
page 25

DELETED

IV. IMPLEMENTATION

Implementation of the Bridges at Rancho Santa Fe Plan will be accomplished by the approval of tentative maps, Major Use Permits, and site plans as required by Sections 7150-7199 of the Zoning Ordinance, grading permits issued in accordance with the County Grading Ordinance, and building permits. Conditions contained in the Resolutions of Approval for the specific plan, tentative map and site plans will control road improvements, dedications, grading, etc.

The site plan review process assures the County that development will occur in substantial accord with the specific plan. This review process contains sufficient flexibility to allow for minor modifications to the specific plan map without amending the specific plan.

A. Phasing Plan

The Bridges at Rancho Santa Fe is planned for development in six phases (Phase 6, Lots 1A-5A will be by a separate tentative map). The entire project is expected to be developed within five years after approval. A lot sales program will be used for the villa and estate lots. Road improvements and infrastructure facilities will be constructed following approval of the specific plan.

The villa housing will be constructed by the developer and sold as individual units. Construction of the cluster housing will occur throughout the five year period. Specific timing for each section of the cluster units is dependent upon future market conditions. Infrastructure improvements will be provided for each phase as required.

B. Design Guidelines

The design guidelines will serve as criteria for the site plan review process. The purposes of the guidelines are to:

1. Establish the theme of development;
2. Provide the County with the necessary assurances that Canyon Creek Country Club will be developed in accordance with the characteristics proposed in this document; and
3. Provide guidance to developers, builders, engineers, architects, landscape architects and other design professionals involved in completing the project.

Residential Guidelines

1. Buildings shall be located within the building limits of the estate and cluster development areas shown on the specific plan map.
2. Setbacks for individual lots will allow flexibility in the site layouts and are to result in as much open space between buildings as possible
3. All structures and other improvements should be appropriate in scale and mass to their surroundings. Their relationship to scenic values and topography should be the dominant factors in the design and orientation of structures.
4. All of the buildings shall use materials, color and forms consistent with existing residential development in the surrounding area.
5. Building heights shall be limited on a site by site basis so as to prevent the blockage of existing views and to maintain the views from each house. The maximum building height shall be in compliance with all County of San Diego height regulations and ordinances.
6. Dwelling units are to be clustered into units, defined primarily by natural physical features, such as landforms.
7. Each residential unit should have its own blend of building forms, textures and styles. These building forms should be designed with sensitivity to the landform and integrated with the site.
8. The architectural character of all structures should convey an impression of the rural character of the area. Their relationship to climatic orientation, scenic value, access and topography should be the dominant factors in the design and orientation of structures on each site.
9. Architectural design shall be energy efficient, taking advantage of natural heating and/or cooling and solar energy opportunities when possible, and in conformance with applicable regulations.

Clubhouse Area/Recreational Area

The clubhouse to be constructed as part of the golf course development will provide dining facilities and locker rooms for the golf course members.

1. Tennis courts will be constructed adjacent to the clubhouse.
2. Parking at the clubhouse will be provided.

Grading Guidelines

Grading within The Bridges at Rancho Santa Fe is intended to protect natural features and the overall landform and to minimize the amount of landform alteration.

1. The intent of the specific plan is to minimize the amount of grading required to construct building sites and roads.
2. Grading is prohibited in the Resource Conservation Area (R.C.A.), except for the installation of utilities or public improvements. Grading techniques shall restore these areas to as natural a configuration as possible. The maximum gradient for any slope should not exceed a 1-1/2:1 slope ratio.
3. All grading shall conform to the County of San Diego Grading Ordinance.
4. Manufactured slopes shall be rounded to blend in with the existing topography.
5. Slopes shall be designed in accordance with the recommendations of the engineering geologist.
6. Recontoured slopes adjacent to roadways and development areas are to be graded in such a way that an undulating appearance is provided. A smooth and gradual transition of graded to natural slopes should occur to preserve the basic character of the site.

Landscaping Guidelines

1. Throughout The Bridges at Rancho Santa Fe project site the following landscape guidelines will be observed.
 - a. Native or naturalizing plant materials which can exist on natural moisture shall be utilized in re-establishing vegetative cover on all cut and fill slopes on the perimeter of the project.
 - b. Naturalizing vegetation that thrives on low water consumption for existence will be utilized on all other cut and fill slopes.
 - c. The landscape theme shall be developed at the major project entry and in road rights-of-ways and shall utilize ornamental plant material.
 - d. A permanent automatic irrigation system will be installed in those areas requiring irrigation.
2. In the designated Open Space areas of the project site the following guidelines will be observed.
 - a. No building will be constructed in the designated open spaces.
 - b. Every effort will be made to maintain existing vegetation in the open space areas surrounding Escondido Creek, and on the property line boundaries. Where grading infringes in these areas, native or naturalizing plant material shall be used and temporary irrigation will be installed to assure re-establishment within two growing seasons. California native plants will be primarily used for these erosion control measures.
3. In the residential Estate Lot and Villa developments the landscape guidelines shall be as follows.
 - a. The right-of-way landscape theme shall be incorporated in individual lot landscape plans for the residential frontages. Landscaping between the right-of-way and the residence facades shall be consistent with the Landscape Master Plan.
 - b. The Estate Lots will be left in as near a natural state as possible for future development by the individual homeowner. However, in areas where grading procedures are required to establish the residential lots, erosion control planting and irrigation measures will be employed.
 - c. The Estate Lot and Villa development boundaries shall blend into the golf course edges to make a unified and harmonious landscape statement. Native plant material and low-precipitation irrigation will be utilized in areas where feasible.

4. If Archaeological Preserve areas are established, the landscape guidelines shall be as follows:
 - a. Graded areas to establish roadways shall be revegetated with plant material indigenous to the site and given temporary irrigation sufficient only to re-establish the site to existing conditions.
 - b. To protect the archaeological site, no permanent irrigation will be allowed in these area.
5. In the existing Power Line Easement the following landscape guidelines shall be observed:
 - a. No trees shall be placed directly in the power line easement area. Only limited low level vegetation shall be planted.
 - b. Landscape screening elements outside the boundaries of the easement will be designed to visually buffer it from the rest of the development.
6. Along the perimeter of the property the following landscape guidelines shall be observed:
 - b. Along the property line boundaries, a landscape zone shall be established that blends with existing vegetation on adjacent properties. This zone shall screen on-site buildings from adjacent property owners yet allow for openings for off-site short and long distance views.
 - c. Plant materials used in these areas may be both native and non-native species with low-water requirements.

B. Zoning

The Bridges at Rancho Santa Fe site is currently zoned A-70-8 and R-R-.5 (see Figure 8). No Change in zoning is proposed.

V. GENERAL PLAN CONFORMANCE

All elements of the General Plan are included in this review as well as the San Dieguito Community Plan. Please also refer to pages 11, and 11a for conformance with Section 3.4 of the RLUE.

OPEN SPACE ELEMENT

The goals of the Open Space Element are:

1. To promote the health and safety of San Diego county residents and visitors by regulating the development of lands;
2. To conserve scarce natural resources and lands needed for vital natural resources and the managed production of resources;
3. To conserve open spaces needed for recreational, educational and scientific activities; and
4. To encourage and preserve those open space uses that distinguish and separate communities.

The Bridges at Rancho Santa Fe project supports these goals by: (1) preserving the steep slope areas through open space lots and easements; and (2) maintaining the unique riparian woodland along the perennial stream in the Escondido Creek Canyon through an open space easement.

The open space categories defined by the Element that are applicable to the Bridges at Rancho Santa Fe Specific Plan are "public utility lands", "floodplains", "open space easements", and "open space design of private lands." The following discussion addresses the relevant objectives and programs for each open space category.

Reference

Regulations, Conditions & Programs

PUBLIC UTILITY LANDS

Goal III. Public Utility Lands

1. Promote recreational, scenic, scientific, educational, and environmental use of public lands where appropriate.

The power line easement crossing the site is incorporated into the golf course design. No structures will be located in the easement and access to power line is provided in the project design.

Reference

Regulations, Conditions & Programs

FLOODPLAINS

Goal I. Health and Safety

1. Protect life and property by regulating use in areas subject to flooding.

Construction in the Escondido Creek floodplain will be limited to two bridge crossings. The bridge pilings will be located outside the 100-year floodplain level.

2. Reduce the need for the construction of major flood control improvements.

No flood control improvements are required.

3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.

Drainage into Escondido Creek will be controlled to prevent siltation and sedimentation.

Goal II. Conservation of Resources and Natural Processes.

5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality.

Existing natural vegetation will be preserved on slopes along Escondido Creek and other canyon areas.

6. Encourage the use of streams as local open space.

An open space easement containing the Escondido Creek canyon will be granted to the County of San Diego.

OPEN SPACE DESIGN OF PRIVATE LANDS

Goal 1. Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire.

The steep slope areas of the Specific Plan will be placed in open space easements and development of the slope areas is minimized.

3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential.

The floodplain area of Escondido Creek will be in an open space easement. No development will occur in the floodplain and no landslide areas are present.

Reference

Regulations, Conditions & Programs

OPEN SPACE EASEMENTS

Goal II. Conservation of Resources and Natural Processes

- | | |
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| 2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality. | The riparian habitat of Escondido Creek is retained in the project design. The golf course design includes measures to minimize runoff, erosion and siltation. Grading plans will include measures to control runoff and minimize erosion of the landform. |
| 3. Encourage the conservation of the habitats of rare or unique plants and wildlife. | The Escondido Creek Resource Conservation Area, including the riparian habitat and sensitive plants, are fully protected by the project design. The Inland (Coastal) Sage Scrub habitat north of Escondido Creek will be affected by development of the site. |
| 4. Encourage the use of minor natural watercourses as local open space. | Escondido Creek will be placed in an open space easement. |

REGIONAL LAND USE ELEMENT

The Regional Land Use Element is the primary policy base for guiding the physical development of the unincorporated area of San Diego County. The Regional Land Use map delineates several Regional Categories of land use. Land use designations shown on the Community Plan maps are used to implement the Regional Categories.

The overall goal of the Regional Land Use Element is to:

1. Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely;
2. Preserve the natural environment;
3. Provide adequate public facilities and services efficiently and equitably;
4. Assist the private sector in the provision of adequate, affordable housing; and
5. Promote the economic and social welfare of the region.

Supporting goals of the Regional Land Use Element that are pertinent to the Bridges Specific Plan are listed in the following sections.

Reference

Regulations, Conditions & Programs

REGIONAL LAND USE ELEMENT

Goal 1.1 Urban growth should be directed to existing urban areas & rural setting of remaining areas of the county retained.

Overall density of the project is ldu/2.17 acres which conforms to the Estate Residential designation. Clustering of some of these units proposed as part of the project design allows for the maximum protection of the environmental resources and does introduce urban growth into the area

Goal 1.2 Growth to be phased with facilities.

All public facilities are available to the project site at the present time.

Goal 2.3 Retain the rural character of non-urban lands.

The golf course (i.e., open space), 145 estate lots, and clustering of 60 villa units, will retain the rural character of the site. Clustering of the Villa units permits a project design that is more sensitive to site, and surrounding areas, than would be possible with a dispersed 2-acre lot design.

Goal 2.4 Limit urban densities in non-urban areas.

Overall density of the project is 1 du/2.17 acres. The density of the Villa area is 1.72 du/acre. The proximity of the Villa area to the golf course clubhouse and recreational facilities provides a focus point for the entire project.

Goal 2.6 Insure preservation of contiguous regionally significant open space corridors.

The Escondido Creek Canyon will be maintained in open space within the limits of the property boundaries.

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

The Escondido Creek canyon will be retained in open space. Archaeological sites will be preserved or salvaged.

Goal 3.2 Promote conservation of water and energy resources.

The golf course design minimizes water requirements. The residential development provides for the water and energy conservation measures.

Reference

Regulations, Conditions & Programs

Goal 4.1 Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, and roads to accommodate anticipated development.

All public services are available at the present time. No extensions of services are required to serve the project.

Policy 1.3 Clustering or lot averaging will be permitted where such residential uses are found compatible with the Estate Development category. Criteria applicable to clustering are:

Clustering of 29% of the residential units (60 units) is proposed.

- Project will not require urban levels of service.
- 40% of project is in permanent open space.
- Minimum parcel size for parcels not served by sewer is one acre.
- Project would not have a more significant impact on the environment than a non-clustered project.
- No extension of urban services is required.
- 61% of the project will be in permanent open space.
- Sewer service will be available to all lots.
- Environmental impacts are reduced by clustering because a larger portion of the slope areas is retained in open space, and grading for access roads and building areas is reduced.

Policy 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS: Existing private development plans, specific plans and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the RLUE. In these cases, for the purpose of consistency with the RLUE, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties; and The project has sufficient facility capacity to accommodate both the present and future population if built out to capacity; and A substantial private investment in public facilities has been made on the basis of past approvals of development phases, and the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the community/subregional plan maps which resulted from previous approvals of private development/specific plans; or
2. The density and character of development is substantially in conformance with the RLUE goals.

Findings in accordance with Item 1 above can be made for this Specific Plan Amendment. Specifically, the project will not adversely affect or promote premature growth to adjacent properties as the lands to the north, west and south are already developed or under construction. This project has sufficient facility capacity to accommodate both the present and future population if built out to capacity as both the Rancho Santa Fe Community Services District and the Olivenhain Municipal Water District have issued service availability letters. Furthermore, this amendment only proposes to re-distribute previously approved density. The Bridges at Rancho Santa Fe has invested privately substantial funds for public facilities based on past approvals of this Specific Plan. Public water and sewer line extensions and on-site pump stations have been constructed, contributions to a sewer treatment plant upgrade, and public road improvements to Aliso Canyon Road have all been borne by the Bridges. The proposed development does not exceed the maximum density as granted on the original private development/specific plan of 205 dwelling units. This amendment only proposes to re-distribute that density within the Specific Plan boundary.

SAN DIEGUITO COMMUNITY PLAN

OVERALL GOAL

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. Bridges at Rancho Santa Fe will maintain the semi-rural character of the San Dieguito community. The integrity of the Escondido Creek canyon will be retained by the semi-rural character of the project.
5. Encourage the preservation and enhancement of the natural features of the San Dieguito area, particularly the beaches bluffs, lagoons, shoreline, and open spaces.

RESIDENTIAL GOAL

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

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| 3. Encourage cluster-type housing and other innovative housing design that provides adequate open areas around these developments. | The proposed project clusters 29% of the housing units in one area of the project site. |
| 4. Coordinate provision of peripheral open areas in adjoining residential developments to maximize the benefit of the open space. | The open space areas of the golf course, and Escondido Creek is compatible with adjacent areas. |

Reference

Regulations, Conditions & Programs

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| 5. Tailor residential development to the terrain. | Residential development in steep slope areas is minimized in the project design. |
| 8. Minimize extensive or premature grading. | A minimum amount of grading is proposed to accommodate the varying land uses in the project. Grading will occur as development proceeds. |

Reference

Regulations, Conditions & Programs

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| 10. Discourage residential development of steep slopes, canyons, floodplains. | No development will occur on steep slope areas or in the canyon. |
| 12. Encourage orderly residential development; expand utility systems with a minimum of expense to the taxpayer, and avoid "leapfrog" development. | The project site is adjacent to existing or developing residential areas. The expansion of utilities will be privately financed. |

ENVIRONMENTAL GOAL

Insure a desirable, healthful, and comfortable environment for living while preserving San Dieguito's unique natural resources.

Reference

Regulations, Conditions & Programs

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| 1. Encourage development which minimizes water and air pollution, fire hazard, soil erosion silting, slide damage, flooding, and hillside cutting. | Drainage will be controlled to prevent erosion and siltation of Escondido Creek. Hillside grading is minimized by the project design. |
| 2. Encourage compatible land uses within and adjacent to recreation areas, natural preserves, and agricultural areas. | The land use is compatible with the Escondido Creek Resource Conservation area and adjacent agricultural preserve. |
| 5. Encourage the preservation of the best natural features of the area in their natural state. | Escondido Creek canyon is retained in its natural state by the project design. Coastal Sage Scrub habitat will be impacted by development, however. |
| 7. Encourage the use of natural streambeds, discourage the need for artificial drainage structures. | Escondido Creek is retained in its natural state and no major drainage structures are required. |

PUBLIC SERVICES AND UTILITIES

Create and maintain local organization, operation, and procedure which has sufficient resources to implement community plans and policies effectively; promotes efficiency; provides optimum public and utility services at a minimum cost in taxes and utility charges; and coordinates San Dieguito's policies and priorities and those of the wider San Diego regional community.

Reference

Regulations, Conditions & Programs

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| 7. Encourage public agencies to landscape all of their facilities. | The power line easement will be included in the golf course landscaping. |
| 9. Relate sewerage systems to natural drainage basins rather than political boundaries. | The portion of the property south of Escondido Creek drains into the Rancho Santa Fe sewer system. |
| 10. Underground all new distribution power and communication lines. | All utilities will be undergrounded. |
| 12. Guide new development into areas now served by water, sewer, roads and other services. | The site is now served by all needed public services. |

CIRCULATION ELEMENT

The Circulation Element depicts corridors for public mobility which are planned to meet the needs of the existing and anticipated population of San Diego County. Objectives of the Element are to: (1) provide a guide for the provision of a coordinated system of highway routes serving all sections of the County; (2) help achieve efficiency and economy in public works; (3) facilitate the planning required to meet street and highway needs in subdivision and other land development programs; and (4) inform the citizens of these plans.

Reference

Regulations, Conditions & Programs

SAN DIEGUITO COMMUNITY PLAN

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 Dieguito.

Reference

Regulations, Conditions & Programs

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| 4. Minimize private driveway access onto both major and residential collector roads. | Access to individual residential lots will be taken from private streets. |
| 7. Design roads to enhance scenic areas. | Road construction will minimally impact the scenic quality of the area. |
| 12. Encourage adequate off-street parking for every land use. | Adequate off-street parking will be provided. |

Reference

Regulations, Conditions & Programs

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

Private roads proposed for the project will be a minor intrusion in the visual qualities of the site.

RECREATION ELEMENT

The general goals of the Recreation Element are:

1. To enhance the physical, mental, and spiritual well-being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighborhoods.
2. To provide a system of public parks and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment but 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 goals and objectives of the public system.

Reference

Regulations, Conditions & Programs

Goal 4. Provide local park facilities which are appropriate for the individual neighborhoods and communities in which they are located.

The Bridges development proposes to pay in-lieu park fees in accordance with the Local Park Dedication Ordinance.

Policy 3. Recreational facilities and services provided by private agencies and commercial enterprises should be evaluated and taken into account to avoid duplication when planning for public recreational facilities.

Recreational facilities in the form of a golf course and tennis courts will be provided. These facilities will be maintained by the golf course operators. The proposed golf course is to be a private membership course and not a commercial enterprise open to the public.

SAN DIEGUITO COMMUNITY PLAN

8. Encourage the development of private as well as public recreation facilities.

The project provides golf and tennis facilities.

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.

Reference

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 San Diego County as set forth in this element.

Regulations, Conditions & Programs

A preliminary geotechnical study has been completed. No unusual remedial actions are required to assure that safe building sites can be placed within the designated development areas.

SCENIC HIGHWAY ELEMENT

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

Reference

2. Protect and enhance scenic resources within designated scenic highway corridors.

Regulations, Conditions & Programs

The nearest scenic route to the project site is Via De La Valle. No actions are required in this Specific Plan to preserve the scenic quality of the route.

PUBLIC SAFETY ELEMENT

The general goals of the Public Safety Element are:

1. Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.
2. Maximize public safety factors in the physical planning process.
3. Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Reference

Regulations, Conditions & Programs

FIRE HAZARDS POLICIES

1. The County shall seek to reduce fire hazards to an acceptable level of risk.
2. The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.

The proposed development shall comply with all county ordinances and codes related to fire hazards.

Current fire response times are minimal due to the close proximity of the El Fuego Fire Station of the Rancho Santa Fe Fire District. Actions designed to reduce fire hazards include:

1. Removing or trimming on-site vegetation which poses a hazard; and
2. Homes adjacent to natural open space will be buffered by irrigated landscaped areas.
3. A secondary emergency access from Unit 6 to Bumann Road in the City of Encinitas will allow for additional delivery of emergency services and egress for residents in the case of an emergency.

GEOLOGIC HAZARD POLICIES

1. The County will establish standards and criteria to reduce geologic hazards and enforce them by adopting new codes and ordinances or strengthening existing ones.
2. The County will continue to pursue erosion and landslide control programs through such means as: strict enforcement of the grading ordinance, continued support of the flood plain zoning program, and the requirement for soils and geologic reports in hazards areas.

The proposed development will be constructed as required by County codes and ordinances.

Standard erosion prevention measures will be utilized in the development of the project.

Reference

Regulations, Conditions & Programs

CRIME PREVENTION POLICIES

2. Encourage crime prevention through the planning process by establishing specific design criteria and standards land use development.

County of San Diego Sheriff Department crime prevention programs are encouraged. A 24-hour private security staff will be provided by the homeowner's association.

EMERGENCY SERVICES POLICIES

3. The County will encourage and support measures which are necessary for the upgrading of ambulance services and training of emergency medical personnel.

The Rancho Santa Fe Fire Protection District will provide rescue and ambulance services within an estimated response time of 3 to 5 minutes.

NOISE ELEMENT

The basic objectives of the Noise Element are:

1. Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning and, if necessary, regulation.
2. Protect and enhance the county's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes in residential structures or neighborhoods where practical.

Reference

Regulations, Conditions & Programs

POLICIES

4a Insure acceptable noise levels at the receiver's site by incorporating appropriate regulations and standards in the County's development policies and ordinances.

The project site is not expected to generate any long-term noise impacts on adjacent areas.

4b Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.

An acoustical study has been completed and is included in the EIR.

HOUSING ELEMENT

The goals of the Housing Element are:

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the forecast population of the unincorporated area and the need or replacement of deteriorated units if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types and prices in every community in the county in order to ensure this goal is satisfied.
2. Assist the private sector to assure that adequate affordable shelter within an adequate living environment will be available to all households in the unincorporated area if adequate public services and facilities are available. Maximize the use of all federal and state programs available to the county to provide housing for low and moderate income households.
3. Assist the private sector by the expeditious processing of all ministerial and discretionary land use permits.
4. Existing housing stock should be maintained in good repair and existing residential communities protected from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings; reasonable assurance of safety and security, and a sense of community life.

Reference

Regulations, Conditions & Programs

POLICIES

7. Increase of supply of low and moderate cost housing by offering incentives to private developers. The Bridges project proposes 60 clustered housing units and 145 large lots. Given the cost of land in the San Dieguito area and the nearby expensive homes in the area, the proposed development is not an appropriate location to increase the supply of low and moderate income housing. The clustered units do, however, offer an alternative type of housing in an area primarily characterized by larger estate type homesites.

CONSERVATION ELEMENT

The conservation Element does not contain a set of goals, but establishes policies intended to fulfill the requirements of Government Code Section 65302(d).

Reference

Regulations, Conditions & Programs

GENERAL CONSERVATION POLICIES

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| 1. The San Diego County General Plan will include provision for the conservation of natural resources. | The Bridges at RSF Specific Plan responds to these provisions as noted in the following sections. |
| 4. The Resource Conservation Area, will be applied to appropriate areas throughout the County. (The RCA overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. Implementation actions may include: public acquisition, open space easements, cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits). | The Escondido Creek Resource Conservation Area encompasses a portion of the project site. No development in the creek canyon is planned. A road crossing of the canyon is included, but the bridge across the creek will be 40 feet above the streambed. Two golf cart bridges are planned to span the canyon; they will be located approximately 70 feet above the canyon floor. |

WATER

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| 2. Decisions regarding the location size and timing of service extensions will be in conformance with adopted growth management policies. | Minor utility extensions are required to serve the project site. |
| 13. Decisions regarding the location, size and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies. | Services provided to the site conform to all General Plan policies. |

Reference

Regulations, Conditions & Programs

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| 14. Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities. | A service ability letter has been issued by the Rancho Santa Fe CSD for the project. |
| 16. Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains. | No flood control improvements are required to control the flow of water in Escondido Creek. |
| 18. The County will prevent filling or construction in the floodway. | No development in the floodway is planned by this project. |
| 19. Setbacks from minor streams shall be required for all new structures. | No structures will be located near Escondido Creek. |
| 22. The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses having a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided. | Drainage easements have previously been granted to San Diego County. Additional easements will be granted as required to provide adequate protection. |

VEGETATION AND WILDLIFE

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| 3. The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources. | An EIR has been prepared for the project. Significant impacts to the vegetation and wildlife resulting from the proposed development can be mitigated or avoided. |
| 5. San Diego County shall encourage the use of native plant species in reviews of landscaping and erosion control plans for public and private projects. | A landscape concept will be submitted to the County as part of the implementation of the Specific Plan. Native plant species and drought resistant plants will be incorporated into the design where feasible. |

Reference

13. Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes.
17. No development subject to the EIR review process shall be permitted if the project would have significant adverse impacts on: (1) any rare, endangered, or threatened species of plants or animals, or (2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns. The project sponsor shall demonstrate that no significant adverse impact will incur on such species or provide adequate mitigating measures to protect them.

MINERALS

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

SOIL

5. The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena.
7. The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

Regulations, Conditions & Programs

No flood control measures are proposed for the floodplain. No development in the floodway is proposed. Stream volumes will be unaffected by the development.

Mitigation measures will be recommended in the EIR to protect or mitigate the habitat of the Black-tailed gnatcatcher (Polioptila melanura californica) and the Adder's tongue Fern (Ophioglossum californicum Prantl.). These mitigation measures will be presented as alternative project designs. A finding of overriding social and economic considerations will be required if impacts are not reduced to a less than significant level.

There are no unique geologic features visible on the site.

A geotechnical report for the project has been completed and submitted to the County. No geologic hazards exist on the site.

The Specific Plan proposes a combined clustered housing and large lot development concept to minimize development along the edges of Escondido Creek.

Reference

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

Dark Sky

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

Cultural Sites

1. The County shall take those actions which will seek to conserve and protect significant cultural sites.
4. The County will use the Environmental Impact Report process to conserve cultural resources.
5. Encourage the use of open space easements in the conservation of high-value cultural resources.

Regulations, Conditions & Programs

All man-made slopes will be landscaped according to the County Standards for erosion and slippage. Growth rates of different species of plants will be evaluated and will be one of the criteria for selection.

All outdoor lighting within the project site will conform to the County "Dark Sky" Policy as set forth in Section 6322 of the Zoning Ordinance.

An archaeological survey of the site has been completed. Seven sites were identified and collected. Two sites are deemed to be worthy of mitigation. Measures will be recommended to preserve or salvage these two sites.

ENERGY

The following goals have been adopted:

1. Define and assure adequate energy supplies for San Diego County.
2. Encourage the utilization of alternative passive and renewable energy resources.
3. Maximize energy conservation and efficiency of utilization.
4. Minimize environmental impact of energy sources.
5. Minimize economic or social impacts of energy supply and demand.
6. Minimize possibility of energy shortages and resulting hardships.
7. Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.
8. Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.

Reference

Regulations, Conditions & Programs

CONSERVATION

- | | |
|--|---|
| 1. Encourage energy conservation in residential and commercial space heating. | The proposed development will meet all the County building codes as they relate to residential and commercial space heating and cooling and insulation standards. |
| 2. Encourage energy conservation in residential and commercial space cooling (air conditioning). | |
| 3. Promote energy conserving measures in residential and commercial water heating. | The project will provide at least 100 square feet of unobstructed solar access for each unit to accommodate solar hot water heating. |
| 12. Promote strict County water conservation and recycling measures as a means of conserving energy. | The project will utilize low flow plumbing systems as required by the County building code and will use drought resistant plants in the landscape plans. |

URBAN AND SITE DESIGN

- | | |
|---|---|
| 1. Encourage innovative building design and orientation techniques which conserve energy. | The property has access to an unobstructed southern exposure. Building and planting design will maximize the use of extended roof overhangs, deciduous trees, patio covers, and window locations. |
|---|---|

VI. FEASIBILITY REPORT

SEWER SERVICES

Service District: Rancho Santa Fe Community Services District
605 Third Street
Encinitas, Ca 92024

District Contact: John Pastore
General Manager
760.942.5147

Present Capacity: The District has issued a Project Facility Availability and Commitment Letters stating that capacity is allocated and committed to the site for 205 dwelling units.

Project Service: The district is capable of providing service to the project. A Service Availability Letter has been issued. The project has been annexed and lies completely within the District.

Capital Improvements: No capital improvements in Assessment District 1 are currently planned. However, in order for this project to be served by SID No. 1, a sewage pump station, force main and gravity sewer as well as improvements to the Lago Lindo Pump Station will be required. These improvements have now been constructed.

WATER SERVICES

Service District: Olivenhain Municipal Water District
1966 Olivenhain Road
Encinitas, CA 92024

District Contact: George Briest
General Services Director
753-6466

Present Capacity: The district has the capacity to serve the project from various reservoirs in the surrounding area. A Project Facility Availability Letter has been issued for the project.

Project Service: The project site will be served as required by the District's Hydraulic Analysis.

Capital Improvements: None are planned in the area affecting this project.

POLICE PROTECTION

Service District: San Diego County Sheriff's Department
P.O. Box 2991
San Diego, CA 92112

District Contact: Mr. Michael Ringer
Administrative Management Division
236-2950

Present Capacity: The proposed project lies within Sheriff's master beat 22 which is assigned to the Encinitas Station located at 175 N. El Camino Real, Encinitas, CA 92071.

Project Service: The average response time to the project area is approximately 15 minutes for priority calls and 25 minutes for non-priority calls.

Capital Improvements: The San Diego County Board of Supervisors has authorized one 24-hour patrol unit for every 13,275 residents as a base level of service. Projected population increases which exceed this ratio will therefore require the addition of patrol units or deputies.

FIRE PROTECTION

Service District: Rancho Santa Fe Fire Protection District
P.O. Box 410
Rancho Santa Fe, CA 92067

District Contact: Mr. Cliff Hunter
Fire Marshall
756-5971

Present Capacity: The Department currently operates three fire stations.

Project Service: The station nearest the project site is located on El Fuego in Rancho Santa Fe. The district will provide fire protection and ambulance service. The response time for fire services will be less than 3 minutes.

Capital Improvements: None are planned at this time.

HIGH SCHOOL

Service District: San Dieguito Union High School District
710 Encinitas Blvd
Encinitas, CA 92024

District Contact: Mr. Steve Ma
Director Facilities Plnng
753-6491

Present Capacity: The district is currently operating over capacity.

Project Service: The district certifies that adequate school facilities will be available for the project concurrent with need. The applicant will enter into a secured agreement with the District as a condition of this service agreement. The site is now subject to CFD99-02. This Community Facility District (CFD), is a Special District which authorized a tax lien upon each dwelling unit that is either paid either semi-annually or can be paid in full which will be used for school facility mitigation.

Capital Improvements: The conditions of overcrowding can only be corrected by the construction of new permanent facilities on existing sites and/or the development of additional sites. The site is now subject to CFD99-02. This Community Facility District (CFD), is a Special District which authorized an assessment in the form of a tax lien upon each dwelling unit which will be used for school facility mitigation.

ELEMENTARY SCHOOL

Service District: Encinitas Union Elementary School District
101 S. Rancho Santa Fe Rd
Encinitas, CA 92024

District Contact: Ms. Sharon South
753-1152

Present Capacity: The district is currently operating over capacity.

Project Service: The district certifies that adequate school facilities will be available for the project concurrent with need. The applicant will enter into a secured agreement with the District as a condition of this service agreement.

Capital Improvements: The conditions of overcrowding can only be corrected by the construction of two new permanent facilities. Support by developers in the form of financial contributions or dedications of land is necessary in order to keep areas of population growth and even with such assistance, any significant reduction in the conditions of overcrowding will be difficult until sufficient funds can be generated to provide additional permanent facilities.

ELEMENTARY, SCHOOL

Service District: Rancho Santa Fe School District
P.O. Box 809
Rancho Santa Fe, CA 92067

District Contact: Daniel Vinson
Superintendent

Present Capacity: The district is currently operating over capacity.

Project Service: The district certifies that adequate school facilities will be available for the project concurrent with need. The applicant will enter into a secured agreement with the District as a condition of this service agreement.

Capital Improvements: The District anticipates capital improvements to serve growing District needs. The facilities will be paid for with funds provided by developer agreements. Seven additional classrooms are anticipated as the initial capital improvements.

This Specific Plan Amendment (SPA01-004) does not involve residential lots within the Rancho Santa Fe School District.

APPENDIX

APPENDIX A

MANAGER/SECRETARY
H. E. SORLIE,
Director (Acting) PUBLIC
WORKS DEPARTMENT
COUNTY OF SAN DIEGO

RANCHO SANTA FE
COMMUNITY SERVICES DISTRICT
BUILDING 2 5555 OVERLAND
AVENUE
SAN DIEGO. CALIFORNIA 92123
TELEPHONE: (619) 469-3644

BOARD OF DIRECTORS
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V. PRESIDENT
JOHN A. RAINSFORD
CHARLES S. AMES
RICHARD G. DUNCAN

July 24, 1985

A. D. Hinshaw Associates 6136 Mission Gorge Road, Suite 211 San Diego, CA 92120

Gentlemen:
Subject: Canyon Creek Country Club

As requested in your letter dated July 12, 1985, we are providing responses to the following questions:

1. Can the portion of the site not now within the District boundaries be annexed to the District? If so, what conditions would be applied to the annexation?

Response: That portion of the site lying outside of the CSD boundaries could be annexed to the CSD. This would require LAFCO action. As a condition of annexation, the property would more than likely be required to annex to one of the three sewer improvement districts within the CSD.

2. What facilities (including capacities) does the District have available to serve the project?

Response: Sewer Improvement District No. 1 (SID #1) currently operates a 200,000 gallon per day sewage treatment plant.

3. Does the District currently have the ability to serve the project? If not, when will such service be available?

Response: SID No. 1 has the ability to serve the subject project. There are currently 288 equivalent dwelling units (edu) of capacity available from the 80,000 gallon per day expansion of the plant in 1983. These edu's are available solely on a first-come, first-served basis.

July 24, 1985

4. Does the District currently anticipate any capital improvements that will affect its ability to serve the project? If yes, please list the facilities.

Response: The District does not anticipate any capital improvements in this area. However, in order for this project to be served by SID No. 1, a sewage pump station, force main and gravity sewer as well as improvements to the Lago Lindo Pump Station will be required.

Should you have any further questions, please contact John Pastore at 565-5323.

Very truly yours,

H. E. Sorlie
For H. E. SORLIE, Manager/Secretary (Acting)
Rancho Santa Fe Community Services District

HES:JNP:ldm

A. D. HINSHAW ASSOCIATES

6136 Mission Gorge Road • Suite 111 • San Diego, CA 92120
(619) 280-2264

July 12, 1985

Dr. Rodney E. Phillips
Coordinator of Special Projects
San Dieguito Union High School District
625 Vulcan Avenue
Leucadia, CA 92024

Re: Request for Availability of Service Information
Canyon Creek Country Club Specific Plan and EIR

Dear Dr. Phillips:

The owner of a site north of Rancho Santa Fe desires to develop the property as a country club community. The project consists of an 18-hole golf course, 32,000 sq.ft. clubhouse, an 8,000 sq.ft. maintenance facility and 220 single family detached residential units. The parcel numbers of the properties composing the site are: 264-101-31; 264-102-3, 13, 14, 15, 16; 264-103-2, 3; and 164-110-6. The project site is illustrated on the attached map.

County of San Diego procedures require that a General Plan Amendment, Specific Plan, Major Use Permit and Environmental Impact Report be submitted to accomplish the desired development objectives. This letter is a request for information to be included in the Specific Plan and EIR concerning the San Dieguito Union High School District's ability to serve the proposed golf course and residential lots. A response to the following questions is requested from the District:

What facilities (including capacities) does the District have available to serve the project?
~~Diagono Jr High GRADE 9~~
Torrey Pines High School Grades 9-12
Capacity: 1800 — Enrollment 2003

Does the District currently have the ability to serve the project? If not, when will such service be available? Yes

What conditions are normally required by the District for projects of this type? PAY FEES AT TIME of building permit per School Board Policy

Does the District currently anticipate any capital improvements that will affect its ability to serve the project? If yes, please list the facilities. Propose adding 21 CLASSROOMS TO TORREY PINES H.S WITHIN TWO YEARS.

What student generation rate per dwelling unit does the District use?

0.25

The above information is required for the request for an Initial Determination of General Plan Conformance that will be submitted to the County of San Diego.

Ed
Rodney E. Phillips
Coord. Spl Projects

If you have questions concerning this request please contact Philip L. Hinshaw at 280-2264. Thank you providing the requested information, your efforts and time to respond are greatly appreciated.

Sincerely,

Philip L. Hinshaw
Philip L. Hinshaw,
President

Encl: Map

A. D. HINSHAW ASSOCIATES

6136 Mission Gorge Road • Suite 111 • San Diego, CA 92120
(619) 280-2264

July 12, 1985

Ms. Marge Hoyt
Encinitas Union School District
189 Union St.
Encinitas, CA 92024

Re: Request for Availability of Service Information
Canyon Creek Country Club Specific Plan and EIR

Dear Ms. Hoyt:

The owner of a site north of Rancho Santa Fe desires to develop the property as a country club community. The project consists of an 18-hole golf course, 32,000 sq.ft. clubhouse, an 8,000 sq.ft. maintenance facility and 220 single family detached residential units. The parcel numbers of the properties composing the site are: 264-101-31; 264-102-3, 13, 14, 15, 16; 264-103-2, 3; and 164-110-6. The project site is illustrated on the attached map. Present conceptual plans for the project show 45 dwelling units in the Encinitas Union School District boundaries.

County of San Diego procedures require that a General Plan Amendment, Specific Plan, Major Use Permit and Environmental Impact Report be submitted to accomplish the desired development objectives. This letter is a request for information to be included in the Specific Plan and EIR concerning the Encinitas Union Elementary District's ability to serve the proposed golf course and residential lots. A response to the following questions is requested from the District:

What facilities (including capacities) does the District have available to serve the project? * Currently, the area is served by Park Dale Lane School

Does the District currently have the ability to serve the project? If not, when will such service be available? * All Encinitas schools exceed capacity, as witnessed by the year-round school calendar. Developers fees help mitigate these
Does the District currently anticipate any capital improvements that will conditions affect its ability to serve the project? If yes, please list the facilities. * EUSD is ready to break ground for a seventh school and to begin developing an application for construction of an eighth school.

What student generation rate per dwelling unit does the District use? .39

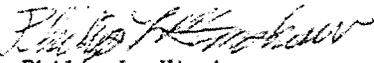
Is the District boundary correctly shown on the attached map? YES

Mittler 7/15/85

The above information is required for the request for an Initial Determination of General Plan Conformance that will be submitted to the County of San Diego.

If you have questions concerning this request please contact Philip L. Hinshaw at 280-2264. Thank you providing the requested information, your efforts and time to respond are greatly appreciated.

Sincerely,


Philip L. Hinshaw,
President

Encl: Map

BOARD OF TRUSTEES

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MARIE C. ADDARIO
KAREN B. MCNDERSON

RANCHO SANTA FE SCHOOL DISTRICT

P. O. BOX 809
RANCHO SANTA FE, CALIFORNIA 92067
758-1141

SUPERINTENDENT
R. ROGER ROWE

August 5, 1985

Mr. Philip L. Hinshaw, President
A. D. Hinshaw Associates
6136 Mission Gorge Road, Suite 111
San Diego, CA 92120

Re: Request for Availability of Service Information
Canyon Creek Country Club Specific Plan and EIR

Dear Phil,

In responding to your letter regarding Canyon Creek Country Club, please know:

1. The Rancho Santa Fe Elementary and Middle Schools, both located on the same site, will serve that portion of Canyon Creek Country Club within the school district, i.e. approximately 175 homes.
2. Our capacity, as a total K-8 school district, is 428 with enrollment in June, 1985, being 452. Two temporary classrooms are in use at present.
3. We do anticipate capital improvements to serve growing district needs with same to be paid for with funds provided by agreements such as those with El Rancho Grande. (We anticipate seven additional classrooms, on this site, as the initial capital improvements.)
4. We use .33 students (K-8) as the generation rate per dwelling unit.
5. The district boundary appears to be properly shown on the map attached to your letter of July 12.
6. For attractive major developments such as Canyon Creek, the district has a developer agreement which will help us provide permanent rather than temporary facilities.

Phil, it was good talking with you and I will be pleased to work with you in regard to the Canyon Creek Country Club project. Again, should your schedule permit, please plan to drop by on a Monday so that I might host you at a Rotary meeting. You are much missed.

Sincerely,



R. Roger Rowe
District Superintendent

m

A-7

100-102
RECEIVED
LUKE-DUDEK

RANCHO SANTA FE
COMMUNITY SERVICES DISTRICT

JUN 27 1985

MANAGER/SECRETARY
R. J. MASSMAN, DIRECTOR
PUBLIC WORKS DEPARTMENT
COUNTY OF SAN DIEGO

BUILDING 2 5555 OVERLAND AVENUE
SAN DIEGO, CALIFORNIA 92123
TELEPHONE: (619) 565-3844

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MARGARET M. O'DRISCOLL, PRESIDENT
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CHARLES S. AMES
RICHARD G. DUNCAN

June 25, 1985

Luke-Dudek Civil Engineers
575 Second Street
Encinitas, CA 92024

Attn: Mr. Greg Luke

Dear Mr. Luke:

Subject: New Horizons' Rancho Santa Fe Country Club

We have studied the many alternatives for providing sewer service to the subject project and have concluded that service should be via Sewer Improvement District No. 1 (SID #1) within the Rancho Santa Fe Community Services District.

This alternative not only benefits the District, but is by far the most economical for the developer.

Since a portion of the project's property has already been annexed into SID No. 1, it is logical that the remaining 160 acres be annexed as well.

The District currently has an annexation fee of \$1,500 per acre and a connection fee of \$1,000 per equivalent dwelling unit (EDU). In addition, the District will require a reimbursement surcharge of \$5,660 per EDU to be paid upon filing of a waste discharge permit.

It is our understanding that there will be one pump station required to serve this project. Ordinarily, the District would require a cash deposit covering twenty years worth pump station operation and maintenance costs. However, in this instance, a portion of the reimbursement surcharge has been designated to be set aside for this purpose.

The flow from this proposed development will ultimately have to pass through the Lago Lindo Pump Station. This station is currently rated at only 70,000 gpd. Therefore, in order to serve the proposed project, the developer would be responsible for an upgrade or replacement of the Lago Lindo Pump Station to accommodate the increased flow.

We will be discussing this project and the capacity requirement of 65,000 gallons

A-8

Luke-Dudek Engineers

-2-

June 25, 1985

per day with the CSD Board of Directors at the July 8, 1985 meeting. Please feel free to attend if you are interested.

Very truly yours,

R. J. Massman

Fds
R. J. MASSMAN, Manager
Rancho Santa Fe
Community Services District

RJM:JNP:ms

cc: San Dieguito Engineering
Attn: John Fox
4407 Manchester Avenue, Suite 105
Encinitas, CA 92024

A-9

File: 100-03 RECEIVED
LUKE-DUDEK
SEP 27 1985

Olivenhain Municipal Water District

BOARD OF DIRECTORS
Hank L. Dent, Pres.
Herman G. Golim, V. Pres.
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Harold L. Gano, Director

1966 OLIVENHAIN ROAD
ENCINITAS, CALIFORNIA 92024
PHONE (619) 753-6466

20 September 1985

GENERAL COUNSEL
Vernon A. Pelzer
ENGINEER
Boyle Engineering Corp.
MANAGER
William H. Hollingsworth

New Horizon Group, Inc.
P. O. Box 1159
Rancho Santa Fe, CA, 92067

Attention: Greg Neal

Subject: Board Action on Canyon Creek Country Club Project

Gentlemen:

The Board of Directors of the OLIVENHAIN MUNICIPAL WATER DISTRICT approved the Hydraulic Analysis prepared and presented by the consulting engineer for subject project on 19 September 1985.

The Hydraulic Analysis is premised on current criteria. It is not a representation, express or implied, that the District will furnish water at a future date. Applications for service are governed by separate District Rules and Regulations and are subject to separate and distinct proceedings, apart from hydraulic analysis. The District's Ordinance #119 (copy enclosed) delineates the steps and fees required before water service to this project can be considered finally committed. Also enclosed is the specific schedule of fees at the current rate for this project that will be required to obtain and maintain the commitment.

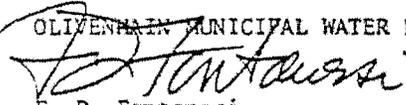
Upon receipt of the 5% increment of the connection fee as shown on the schedule, a "Water Availability Letter" will be issued to this project committing the District to this service and establishing the base date starting the two-year period of this commitment. Without payment, the water service allocated to subject project is still available to any subsequent project requiring it and paying fees on a "first come, first served" basis without prior notice. Thereupon, future availability of water service to this project must be determined by a re-analysis and may result in a negative determination.

Please Note: All connection fees once paid are non-refundable in any part.
Connection fees are subject to change without specific notice.

If there are any further questions, please contact this office.

Sincerely,

OLIVENHAIN MUNICIPAL WATER DISTRICT


F. D. Fontanesi
General Services Director

sm

Enclosure

A Public Agency incorporated on March 24, 1959, formed under the Municipal Water District Law of 1911
Section 71000 et. seq. of the State of California Water Code

cc: Project Engineer of Record

A-10

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT

POST OFFICE BOX 2991
SAN DIEGO, CALIFORNIA 92112
TELEPHONE (619) 236-2950



JOHN F. DUFFY, Sheriff

July 19, 1985

Philip L. Hinshaw
A. D. Hinshaw Associates
6136 Mission Gorge Rd., Suite 111
San Diego, CA 92120

Dear Mr. Hinshaw:

RESPONSE TIME - CANYON CREEK COUNTRY CLUB

The following information is submitted in response to your request regarding Sheriff's Department's services as they relate to the above-referenced project.

- A. The proposed project lies within Sheriff's master beat 22 which is assigned to the Encinitas Station located at 175 N. El Camino Real, Encinitas, California 92024.
- B. The average response time to the project's area is approximately 15 minutes for priority calls and 25 minutes for non-priority calls.
- C. Patrol coverage is deployed as follows:
 - 4 units during the 7:00 a.m. to 3:00 p.m. shift
 - 1 unit during the 11:00 a.m. to 7:00 p.m. shift
 - 4 units during the 3:00 p.m. to 11:00 p.m. shift
 - 3 units during the 7:00 p.m. to 3:00 a.m. shift
 - 4 units during the 11:00 p.m. to 7:00 a.m. shift

Service impact analyses such as this are based upon projected population increases with regard to proposed developments. The anticipated increase in population as a result of this project will not have a significant impact on law enforcement services for the area at this time. However, it is anticipated that a combined effect on population of this and other developments in the vicinity over the next several years will require increases to the current number of patrol units.

Page 2

The San Diego County Board of Supervisors has authorized one 24-hour patrol unit for every 13,275 residents as the Sheriff's base level of service. Projected population increases which exceed this ratio will therefore require the addition of patrol units or deputies.

Sincerely,

JOHN F. DUFFY, SHERIFF



Michael Ringes
Administrative Management Division

MR/dg

A-12



Rancho Santa Fe Fire Department

P.O. BOX 410 / EL FUEGO / RANCHO SANTA FE, CALIFORNIA 92067
TEL. 756-5971

FIRE CHIEF
A.P. FOX

October 3, 1985

Mr. Phillip Hinshaw
A.D. Hinshaw Associates
6136 Mission Gorge Road, Suite 111
San Diego, CA 92120

REFERENCE: Canyon Creek Country Club

Dear Mr. Hinshaw:

With respect to the above referenced project, the following information is offered to assist you in preparing your general plan amendment and E.I.R.

That portion of the project not currently within the District is able to be annexed into the fire district upon approval of LAFCo. Conditions of this annexation would include all costs of the annexation proceedings plus a sum equal to \$100/acre and \$80/dwelling unit or lot.

The response time to this project would be approximately five to six minutes from the fire station located at 16936 El Fuego in Rancho Santa Fe. With the buildout of the Rancho Cielo development another station will be within this response parameter and will additionally serve this site.

The District does currently have the ability to serve the site.

As a point of information I would recommend determining if all parcels in this project are currently within CSA #17 which provides advanced life support services to this area.

If I may be of any further assistance to you in this matter, please do not hesitate to call on me.

Sincerely,

A handwritten signature in black ink, appearing to read "CR Carlson".

Chris R. Carlson, Fire Marshal



San Diego Gas & Electric

August 16, 1985

FILE NO.

A.D. Hinshaw Associates
6136 Mission Gorge Road
Suite 111
San Diego, CA 92120

Attention: Phillip Hinshaw:

RE: CANYON CREEK COUNTRY CLUB SPECIFIC PLAN E.I.R.

Gentlemen:

Thank you for notifying San Diego Gas & Electric (SDG&E) about the Canyon Creek Country Club Specific Plan and E.I.R.. SDG&E appreciates having the opportunity to comment.

While 12 kV overhead electric distribution facilities can be made available to this project SDG&E may have to upgrade the current system depending on the size of the project. The continued availability of gas and electric energy for this and future projects is dependent on the supply of fuel and other essential materials and governmental approval of facilities construction.

Of special concern to SDG&E is the presence of 230kV and 138kV overhead electric transmission lines. I have indicated the approximate locations on the attached map. Some of the issues that should be considered are:

- o Continued unobstructive access to and along the transmission facilities for patrol, repair and maintenance is imperative. The ultimate project plan should not hamper this need.
- o Any proposed grading, improvements or other encroachments into the transmission right of way must be reviewed and approved by SDG&E. Contact Ted Richmond, 696-2486.
- o Impacts of increased drainage in the right of way due to grading or other actions should be examined.
- o Impacts to the right of way by proposed adjacent uses and impacts to proposed adjacent uses by the existing transmission use should also be examined.
- o Any aspects of the project design and function that could affect the transmission use should be considered and SDG&E should be given the opportunity to comment further.

A-14

If you have any questions about this matter, please call me at 696-2388. For questions about the distribution of energy to or within the project, please contact our Northcoast District Planning Office at 438-6098.

Sincerely,

A handwritten signature in cursive script that reads "Robin S. Garland". The signature is written in dark ink and is positioned above the typed name.

Robin S. Garland
Land Assistant

RSG:s1
Attachment

cc: Mike Tao

APPENDIX B

RESOURCE CONSERVATION AREAS

The following list and description of San Dieguito Resource Conservation Areas Refers to areas which were adopted as part of the County General Plan Conservation Element. The areas are identified on the Resource Conversation Areas map, a 1"=2 mi. scale map contained in the Conservation Element. A full description of the Resource Conservation Areas policies and programs is contained in Chapter 2 of the Conservation Element, pagesX-12 through X-14.

4. Escondido Creek – The main feature of this area is the unique Riparian woodland along the perennial stream in the Escondido Creek Canyon. The area also includes undisturbed Mixed chaparral on north facing slopes, a known deer population and the endangered Del Mar Manzanita, the threatened Sticky stonecrop (Dudleya viscida) and the rare Sea dahlia (Coreopsos maritime), Adolphia californica, Coast white lilac and Coast spice bush.

Source: San Dieguito Community Plan, December 5, 1967, as amended, pages A-1 and A-3