Part XIX
Central Mountain Subregional Plan
San Diego County General Plan

Adopted
January 3, 1979
Amended
April 2, 2010

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The Introduction and Background Information sections in the Central Mountain Subregional Plan are entirely new sections, where the Goals and Policies sections, beginning on page 54, are strikeout and underline format from the currently adopted Central Mountain Subregional Plan

Introduction to the Community Plan

Purpose of the Community Plan

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These distinct communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool for the public, Community Planning/Sponsor Groups, County staff, and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

Scope of the Community Plan

The Central Mountain Subregional Plan covers the ~~Pine Valley~~Central Mountain Sub-regional planning area, which is illustrated in Figure 1. This planning area includes approximately 203~~95~~,000~~412~~ acres and contains the communities of Cuyamaca, Descanso, Guatay, Mount Laguna and Pine Valley.

The Goals and Policies contained in each of the chapters of this text listed under one of the ~~Sponsor~~ Subregional Group Areas~~s~~ apply only to lands and projects within that ~~Sponsor~~ Subregional Group area. The Goals and Policies not specifically identified with one of the three ~~Sponsor~~ Subregional Group areas~~s~~ apply to all properties and projects within the Subregion. Adopted Specific Plans are regulated by the goals and policies contained in the adopted Specific Plan Text and by the adopted Resolution for the Specific Plan.

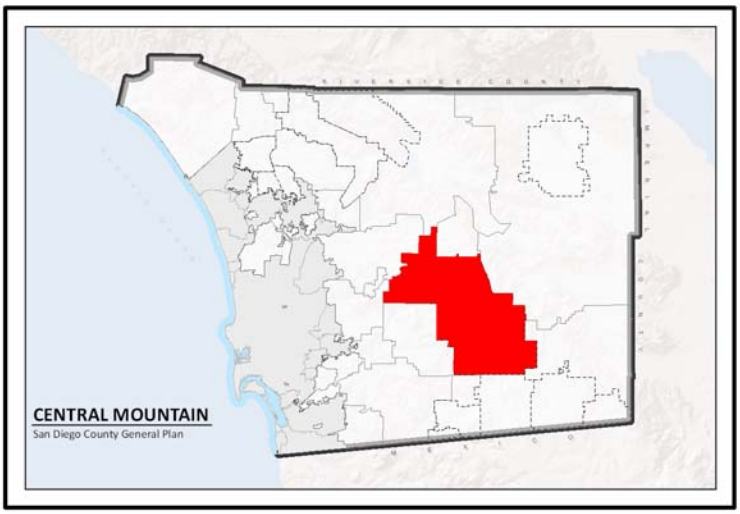


Figure 1: Central Mountain Community Planning Area

Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A jointly developed Central Mountain Vision Statement that expresses the region's values and distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Background Data. A description of the sub-region's history/existing character/land uses, relationships to adjoining communities, environmental settings, circulation/mobility, facilities/infrastructure, public safety, and trends/future projections.

Goals, Policies & Implementation. Due to the breadth and detail of the Countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- **Land Use.** Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public

realm design characteristics; land use compatibility; and similar topics.

- **Circulation and Mobility.** Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Circulation Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- **Conservation and Open Space.** Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- **Safety.** Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- **Noise.** Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

Public Involvement in Preparing the Community Plan

Central Mountain Subregion

Using the part XIX Central Mountain Subregional Plan previously adopted on January 3, 1979 and amended in January 2005, as a basis for the update plan, the Community Plan Update Subcommittee obtained information on existing capabilities and future needs from the various community entities. Some of the agencies involved with the update process included local fire departments, water districts, and school districts. Staff at various County agencies such as the local County Library Branch and County Regional Park also provided their input. This information was then incorporated into the County-provided Community Plan template. Following an extensive review by the Subregion's planning group at numerous public meetings, and oversight by the County, the updated Pine Valley Sub-region plan was approved.

A Central Mountain Subregion Vision Committee made up of representatives from all the communities in the Subregion, collaborated and developed a joint Central Mountain vision statement which was approved by their respective planning or sponsor groups.

This joint vision reflects the unified concerns and goals for the entire Central Mountain Region.

Cuyamaca

The Cuyamaca Sponsor Group has held numerous public meetings since 2002 and reviewed, amended and updated the Central Mountain Subregional Plan.

Descanso

The Descanso Planning Group and Descanso Community Plan Subcommittee has held numerous meetings on the Draft Community Plan and has reviewed, amended and updated the Central Mountain Subregional Plan.

Pine Valley

As part of the Community Plan update process, a Community Plan Update Subcommittee was formed. This Subcommittee was comprised of representatives from each of the three communities that make up the Pine Valley planning area: Guatay, Mount Laguna, and Pine Valley as well as other interested residents at large. The Subcommittee held many public meetings and encouraged area residents to participate, voice their concerns and help define community goals.

How to Use the Community Plan

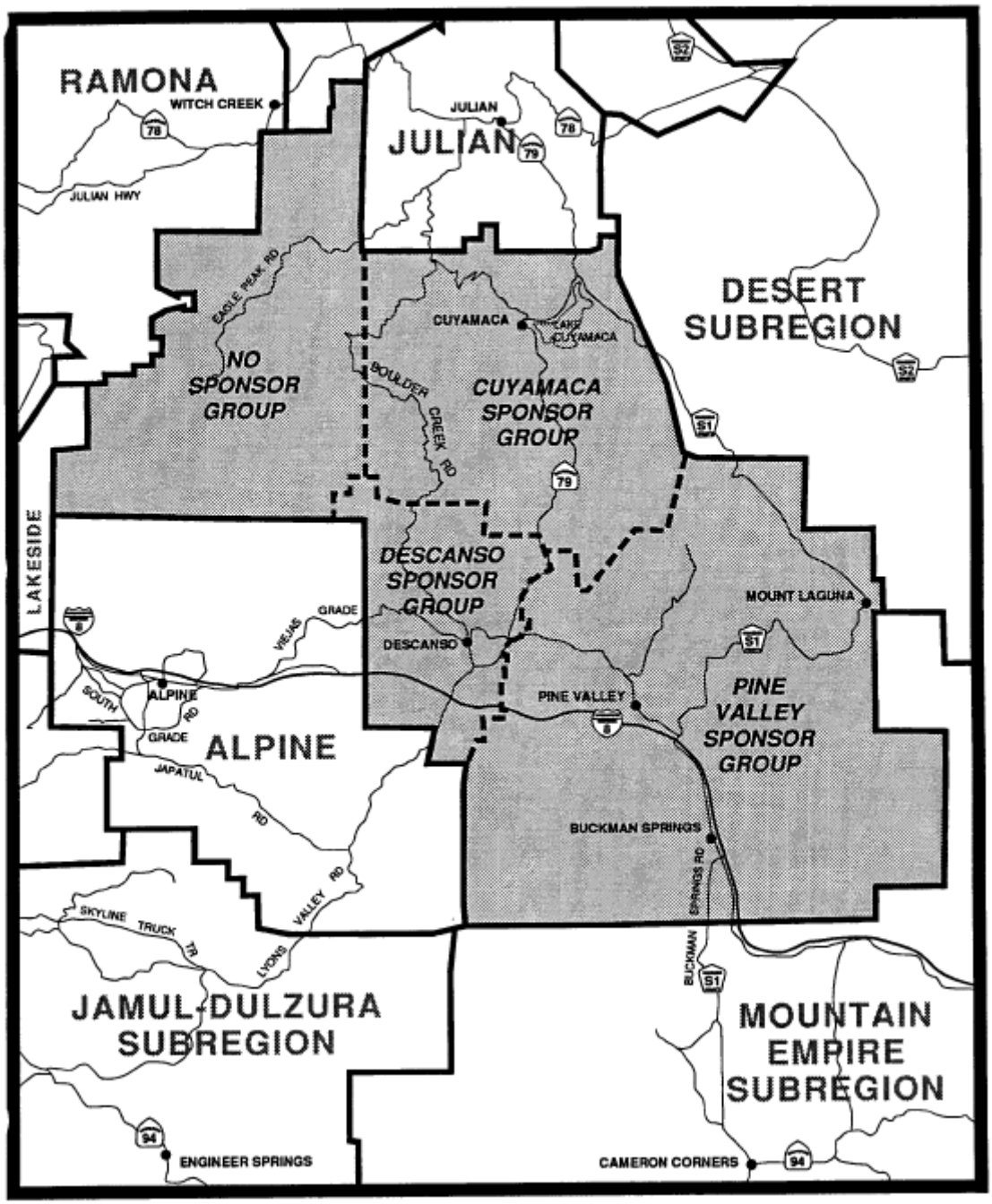
To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Appendix LU-1) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these Countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

CENTRAL MOUNTAIN SUBREGIONAL PLAN
LOCATION MAP



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Community Background

The Central Mountain Subregion lies east of the Alpine and Ramona Community Panning Areas (CPA), west of the Desert Subregion, south of the Julian CPA, and north of the Mountain Empire Subregion. The Central Mountain Subregion is one of the most scenic areas in the County. It is a recreational and agricultural resource for the entire County. It offers its residents and visitors a place to experience tranquility and the beauty of undisturbed nature. A map of the Central Mountain Subregion can be found on Figure 3.

The Central Mountain Subregion communities include: Cuyamaca, Descanso, Guatay, Pine Valley, and Mount Laguna. There are two public recreation and wilderness areas in the Subregion: Cuyamaca Rancho State Park (approximately 25,000 acres) and the Cleveland National Forest (approximately 120,000 acres).

The Subregion covers approximately 200,000 acres, 78 percent of which are in public ownership or in the Inaja, Cosmit, La Posta, or Capitan Grande Indian Reservations. The principal types of vegetation found in the Subregion are southern oak woodland which consists of two communities: the mountain woodland and the valley woodland, the coniferous forest, chaparral, and riparian vegetation. The Central Mountain Subregion contains most of the highest mountains in the County: Cuyamaca Peak (6,512 feet), Cuyapaipe Mountain (6,378 feet), Monument Peak (6,272 feet), and North Peak (5,993 feet). Other striking features of this Subregion are: Cuyamaca Lake, a reservoir for the Helix Water District; the northern tip of El Capitan Reservoir; meadows and coniferous forests; and spectacular views of the Anza Borrego Desert from the Sunrise Highway.

Cuyamaca Subregional Planning Area

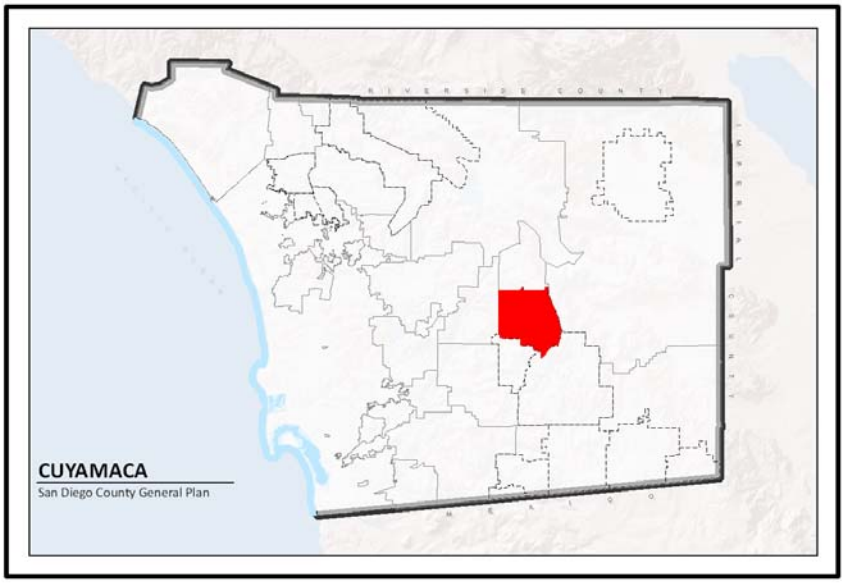
a. History

The Kumeyaay Indians lived in Cuyamaca for at least seven thousand years before the Spanish came. The Kumeyaay called the area “Ah-ha-kwe-ah-mac” meaning “Place Beyond the Rain” or “The Place Where It Rains”. The Kumeyaay main food staple was acorns which they ground into a meal in rock mortars. Cuyamaca is rich in archaeological sites because of the Kumeyaay Indians.

Gold was discovered in Cuyamaca in 1870. The Stonewall Mine was the county’s richest gold strike. At its peak 1886-1891 it employed two hundred men. The few Kumeyaay still living in Cuyamaca were forced to move onto a reservation. The town of Cuyamaca grew up around the Stonewall Mine just south of Cuyamaca Lake.

The natural lake basin of Lake Cuyamaca was made permanent by an earthen dam built in 1888, the second oldest dam in California. In 1925 the Helix Water District acquired the dam and lake for San Diego residents’ water usage. The Lake Cuyamaca Recreation and Park District was formed in 1962 and with grants from the Wildlife Conservation Board built a dike to form a ten foot average, deeper lake.

In 1933 the Rancho Cuyamaca 20,000 acre Dyar property was sold to the state and Cuyamaca Rancho State Park was created. The first park trails and campgrounds were built by the Civilian Conservation Corps. The Park now is over 25,000 acres, with 13,000 classified as Wilderness. In 1950 the Conejos Fire burned about half the park’s acreage. The Cedar Fire in 2003 burned ninety percent, including the historic eighty year old Dyar House Visitor Center and Museum.



b. Relationship to Adjoining Communities

Cuyamaca is connected to the Central Mountain Region communities and the Julian area by narrow, scenic two lane highways. Sunrise Highway is a National Scenic Byway and the only road between Cuyamaca and Mt. Laguna. Scenic Highway 79 connects Cuyamaca south through Cuyamaca Rancho State Park to Descanso and

north to Julian. Most Cuyamaca residents travel to Julian for civic groups and services such as schools, library, churches, and the post office. Residents meet their commercial needs in Julian or “down the hill”. Emergency service and fire protection is provided by volunteers and the Julian-Cuyamaca Fire Protection District.

c. Environmental Setting

Cuyamaca is a scenic mountain community of Cuyamaca Peak, elevation 6512 ft. North Peak 5993 ft. Middle Peak 5883 ft. and Stonewall Peak 55730 ft. Cuyamaca is a forested area of oaks, incense cedar, white fir, and pines. Also riparian trees such as willow, alder, and sycamore along many small spring fed streams. Boulder Creek is designated a “Wild and Scenic River”. Lake Cuyamaca is located in a natural valley and covers about 100 acres. The Lake Cuyamaca meadow has fifteen sensitive plant species and is biologically one of the most important areas in the county, and a Resource Conservation Area. The Cuyamaca Sponsor Group area has abundant wildlife, mountain lions, bobcats, deer, badgers, foxes, bald and golden eagles, and over a hundred species of birds. At an altitude of over 4000 ft. Cuyamaca is characterized by seasonal color changes on the open meadows and hillsides, from wildflowers to snow.

d. Existing Land Uses and Community Character

The Cuyamaca Subregional Group area is one of the most unique scenic areas of San Diego County. It is a rural, residential mountain community, dependent on limited groundwater. Residents have a recreational lifestyle of hiking, biking, fishing, hunting, and horseback riding. They enjoy clean air and water, a clear night sky, spacious mountain views, and peace and quiet. The Cuyamaca Volunteer Fire Station is a community owned and operated fire department and community meeting center.

The Cuyamaca Subregional Group area is about 25 percent residential property, and 75 percent public. The Inaja Indian Reservation is 811 acres, Cuyamaca Rancho State Park and Anza Borrego State Park are over 25,000 acres, and Cleveland National Forest is about 11,000 acres of the Sponsor Group area. One characteristic of the community is that many lots and residences are owned as second home properties. The community has one commercial business the Lake Cuyamaca Recreation and Park District, consisting of a restaurant, store, tackle shop, boat rental facility, two campgrounds, picnic areas, and rental cabins. The Cuyamaca neighborhoods are Cuyamaca Woods, Cuyamaca Resort, and the North Peak area. The Cuyamaca area does not have any industrial uses. The desire of residents to preserve the area’s beauty of undisturbed nature will severely limit the future development of Cuyamaca.

The Cedar Fire in October 2003 burned ninety percent of the Cuyamaca Sponsor Group area. A majority of the structures were damaged or destroyed and most of the

forest was burned. Rebuilding from this human caused wildfire has been a major effort and concern.

e. Existing Circulation and Mobility

Primary access to Cuyamaca from the south is via Interstate 8 and from the north is via Highway 79.

The Cuyamaca Sponsor Group area is served by a road network consisting of State Highway 79, which is a Scenic Highway, and County roads Sunrise Highway a National Scenic Byway, Engineers Road and Boulder Creek Road. These two lane roads are often windy and devoid of sidewalks. They provide open views of scenic vistas and contribute to the rural character. At current levels these roads serve the community well. Traffic on steeper portions of State Highway 79 is at times congested because of slow moving vehicles and bicyclists. Turnouts and bike lanes would improve that issue. Cuyamaca has no public transportation.

f. Existing Community Facilities and Infrastructure

The Cuyamaca Subregional Group Area lies outside the County Water Authority and is totally dependent upon groundwater resources. Residents rely solely on groundwater and local wells for their supply. Residents have septic systems for their sanitation, and use propane for their gas. The Cuyamaca Woods neighborhood has no electricity and use solar and generator systems.

School services are provided by the Julian Union School District for Cuyamaca residents. An Outdoor Education County School Camp is located in the Cuyamaca Rancho State Park and serves all school districts except the San Diego Unified School District.

A San Diego County Library is located in Julian.

g. Public Safety

The Cuyamaca area has a high fire hazard potential. The Cedar Fire in 2003 burned ninety percent of the area. Fire hazard is high because of the steep topography, dense vegetation and the windy climate. There are no seismic faults in the Cuyamaca area.

Structural fire protection and emergency services are provided by Julian-Cuyamaca Fire Protection District. The Cuyamaca Volunteer Fire Station is located at Highway 79 and Engineers Road. The average response time is ten to fifteen minutes. Cal-Fire on Highway 79 and the United States Forest Service on Boulder Creek Road provide wildland fire protection.

The County Sheriff provides basic law enforcement service to Cuyamaca. The substation is located in Julian. The average response time is ten to fifteen minutes.

h. Trends and Future Projections

The Cuyamaca area has very few employment opportunities for residents. Any new development is limited by the surrounding State and National public lands. Groundwater is the single-most limiting natural resource for future growth.
Cuyamaca residents are resistant to road development and desire to retain the natural beauty and rural character of the community. There is a need to underground electric lines to reduce fire hazard.

San Diego County population growth and urbanization may cause an increase of visitors to the Cuyamaca Sponsor Group area. The protection of wildlife, vegetation, lake, meadows and peaks is an important issue.

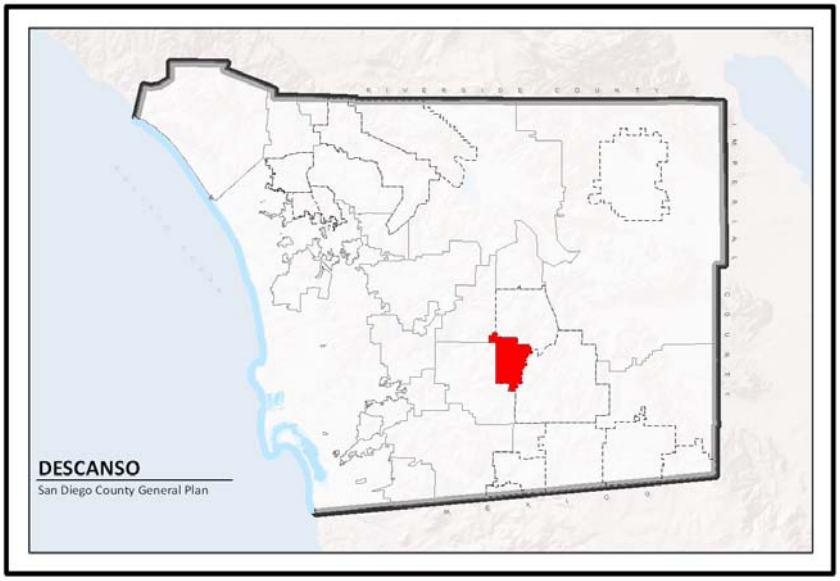
Descanso Subregional Planning Area

Descanso is a Spanish word meaning rest, repose, or tranquility. As applied to a particular area, it means “place of rest.” Mercifully still a small community, Descanso lies in the foothills of the Cuyamaca Mountain Range at an elevation of 3,450 feet, approximately forty miles east of San Diego, California Descanso is an area of clean air, mountain views, open meadows, dark night skies, and quiet solitude, Elevations range from 3,450 feet to approximately 3,700 feet.

We are a small rural, mountain village bordered by Cuyamaca State Park and Cleveland National Forest. The village of Descanso is a residential community that has gateways to wilderness areas and to recreational opportunities.

Our community provides valuable wildlife habitat and wildlife corridor. It is an area of great and virtually unspoiled natural beauty with an extensive variety of trees, shrubs, plants and an impressive and colorful display of hundreds of species of wild flowers. Once the brown bear roamed the hillsides and mountain lions were plentiful, but only a few lions remain in the mountains and are occasionally seen. Mule deer, bobcat, coyote, rabbits, squirrel raccoon, skunk wild turkey, opossum and other rodents, including the “pesky” gopher still make their home in Descanso.

Red-tailed hawks, sparrow hawks, and turkey vultures are predators often glimpsed soaring through the valleys and up into the hilltops. Peregrine falcons have been sighted. A great variety of lesser birds nest among the stands of oak, pine, sycamore and willow, notably the mourning dove, Steller’s jay, scrub jay, California quail, horned owl, housefinch, chickadee, common titmouse, several woodpecker species and the ever-present sparrow, brown towhee and Allen’s hummingbird. But it is the granite outcroppings among the oak and conifer, the dramatic Whipplei yucca raising its regal spear side-by-side with the manzanita, wild lilac, and elderberry, the tree-lined river courses and seasonal mountain streams that still draw vacationers to Descanso to play and rest. Increasing numbers have also come to homestead and settle into the kind of rural existence that is fast vanishing.



The Descanso Subregion is approximately 19,483 acres or 30.44 square miles with a population of 1742, according to the 2000 census population. (This does not include the inmate population at the Descanso Detention facility.) Most of the Descanso subregion is covered by Cuyamaca State Park and the Cleveland National Forest. The core of development has centered on Viejas Grade, Oak Grove and north of Viejas Blvd. to Manzanita Lane. There is also high density residential along both the east and west side of Highway 79 up to the Cuyamaca State Park. The Descanso community is a mix of high density residential near the town center and low density in the outlying areas. We have individual septic systems and we are a groundwater dependent community.

a. History

The following is an excerpt from the book “Descanso Place of Rest”. It is researched, compiled and written by The Historical Committee of the Friends of the Descanso Library, and presented as a community service, July 1988. It is published by the Friends of the Descanso Library.The history of the Descanso area reaches far into the past, it is not until 1879 that the name “Descanso” appears in county records. It was known to the Indians and early white settlers by the Indian name “Na-Wa-Tie” (rendered in Spanish as “Guatay”) which means “Council House” or “Big Chiefs House”. The greater valley spreading southwest from the current racetrack called “Big Guatay Valley”; the smaller though which the Sweetwater River flows, was known as “Little Guatay.”

Descanso owes its name to Ysadora Ellis, so the story goes. In about 1879, a party of young surveyors headed by Myron G. Wheeler were surveying township lines in the mountains east of San Diego. When working the Viejas Valley, they had to climb the steep grade at the end of the day to spend the night at the Ellis Ranch (roughly where the Ranger Station is today).

“Here in the cool and restful place among the oak trees, a gracious lady, Mrs. Charles Ellis, had her home, to which strangers were always welcome. When the tired surveyors reached this place, exhausted after the long, hot pull up the mountain, the Ellis home seemed like a bit of heaven. “It is good to rest here after climbing the Viejas Grade,” Wheeler would remark, to which Mrs. Ellis replied, in Spanish, Descanso. Today residents have forgotten-or perhaps have never known that once this place was known by all as “Guatay”. None of the Native American history was written down, for the Kumeyaay had no written language, and so all that is known of those days before settlement by white people has been gleaned from a handful of Native Americans prepared to share their tribal memories.

Indian Era

Much of the oral history was preserved in tribal song and “squaw tales,” a practice common to the tribal cultures and remarkably effective. According to Hero Rensch, curator of the Cuyamaca State Park in the 1950’s, a score of old legends and tales have been written down by those privileged to learn them. “The poetic and dramatic

quality as well the realism of these old tales was interpreted from word-of-mouth narratives of Maria Alto by Elizabeth Johnson in 1914. Maria Alto was the mother of Tom Lucas and was a woman skilled in basketry. Today her baskets are greatly prized by those fortunate enough to have obtained one. Maria was, according to Rensch, “a wonderful source of information about Indian population and lore.” Max Birkey recalls that she lived in a hut on a piece of land behind the Oak Gove Hotel. She died in 1924, after having been discovered seriously ill in her hut and brought into the San Diego County Hospital.

The white man did not intrude into the Indian region of the Cuyamaca (Ah-ha-Kwe-ah-mac meaning “Rain Beyond”) until the Spanish incursion into California which began in 1540, but reached this area in 1769 when the military and missionary expedition under Gaspar de Portola arrived in Alto, California. The Native Americans, whose presence here has been traced back 11,000 years, were of the Hokan family who came out of the deserts in Arizona and Colorado to settle here. They were a peaceful, pastoral people, gatherers of nuts and hunters of small animals. Semi-nomadic, they traveled between mountains and foothills, harvesting acorns from the many varieties of oak, they were accomplished makers of baskets and tools, but pottery did not make its appearance until about 2,000 years ago. An early fur trader, James Ohio Pattie, who entered the area in 1774-about the time Dc Anza first penetrated the hinterland-described the Indians here as excellent physical specimens Inn his memoirs, Pattie writes, “…if the truth must be told, they were as naked as Adam and Eve in their birthday suits. they were the stoutest men, the finest forms I ever saw, well-proportioned and as straight as an arrow.” However, Robert Cleland credits the women with more modesty, “clothed with aprons of grass and breast caps of fur.” There were, in Old Guatay Valley, two well-populated Indian villages, Hun-poo-Arrup-ma (Whip of the Wind), located at the northeastern end of the valley, and Pilch-oom-wa (White as Ashes) just west of the Sweetwater River, across from Perkins Corner. The reason for the latter name is evident to anyone who has seen that valley under frost in the early morning. A smaller village, east of the river, was tucked into the oak trees. There is an old burial ground in the valley, cited by John Mulkins, the Green Valley pioneer, as the only known exception to the Kumeyaay custom of cremating their dead and burning their clothes and possessions. Robert Garbani, who was born in Descanso and been a prominent rancher for more than half a century, recalls seeing as a child weekend visitors digging in and sifting the soil at a site just east of the junction of Manzanita land and Guatay Road, toward Maggio’s ranch and removing artifacts and necklaces and so forth. This may be the site Mulkins referred to.

The end of the traditional life came reluctantly for the mountain Indians, and with great resistance. Unlike their brothers on the coast, they never converted to Christianity, retaining their religious interpretations, their customs and their pride. They kept their identity intact for seventy-five years after the coming of the Spanish.-an event foretold by the shamans, according to Tom Lucas and it was not until the American migration that they were finally driven from the traditional homes.Once American ranchers and settlers began moving into Old Guatay Valley, the character

changed, and by 1903 Descanso was referred to as a valley “of thrift and plenty,” where “every farmer looks happy and contented.” Leading industries at that time were hay and grain raising, cattle ranching, apple growing, and mining. Old Guatay was a favorite place for the Native Americans, who would return there from summer camps in higher elevations as soon as they had harvested the acorns and when the winter storms began to threaten. Their affection for this valley was reflected by J.G. McCormac, then proprietor of the Oak Grove store, in 1900 when he wrote that “Descanso is an almost perfect all-year-round resort, sheltered from cold winds by the lofty Cuyamaca and considering the latitude, it has a remarkably mild and open winter. Snow is rarely on the ground for more than a week or ten days in the winter season. The warm summer days, the dry bracing mountain air, the cool nights, the fine spring water, the gigantic spreading oaks, have brought back to many a broken-down constitution the zest of living which makes Deseanso, in fact as well as in time, an ideal resting place.”

Early Settlers in the Descanso Area

Prominent ranchers in the Guatay Valley (Descanso) who had homesteaded parcels while Olvera held the property were Trinidad Rodriguez, Julian Sandoval, Moses Manasee, and Gavino Aguilar. Trinidad Rodriquez had come from Sonora to establish a modest ranch on 160 acres with horses, mules, and cow. Gavino Aguilar and his wife, Maria Antonio, came to the valley from Baja California in 1859 and established the Santa Gertrudes Ranch on 480 acres. They raised barley and wheat in addition to cattle, sheep and horses. They built a large adobe house just south of the present Interstate near Japatul Road. Here they reared a family of four boys and four girls. Gavino was killed in 1882 over a land dispute. He was buried in a grave on the ranch- a tract that later became the local cemetery. A daughter, Ysadora married a Norwegian ex-sea captain, Sur Ellingson, who jumped ship in San Diego, intending to remain in the country; He changed his name to Charles Ellis and, in 1865, came to Descanso He and Ysadora went to the Coyote Wells (now Ocotillo) for a while, where he manned the stage station, but soon they returned to the mountains and oaks of Descanso. In about 1880, they took up 160 acres straddling the Sweetwater River and a forty-acre timber claim and built a house about a half mile north of the Aguilar Ranch. The Ellis’s also reared four boys and four girls, all of whom were at one time involved in the ranch. They later left the valley, except for son Charles, who continued to farm from the old homestead and William who with his family farmed down on Japatul Road near the upper end of Horsethief Canyon. Until the early 1940’s, Christine Ellis Groome owned a resort at Los Terrinitos. She also taught school in Descanso and later at Alpine. Only Frank, then ninety years old and Dora Ellis Case, eighty-eight, were present in 1970 when the Ellis Wayside Vista Point on Interstate 8 was officially named for the family. Frank died the following year. His burial in the old Descanso cemetery was followed two month later by a dedication of a native stone monument in celebration of the 100th anniversary of the cemetery.

When the Aguilar’s began selling off parcels from their holdings in the 1880s, James Flinn was among the purchasers. Rebuilt a rambling ranch house within a

few yards of the original Aguilar adobe and collaborated with Charles Ellis in building the first schoolhouse in the Descanso area. Some of the foundation of the school and house remain just north of the juncture of 1-8 and Highway 79. Julian Sandoval, who moved into the valley in 1856, raised barley and grazed horse, mules, cattle, sheep, and hogs on his flourishing 160 acre parcel. His ranch is cited as an important stopover for early mail and stage coach runs to and from San Diego. His home was frequently the site of election polls, officiated over by his neighbor Gavino Aguilar. Records show as many as twenty votes east at one election. Moses Manasee lived in Guatay Valley from 1859 until about 1864. HRe had come from Prussia to San Diego; purchased land originally improved by Trinidad Rodriguez, and built a successful ranch. This enterprising young immigrant, at the age of twenty-seven, employed seven hands on his ranch. He reported that elections held on his ranch sometimes attracted forty voters. These ranchers, like others in the valley, allowed their stock to graze in open range and cooperated in an annual rodeo for sorting and branding. The Guatay Valley was still thickly populated by Native Americans in 1850 when the first pioneers began to locate there. Names of fifty Native-American families were included in the 1860 census. After the earliest ranchers, other immigrants came, farmers, ranchers, merchants, artisans, laborers. By 1870, only eight Indian family names were recorded, but white settlement had increased considerably.

b. Relationship to Adjoining Communities

We are a small rural, mountain village bordered by to the north by Cuyamaca State Park and the community of Cuyamaca. To the west is the Kumeyaay Reservation, better known as the Viejas Reservation. To the southwest is the east end of Alpine and Japatul Road, and to the South is the Cleveland National Forest. To the east is the community of Guatay. We are connected by Interstate 8 and Scenic Highway 79. We have higher density residential within the rural village boundary and low density in the outlying areas. Parcel sizes range from less than .25 acre to over 450 acres.

d. Existing Land Uses and Community Character

Our entire area is groundwater dependent and uses septic systems. We are small, rural residential community that supports ranching, small agricultural enterprise and limited rural commercial use. Also, as a major terminus of the backcountry trail system featuring larger land parcels, Descanso has become the ideal San Diego County community for horse owners and distance riders. Descanso has four small commercial areas. They are small commercial centers that are connected by a delicate framework of narrow rural roads interlaced through the residential district. These small businesses provide goods and services to the local community and support visitor's recreational use. One of the commercial areas is neighbored by businesses serving the needs of agricultural animals and horse owners with a hay and feed store and a historic saddlery. There are no large plastic inner light signs and storefronts share a rustic theme.

Because of the Mount Laguna observatory, Descanso falls within the radius of the

Dark Skies Ordinance. We discourage any violation of the Ordinance. We enjoy night skies that are dark and free of light pollution. Beautiful stars, constellations, and planets stand out like diamonds on a black velvet sky. Our area is totally dependent on our groundwater resources. Attention to the quantity and quality of groundwater is imperative. San Diego County has experienced several years of drought. No where in the County is the lack of rainfall more apparent than in Descanso; we have lost thousands of trees due to beetle infestation. This area once received enough rainfall for trees to be able to naturally produce enough sap or tannins to naturally fight of infestation. Trees are dying at an alarming rate. Rainfall charts show that the area has been in a drought condition with moderate to severe drought over the last 20 years. There have been a few years of average to above average rainfall, but the prevailing rainfall pattern has been less than average. This area was devastated by the 2003 Cedar Fire. Descanso residents were fortunate not to have lost very many homes, however; we did lose thousands of trees in the 2003 Cedar Fire. In addition, we also lost vital wildlife habitat.

Rainfall is recharge to our aquifers. Certain areas of Descanso have experienced a drop in the water table on their wells. Many residents have reported issues with a decrease in water levels. In 2002, the most severe year of drought in 20 years, many people were forced to re-drill when their wells went dry. Several people drilled to depths from 600 to 1200 feet. We understand and respect the need for long term sustainability and protection of our groundwater resources.

We oppose large subdivisions, clustering or tract home developments, large commercial or industrial developments in Descanso. This type of development has negative impact on our natural resources. This type of development sacrifices the safety and property values of the existing residents through the depletion of groundwater, open space and increased traffic congestion. This type of land use is incompatible with current land uses and the rural character of our community. Parcels in Descanso range from slightly less than ‘/4 acre to over 200 acres.

We support every property owner’s right to build a dwelling unit and outbuildings on their legal lots. We encourage the use of native plants in landscaping. We support the building of Second Dwelling Units or Guest living Quarters in accordance with County regulations.

One of the biggest problems facing Descanso residents is the lack of walkability in and around the community. Pedestrians are forced into roadways walking to and from their destinations. To mitigate this hazard many land owners allow an informal trail system for recreational use. These trails are an important part of the community character and rely on California Civil Code 846 to limit land and owner liability. The purpose of 846 is to encourage property owners to allow the general public to recreate free of charge on privately owned property. In order to encourage this use, it insulates landowners from lawsuits by people injured while using their property for recreational purposes. Section 846 grants immunity from liability to an owner of any estate or any other interest in real property, whether possessory or nonpossessory. Additional protection of landowners of these trails from liability when a horse rider is

injured on the owner's property is also found in legal doctrines know as Assumption of the Risk. These principles establish that, as a matter of law and policy, a defendant owes no duty to protect a plaintiff from particular harms. Applied in the horse trail context, the doctrines preclude liability for injuries arising from those risks inherent in horseback riding.

f. Existing Circulation and Mobility

Our circulation element includes Scenic Highway 79 and we encourage the preservation of this Scenic Highway in adherence to the rules and regulation governing Scenic Highways. While we have easy access to Interstate 8; two lane narrow rural roads traverse most of our community. Most of these roads do not have a shoulder, bike lane or walkway. These narrow rural roads are sole evacuation routes for most members of the community.

These roads must be maintained and remain devoid of developments that would create traffic congestion. Descanso is flanked by two bridges on the north and south side of the town. There is also one bridge on Viejas Boulevard in front of the Elementary school. This bridge has recently undergone reconstruction. The bridge on Riverside Drive is narrow without any pedestrian walkway. Two fire engine trucks are unable to use the bridge at the same time; it is too narrow. This bridge needs widening and a pedestrian walkway. There is no shoulder, walkway or curb for pedestrians to step onto to avoid oncoming vehicles. It is an imminent danger for pedestrians and trucks with a broad wheel base. It is imperative that the two lane rural roads in Descanso be maintained and congestion free.
For the safety and enjoyment of the residents of Descanso we want our community to develop walkability. The Descanso Planning Group adopted a Community Trail Plan, which includes the Deseanso Valley Trail. Implementation of the Descanso Valley Trail which loops around the community would benefit all residents. Outside of the State Park and Cleveland National Forest, the town of Descanso does not have an identified, formalized system of non-motorized trails for hiking, biking or horseback riding. The California Riding and Hiking Trail shares the roadway on parts of Viejas Grade, Oak Grove, and Boulder Creek Roads and several dirt roads leading to its entrance into the Cleveland National Forest. There are several informal trails on private land as noted.We envision a pedestrian oriented road shoulder design along the proposed Descanso Valley Trail that accommodates pedestrians and bicycles; that would separate them from vehicular traffic. This proposed project would also provide schoolchildren walking to and from school with much greater safety.

g. **Existing Community Facilities and Infrastructure**

Descanso has a small population and therefore we are a small tax based community. Services such as hospitals, Industrial sites, etc. exist outside of our community. We have a library, elementary school, fire station, post office and water district. We support small rural commercial developments that do not adversely

affect groundwater, noise level, dark sky, air quality or the safety of our residents. We support managed slow growth and single family residential development on existing legal lots. We value our agricultural and grazing lands. We encourage ranching, agriculture production and distribution; in and from our area. We do not support massive commercial agriculture that depletes aquifers. Groundwater is our single most important natural resource in our community.

It is vital to our community that quantity and quality of groundwater be protected and monitored. Time and attention needs to be given to development of a San Diego County/Descanso community Park, instead of the joint use facility that now exists between the County of San Diego Parks and Recreation and the Mountain Empire Unified School District. A resolution should be found to the joint-use of the Park Land Dedication Ordinance Funds between Pine Valley and Descanso. The County of San Diego owns a boarded up house that is located in front of the San Diego County/Fleet Operations Fueling Site. This site is in the center of the Descanso and unfortunately is a poor reflection onto the community. It decreases property values in the area. This site has a potential for a County Park or Community Center. With proper safety measures and adherence to county zoning and regulatory procedure, this could be an ideal location for a small County Park or Community Center. Several residents have volunteered their time and skills to make improvements and provide maintenance to the property. We encourage resolution regarding this property through dialogue and action with the Descanso Planning Group and the appropriate County agencies.

The Descanso Community Water District (DCWD) currently provides water service to 314 homes. There are 328 meters in the DCWD. They are managed by Cal-American Water and have a Water District Board with 5 elected members. The DCWD has only one well (#5) that services the entire water district; Well #5, is operational and able to be permitted by the State. Well #6 is only able to be used for emergency services due to high levels of naturally occurring contaminants. These high levels of contaminants make permits unobtainable. Wells #1 thru #4 are non-operational. They also have high levels of contaminants. They are the original wells operated by the DCWD and there are no plans to bring them on line. DCWD rate payers pay the second highest rate for water service in the entire County. They are second only to Coronado. All residents outside of the DCWD are on private wells.

We have the Descanso Detention Facility in our Planning area. It is located just south (about 1/4 mile) of the Interstate 8 exit/entrance ramps off of Japatul Road on Campbell Ranch Road. They use a septic system and are groundwater dependent and do not import water to the facility. This is a San Diego County jail that is managed by the San Diego County Sheriffs department in conjunction with San Diego County Department of Public Works. There is a rate capacity of 440 beds. It has a transient but consistent inmate population of approximately 320 daily. Current staff consists of 59 sworn staff and 20 professional staff. The 2000 census population for Descanso does not include staff or the inmate population. In recent years, there has been no problem with escapes or violence that has affected the community of Descanso. New security measures have been installed over the years.

There is a keypad and locked gate at the entrance. The facility has 2 perimeter fences; the main exterior fence and an interior fence. Fences are reinforced by razor wire across the top and anti-grab wire mesh. There are security cameras installed throughout the facility. Lighting is in accordance with County standards. The Descanso Detention Facility acts as good neighbor to the community and is responsive to questions and concerns regarding the Facility. Citizens in the area have not voiced concerns with Facility.

The following is a list of the existing of community facilities and infrastructure:

- Descanso Detention Facility
- California Riding and Hiking Trail
- Scenic Highway 79
- Interstate 8
- Viejas Grade Road
- Viejas Boulevard
- Boulder Creek Road
- San Diego County Fleet Operations/County Fueling Site
- Descanso Community Water District
- Descanso Fire Station (#45)
- Descanso Elementary School
- Joint Use Facility/Descanso Elementary School and Descanso Community Park
- Descanso Library
- Monopine Cell Site
- Forest Service Fire Station
- Post Office
- Descanso Town Hall
- Refuse Disposal/Waste Transfer Station Operated by Ramona Landfill Inc.
- CAL TRANS/Descanso Maintenance Station
- SDG&E Substation on Boulder Crcek and Oak Grove

h. Public Safety

We are prone to high winds and Santa Ana/high pressure east wind conditions Winds of over 50 miles per hour (mph) sustained and with gusts of over 80 mph have been recorded in Descanso and throughout the backcountry. The natural disaster of wind driven vegetation fires, or firestorms as they come to be called, is one that continually threatens our safety. Interstate 8 is closed periodically due to these wind conditions. More frequently, 1-8 is closed to high profile vehicles during windy conditions. This causes school closures. The Descanso fire Station is staffed with 5 full time employees. There is one Captain, two engineers, and two firefighters. They are all CALFIRE (CDF) state employees. They are also staffed by part-time volunteers and reserves. They can respond to other areas, but this station is called a “Must Cover” station. If they are called out to respond to a fire in another area, they will back fill with another engine. The Descanso Fire Station is available 24 hours a day, 365 days a year. The response time for a firefighter to inside the truck and

leaving the station is 1 minute during the day and 3 minutes at night. San Diego Rural Fire provides fire engines, station houses and equipment for the Fire Station.

The Fire Safe Council works in conjunction with the Descanso Fire Department. Since the 2003 Cedar Fire, Descanso residents are more acutely aware of the danger of wildfire. Firefighters do inspections on properties in their area. San Diego Rural offers free chipping. Two chippers are available and will go to a private property. Appointments for this free service are set up through the Jamul Fire Station

Fuel Management by property owners is critical to the safety of the entire community. Fuel Management of public and private lands is critical to the safety of the entire community. We encourage fuel load reductions through controlled burns, fuel breaks, mechanized and hand brush clearing, grazing and other methods. Handbooks with instructions and advice on defensible space and smart landscaping choices are available at the Fire Stations. We encourage fire resistant trees and plants in landscaping. New homes should be built to fire resistant standards. Safe ingress and egress for residents is a priority. Descanso is flanked by two bridges. The two lane narrow roads in Descanso must be maintained and congestion free. Viejas Boulevard, Oak Grove, Viejas Grade, River Drive and Riverside Drive serve as our evacuation routes. We have a Disaster Preparedness Plan for our Community.

The only San Diego County Sheriffs Department Substation within the Central Mountain Subregion is the Pine Valley substation. The substation is staffed with 5 deputies. They are resident deputies. Due to the large area this substation covers and whether the deputy is dispatched from his home or the facility, response times can vary significantly.

i. Future Trends / Sustainability

The State Park, Cleveland National Forest, local small businesses, the Elementary school, the Post Office, and the Library provide some employment opportunities. However, most residents will continue to commute to employment outside of the community. Residents enjoy coming home to their rural, quiet, and peaceful homes. We have a very low incidence of crime in Descanso. We want to continue this trend in our community.

The recurring theme among the Backcountry Planning Groups is Slow Growth. Descanso residents are part of this mindset. A slow influx of new residents while maintaining our open space and ranchlands is how we foresee sustainability of our natural resources and our rural lifestyle. Due to climate change, groundwater has receded in certain areas of Descanso. Springs have dried up and only after several sustained years of rainfall can we recover from the effects of over two decades of drought conditions. We need to meet the needs of our existing population. A small percentage of our population is already importing water and we do not want this number to increase.

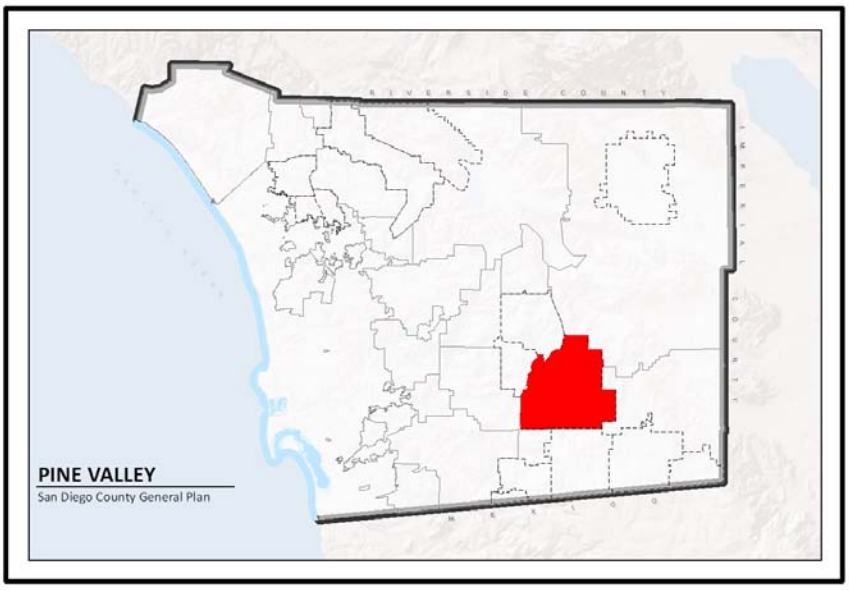
If our roads become congested, our safety is threatened. Our safety and all of our natural resources are threatened by overdevelopment. The future trend of our community will be property owner's rights. It is a property owner's right to have sustainable property values. It is a property owner's right to have the expectation of protection of the quality and quantity of groundwater in their community. Care must be taken not to overdraft the aquifers by overdevelopment. It is a property owner's right to have an expectation of safety and well being. This goal of sustainability for Descanso residents can be reached by the commitment to carefully managed planning and land use.

We support the undergrounding of electrical lines to retain the natural beauty and rural character of the community, and as a means by which to reduce fire hazard.

Pine Valley Subregional Planning Area

HISTORY, COMMUNITY CHARACTER AND LAND USE IN THE PINE VALLEY SUB-REGION.

The Pine Valley Sub-region covers about 92,685 acres. The vast majority of this acreage or almost 98 percent is dedicated in the Cleveland National Forest as either publicly owned open space or privately owned agricultural lands. Indian reservation lands are about a half of a percent. Residential land use in the sub-region stands at about one percent and commercial use is less than a tenth of a percent. Those percentages clearly illustrate the inherently rural nature of the sub-region and its limited potential for further development. See the public/private lands map on page 22. Nestled in an area well-known for its intrinsic natural beauty are the three unique and rustic hamlets of Guatay, Mount Laguna and Pine Valley. These communities offer residents and visitors the opportunity to experience rural village community character and lifestyle unchanged by the intrusion of suburban development.



Guatay.

Located about 40 miles east of San Diego at an elevation of 4000 feet, Guatay is a very small rural community centered along winding two-lane Historic Highway 80 at the crest of an historic Cuyamaca Mountains pass. The area was originally the seasonal home and gathering place for the proud Kumeyaay people who referred to it as the "big house" or "ceremonial house." The first settlers arrived in the late 1860's and the area became known as Farley Flats. The community's name change came about in 1917 when the Guatay post office was established. By the 1930s, Guatay had become a popular resort destination for vacationers from San Diego and Imperial counties, who built small rustic recreational cabins constructed from natural materials. Although most were built on private lands, several recreational cabins

were also built under permit on United States Forest Service land. Eighty years later, some of these stone and wood cabins now serve as primary residences.

Guatay's artist galleries bring visitors to the area.

The village of Guatay is situated between Descanso to the west and Pine Valley to the east. Its only access to Interstate 8 is via State Road 79 through Descanso or via Historic Highway 80 through Pine Valley. In 2008, Guatay's very small commercial core includes a tiny country store, a well-drilling business, a vehicle towing business, two unique artist galleries, an old-fashioned hardware store that serves the entire Mountain Empire region, and two small community churches. Recently a nursery specializing in native and drought tolerant plants was established. With a only handful of businesses, most residents commute to work outside the region.

All existing residential and commercial properties are totally dependent on groundwater. Most of the 700 or so Guatay residents live in small quaint homes, hidden by mature oak trees, on parcels that vary from quarter-acre to larger than ten acres in size. A concentrated portion of the community's residential area is made up of two mobile home parks located on 26 acre and 42 acre sites. Septic fields serve for wastewater treatment for all uses. Rancho Samagatuma is a 2,600 acre ranch and agricultural open space preserve along the north side of Highway 80. The Rancho was originally owned by a family that raised thoroughbred horses and other livestock. Although the ownership of the ranch has changed hands over a span of 60 years, it remains a working livestock ranch that provides much needed undisturbed wildlife habitat. The community appreciates elements that contribute to Guatay's slower-paced rural lifestyle, such as its mix of dispersed residences and compact commercial core, and the absence of urban amenities like sidewalks and street lighting. Guatay residents, hikers, bikers, and equestrians regularly use the wide shoulders along Highway 80. An abundance of native vegetation including oaks, cypress, manzanita and mountain lilacs contribute to the rural ambiance and provide year-round color. In 2008 only a few individual parcels remain. Uncertain groundwater resources and an extended period of drought will not support future planned unit developments.

Mount Laguna.

Located 60 miles east of San Diego at an elevation of nearly 6000 feet, Mount Laguna is a mountain village set within the hollows and hillsides atop the crest of the Laguna Mountains. The community is surrounded by the Cleveland National Forest and the Laguna Recreation Area. Established in 1908, Cleveland National Forest conserves forest resources, woodlands and watersheds, provides recreational opportunities for the public and preserves open spaces in the Laguna Mountains. The Descanso District of the Cleveland National Forest centers around the Laguna Recreation Area. This area is a favorite recreational and vacation destination for San Diego and Imperial County residents as well as visitors from Arizona, Mexico and from around the world. The Laguna Recreation Area serves nearly a half million visitors per year, and offers scenic and tranquil open spaces, forested campgrounds, a myriad of hiking and equestrian trails, and spectacular views of forested mountains, alpine meadows and high desert. The eastern escarpment along the crest of the Laguna Mountains overlooks the Anza-Borrego desert nearly a mile below.

An incredible view from Garnet Peak in Mount Laguna.

Visitors to the Laguna Recreation Area may choose from a range of camping experiences including the US Forest Service Burnt Rancheria, Horse Haven, Laguna and El Prado developed campgrounds along with other primitive camping areas. An active private members-only lodge and cabin camping complex dating from the 1920's, leased under agreement with the U.S. Forest Service, adjoins Laguna Campground in the National Forest. The Pacific Crest National Trail rises up the south flank of the Laguna Mountains and courses along

Crouch Valley provides seasonal cattle grazing.

the range crest before diving down into the upper Anza-Borrego Desert to the northeast. Mount Laguna is an important staging point for through-hikers and day hikers using this Trail. Occasionally during the peak summer and winter seasons, the volume of visitors to the Laguna Recreation Area greatly exceed allocated resources to safely and efficiently accommodate them.

Cleveland National Forest is checker-boarded with large private agricultural parcels that are used for commercial cattle ranches in Crouch Valley, Rodeo Grounds, Kitchen Valley, Laguna Meadow and Rattlesnake Valley. These ranches predate the establishment of the National Forest and remain as largely undeveloped agricultural lands to help preserve open meadow spaces of the Laguna Mountains. Recently, the ranchland of Rattlesnake valley was deeded largely in whole to the California State parks system. During spring and summer, picturesque alpine meadows continue to be used for cattle grazing in consonance with the historic character of the Laguna Mountains.

Mount Laguna as a community was developed in the 1910's to help augment the Laguna Recreation Area and was first developed with its central lodge, restaurant and recreational cabins set into the forest. The community grew with the introduction of US Air Force (USAF) Mount Laguna Station into a small but bustling 1950's town with thriving commercial and residential cores. At that time, the town even had its own school and two service stations. Since the closure of the base in the 1981, the community has settled back into a quaint, tranquil rural community preserving its deep historic roots. Mount Laguna remains tourism-oriented and supports visitors to the Laguna Recreation Area.

Mount Laguna supports only four commercial enterprises set along Sunrise Highway. The original historic lodge with its small essential store, motel and cabins on land leased from the Forest Service, remains vital as a popular visitor destination. The Mount Laguna USPS Post Office, located in the lodge building, is considered the center of the community. A Forest Service Visitors Center, a privately-owned restaurant and a second privately-owned lodge with a compact RV park make up the rest of the community's commercial core. DPW Mount Laguna Road Maintenance Station is strategically located at the cul-de-sac of the only paved road crossing the highway. A small community chapel and retreat is located on leased Forest Service land at the eastern end of the community. The Red-Tailed Roost Forest Service Volunteer Activity Center re-occupies the historic school building at the western end of town. A State-owned enclave west of Mount Laguna shelters the SDSU Astronomical Observatory, which benefits from the dark skies in the Central Mountain Region.

Approximately 173 seasonal recreational residences, leased under agreements with the US Forest Service, are scattered over four different National Forest cabin tracts extending away from the highway. Some of these cabins front along the highway, but most are located along graded roads winding over hillsides and through the hollows west of the highway. Most of these cabins date from the 1930's into the 1950's, and permits for new residences and further developments have been frozen

by the Forest Service. These cabins are intended for seasonal use only, not as year-round permanent residences, and are closely overseen by the Alpine District office of the Cleveland National Forest. An active cabin-owners organization represents the cabin owners in their relations with the Forest Service. Only 49 privately-owned parcels provide land for permanent year-round residences in the community. The highest density of these land parcels are 26 quarter-acre to third-acre sized plots developed in the 1960‘s, with all but four of these parcels fully developed with year-round permanent single family residences. Clustered cabins dot an adjacent 8 acre single land parcel. Morris Ranch is a second, fully developed tract of 16 larger and less dense privately owned parcels. Several other isolated private parcels are located deeper in the forest away from town and the highway. All residences and businesses are dependent on individual septic systems

Stephenson Peak just north of town center is the base for the Mount Laguna FAA Station. The adjacent defunct USAF Mount Laguna Station, with its deteriorating abandoned structures, has been at the center of several recurring proposals by USFS for facility reuse or rehabilitation. All proposals for any new use of this facility have been defeated under discretionary processes required by the federal government, and during each process the community has made its desire well known to have the facility fully razed and the property returned to native state.

All development in the Laguna Mountains has been defined and shaped by unique natural settings, desire to preserve habitat, limitations due to topography and climate, and the area’s total dependence on limited groundwater supply. With these numerous innate environmental restrictions, further development of the community of Mount Laguna and surrounding private lands is not feasible.

Pine Valley.

Surrounded by the Cleveland National Forest, this unique mountain village is located approximately 45 miles east of San Diego at an elevation ranging from 3200 to 3700 feet. Here residents of all ages treasure their close proximity to oak and pine woodland glens, fields of grasslands and chaparral and seasonal creeks. Scattered throughout the valley

Looking down on Pine Valley's central meadow. Note residences are almost completely hidden by trees.

are granite bedrock morteros and pottery artifacts dating from Kumeyaay habitation. Large open parcels where early homesteaders once grazed cattle and other livestock in the 1890's, remain as the community's central meadow. In 2008, most of the community is hidden away in the forested rolling foothills surrounding this open area.

Scenic, tree-lined two-lane Historic Highway 80 constitutes the main street of town, and links Pine Valley with Guatay via a historic bridge. Highway 80 was once the only means of travel from San Diego to the Imperial Valley and points beyond until the construction of Interstate 8. Now a country road bypassed by the Interstate, Highway 80 provides Pine Valley with the only major means of access and egress from the community. The annual Pine Valley Days parade, held in conjunction with the area's annual horse shows, has marched along Highway 80 for the last 38 years.

Pine Valley's early businesses were built adjacent to this roadway and the area remains the site of the village commercial core. Only one business, a landmark 1924 restaurant, is still operating in its original building and may be eligible for historic designation by the County's Historic Site Board. Also located within the immediate village core are some individually-owned efficiency units which reoccupy the site of a former motel. These efficiency units and commercial businesses are among a finite group of properties connected to the limited capacity sewage ponds located in the meadow. The vast majority of the valley is dependent on individual septic systems.

Other commercial businesses along this corridor include two restaurants and a coffee shop, two community churches, a small market, a gas station/mini mart, a small automobile repair shop, two real estate offices, a dentist office, a veterinarian, a small motel, a women's fitness center and two schools. One of these restaurants is part of a list connected with State Vehicle Code Document, Title 13, Chapter 6 Hazardous Materials, Article 2.5 Inhalation Hazard shipments: Routes and Stopping Places. This restaurant provides for truck drivers transporting these types of materials with a safe place to park their vehicles, eat, and rest at a location near a fire station and away from residences. Federal and County facilities include a U.S. Post Office, County branch library, a County regional park and a County of San Diego Sheriff's substation. The community's mutual water company and fire station are also located in the central commercial core. Pine Valley's central clubhouse, dating from the late 1950s, serves today as the town's centerpiece for community activities, de facto town hall and an emergency evacuation center.

A quaint stone cabin, part of the Pine Creek Recreational Tract.

Two large equestrian facilities are located well outside village center along Highway 80. Also located in the Cleveland National Forest at the west end of the valley are 37 recreational cabins under permit and management by the Forest Service as secondary recreational residences. The Pine Valley Bible Conference Center, located off Pine Creek Road is the former

site of a depression-era Civilian Conservation Corps (CCC) Forestry camp. Many of the original buildings built and used by the CCC camp have been incorporated into the conference facility. Some other private entities lie beyond the community, including a private duck hunting club near the Glen Cliff area and a San Diego Gas and Electric satellite facility near Buckman Springs

Pine Valley's central meadow area as seen in 2008.

Some land within the valley is still used for agricultural purposes: cattle grazing and equestrian facilities. Residents board their horses at two conveniently located equestrian facilities and enjoy riding on miles of scenic local and National trails. In 2008, large acreages such as the Tulloch Ranch and the Corte Madera Ranch Corporation remain as working ranches and agricultural preserves under the Williamson Act. This type of land use is compatible with community character and helps to define the rural nature of the valley. Therefore, it is very important to the sub-region that these agricultural uses continue to thrive. A map of the region's agricultural preserves and farmland can be found on page 23.

It was the natural beauty of this picturesque, wooded area that drew visitors to ride horses in the montane meadows and to fish in the once plentiful year-round waters of Pine Valley Creek. Some bought property along curving, tree-lined country lanes where they built quaint cabins and rock houses. Most of these circa 1920-1940 cabins were originally secondary residences for Imperial Valley farmers trying to escape the intense summer heat. Vacation homes were also established for well-to-do city dwellers looking for respite from urban life. Well-maintained and now occupied as primary residences, they are still heated by fireplace or wood-burning stoves nearly eighty years later. The continued preservation of these early residences with their sprinkling of graceful vintage lamp posts is vital to community character. These elements contribute to the rustic ambiance and old-world charm of this small village. With exteriors primarily finished in stone and wood, and painted in earth-tones, these unique, individually constructed dwellings complement their rural settings. Since groundwater and conservation habitat are community concerns, manicured landscaping is the exception within the area.

Although in 2008 much of the central area of Pine Valley has already been developed, there are some large open parcels with difficult terrain that lie outside the mutual water company boundaries. These parcels, which do not have water rights, include a combined 171 acres located to the east of the Rancheros area and a 17 acre parcel adjacent to the Interstate 8 exchange at Pine Valley Road. Other open lands consist of a 108 acre parcel and a 38 acre parcel in the central meadow area

which are part of the water district; there are a total of 40 water hookups authorized for these two parcels. A 35 acre parcel, located on the west side of Highway 80 adjacent to an existing equestrian center, has no water hookup planned. Zoning designations for these parcels are currently under review by the County. There are also a few other small undeveloped residential parcels scattered around the area.

Area trails draw many visitors.

Pine Valley is special because of its rustic charm and unique character. Conservation subdivisions or tract housing developments with sidewalks, curbs and suburban street patterns do not fit the rustic character. Gated or walled developments would preempt the existing friendly, small town feel and many Mobile homes are inconsistent with the village character. This mountain community would also be a poor choice for high density housing due to its very limited infrastructure and employment opportunities as well as its lack of social services and public transportation.

Pine Valley is a welcome respite from the hectic pace of city life and a place to experience clean mountain air and star-filled mountain skies. Residents and visitors ride mountain bikes or horses and hike on the Federal, State and County dedicated trails that intertwine the community. They picnic in the shade of centuries old Coast Live Oaks, Jeffery and Coulter pines, and incense cedars. Because Pine Valley is frequently used as staging area for those seeking recreational pursuits, community parks and trails are an important aspect of any future development. Dedicated trail easements for non-motorized use must be included in future developments. These easements, which ensure lasting connections to the existing National, State and County trails networks, reaffirm the community's value of an outdoor lifestyle and are in consonance with the San Diego County Trails program.

In 2008, this mountain community attracts residents of all ages and ethnic groups who choose Pine Valley for its unique character, accessibility to a variety of outdoor activities, open space, and close proximity to the Cleveland National Forest. Due to limited employment options and non-existent social services, this area consistently experiences an excess in residential housing capacity and an extremely high property turnover rate. These factors would also affect new residential development. More importantly, without careful scrutiny and planning, additional residential or commercial development may strain natural resources and irreplaceably jeopardize the natural beauty and charm of this small mountain village and provide a negative impact to sensitive wildlife habitat.

PINE VALLEY SUB-REGION'S RELATIONSHIPS TO ADJOINING

COMMUNITIES.

The Descanso Subregional Planning area adjoins Pine Valley along Guatay's western boundary. With similar rustic charm and land use issues such as groundwater availability and solid waste disposal, Descanso is approached via Historic Highway 80 and State Highway 79. Guatay's kindergarten through 6th grade students attend the Descanso Elementary School instead of Pine Valley Elementary; Mount Laguna's students attend Pine Valley Elementary. Students in grades 7-12 from the communities of Campo, Lake Morena, Jacumba, Boulevard, Potrero, Descanso, Mount Laguna and Pine Valley, all attend the Mountain Empire Junior and Senior High schools located in Pine Valley. The Mountain Empire Unified School District covers the largest geographic area of any other school district in California.

Descanso, Mount Laguna, and Pine Valley all have independent fire protection districts and fire safe councils. The Pine Valley Fire Protection District also provides fire and emergency response for the communities of Guatay and Corte Madera. The Descanso, Mount Laguna, and Pine Valley fire stations provide mutual aid to each other when needed. These communities share the same law enforcement resources at the Pine Valley Sheriff's substation.

The community of Cuyamaca, located to the northwest of Mount Laguna is similarly impacted by the thousands of recreational visitors that flood park lands during winter snows and impede movement on rural roads. Since these two tiny communities have their own very limited infrastructure and do not fall within the same school district, there is little mutual aid overlap.

The Campo/Lake Moreno Planning area which borders the southeast section of the Pine Valley sub-region is also a groundwater dependent area. Future residential or commercial development in Campo may affect safety of travel on the two-lane Buckman Springs Road and Old Highway 80. The Pine Valley Fire Protection District provides emergency mutual aid response to the Campo and Lake Morena Fire districts when needed.

ENVIRONMENTAL SETTINGS WITHIN THE PINE VALLEY SUB-REGION.

Pine Valley lies in the foothills along the western face of the Laguna Mountains at an elevation of about 3700 feet. The neighboring community of Guatay lies immediately to the west at 4000 feet. The community of Mount Laguna is located to the northeast at about 6000 feet. These three communities are all surrounded by the Cleveland National Forest and share similar wildlife, vegetation and environs. This landscape is a surviving remnant of vast forested areas that once covered most of southern California which have been impacted with development of our built up environment. Unique to San Diego County, the Central Mountain Region lies in the Psuedo Montane microclimate zone, which accounts for the mix of oak, pine, sage and

chaparral habitat. Jeffrey and Coulter pines, as well as Coast Live, Black, and Engelmann Oaks provide a welcome canopy for these mountain communities.

Temperatures vary from summertime highs of above 100 degrees F to wintertime lows of near zero degrees F. Pine Valley and Guatay experience about 6 to 8 dustings of snow per winter season, several heavy enough to require snow plows. The Laguna Mountains receive more frequent snowfall, in amounts sufficient enough to result in the closure of Sunrise Highway and limit access to the Mount Laguna community a few times each winter.

However, decreased precipitation and resulting lowered groundwater levels resulting from climate changes, and insect infestations, are creating habitat stress and are accelerating the debilitation of mature woodlands. These factors greatly multiply the potential wildfire threat to this sub-region. As a result of recent wildfires that destroyed habitats in vast tracts elsewhere in the County, the Central Mountain Region hold some of the last large isolated islands of mature and naturally forested habitat surviving in San Diego County. This habitat supports a variety of native and introduced species such as deer, bobcats, foxes, coyotes, raptors, wild turkeys and an enormous variety of migratory birds. Together with the Cuyamaca Mountains and the escarpment foothills, the Laguna Mountains are home to the few rare mountain lions remaining in the wilds of San Diego County. Perhaps the County's most precious and unique biological resource, it is essential to preserve and protect the forests, open spaces and watersheds of the Laguna Mountains for future generations.

The village core of Pine Valley is anchored by a large open meadow, which is central to the historical identity of the community. Much of the land within this central meadow area is included in the 100 year flood plain. The meadow area is bisected by seasonal Pine Valley Creek, which runs in the winter and spring with runoff from the Laguna Mountains snows and ceases to flow in the summer months. The creek bed and surrounding area is home to the endangered Arroyo toad and Least Bell's vireo. Immediately adjacent to the meadow is another large open parcel, the Pine Valley Bible Conference Center. These properties comprise an essentially pristine open area highly prized by the valley residents.

In 2008, Pine Valley Creek is a seasonal creek that frequently dries up.

Pine Valley's open meadow, the grass-covered fields near Corte Madera Lake and the surrounds of Guatay and Mount Laguna are areas frequented by wildlife from rabbits, snakes and coyotes; to mule deer, turkeys, and mountain lions. Raccoons, skunks, opossums and gray tree squirrels are abundant. Acorn woodpeckers, stellar jays, mountain chickadees, oak titmouse,

grosbeaks, and many other bird species are familiar sights. Granary pines and oaks, woodpeckers' storage silos drilled with holes and stuffed with acorns, dot the landscape. Native shrubs such as manzanita, elderberry, wild lilac, basketbush and Big Basin sage carpet the valley, foothills and mountains.

Guatay is surrounded by the Cleveland National Forest and is home to large coast live oak trees, mature pines, chaparral, manzanita, and wild lilacs that perfume the air in spring. Deer, cougars, bobcats, foxes, coyotes, wild turkeys, raptors and many other birds find refuge in Guatay's open space areas near seasonal mountain creeks. Guatay Mountain which rises 800 feet above the small hamlet has a large stand of old growth Tecate cypress, which is classified as a threatened species at high risk of extinction in the wild.

These mountain communities are unspoiled by heavy emissions, congestion, noise, or light pollution. In a region that is entirely dependent on a limited quantity of groundwater, it is important that septic systems, sewage treatment facilities and commercial land uses do not cause harm to precious aquifers. Within this rural planning area, residents and visitors savor its clean mountain air, serene views, and quiet solitude. Maintaining those qualities is essential not only to local community sentiment but to the continued viability of the wildlife and vegetation. A sparse backcountry population also supports needed dark skies. This sub-region is a unique jewel in a county rapidly losing its grasp on pristine open space. Preservation of open space is essential not only to area residents but also to the thousands of city visitors who seek respite in parks, forests and meadows lands.

CIRCULATION AND MOBILITY WITHIN THE PINE VALLEY SUB-REGION.

A highly scenic road network serves the Central Mountain Region. Comprised of the Sunrise Highway SR1, State Road 79, Old Highway 80, and Buckman Springs Road, these byways consist of narrow, winding, tree-lined two-lane state highways and local county roads that pass through the heart of the Cleveland National Forest. This network has helped maintain the rural nature of the three main communities in the Pine valley Sub-Region. However, access and egress from these communities is limited to three interchanges with Interstate 8 at Japatul Valley Road, Pine Valley Road and Sunrise Highway. The sole access from the north is via rural and winding Highway 79. The sub-region's circulation element is shown on page 24.

The viewshed from our backcountry roads and highways provides the economic lifeblood to our small mountain businesses, and is an important reason people choose to live and recreate in the area. During the weekends it is a common sight to see groups of vintage cars, motorcyclists, and bicyclists, along with mountain bikers traveling along our scenic highways. These visitors come to experience our quaint, village atmosphere, to enjoy the natural panoramic views of the Cleveland National Forest and to escape the noise and congestion of urban life. The fragile visual

corridor flanking our country roads is one of our most important community assets, and is extremely worthy of continued protection.

The popularity of regional recreational travel coupled with population growth is reflected by an increased volume of traffic on the area's roads. Old Highway 80, completed in 1926, runs through the rustic town centers of Guatay and Pine Valley. Designated both a scenic and a historic highway, it provides a historic link between these villages via a graceful, concrete bridge that spans Pine Valley Creek and adds a timeless feel to this area. Pedestrians, cyclists and equestrians share the slow tempo of rural Highway 80 corridor without the need for traffic signals. However when Interstate 8 is closed due to traffic hazards, this closure and shift of traffic to the area's rural roads negatively impacts ease and safety of travel on these local roads. The three points of access between Interstate 8 and Highway 80 limits traffic return to the Interstate and forces increased traffic through Guatay and Pine Valley. Winter snows that bring in thousands of visitors to the sub-region frequently result in major traffic congestion and a total gridlock of the local residential circulation network due in part to limited access and egress along Interstate 8.

Built in 1926, the Pine Valley Bridge as seen in 2008.

A single rural road, Sunrise Highway, allows vehicular travel through the Laguna Mountains. Designated as a National Scenic Byway, it is the only paved road that connects Mount Laguna to the rest of San Diego County. Sunrise Highway winds from Interstate 8 through the Laguna Mountains and the alpine portion of Anza Borrego State Park, before leading onward to scenic Highway 79 and the villages of Cuyamaca and Julian. Sunrise Highway crosses National Forest lands for 16 of its 24 miles; 4 miles fall within the Anza Borrego Desert State Park and 4 miles cross private land. This route offers educational and interpretive opportunities that promote land and resource conservation efforts to the thousands of urban visitors who travel through the Mount Laguna area. Along this scenic byway are turnouts and road signage highlighting pristine views of majestic forests, meandering creeks, snow covered mountains, and desert overlooks. Rising from 3500 feet to 6000 feet, the Highway offers scenic motoring along with recreational opportunities for bicyclists. With its course winding through many cuts, maintenance of the highway is constant ongoing work for DPW Mount Laguna Road Maintenance Station. This essential road station is responsible for keeping Sunrise Highway safely open during wintertime snows. Highway and public safety is overseen by DHS Border Patrol California Highway Patrol and County Sheriff's office.

During the height of the summer and fall tourist seasons, weekend automobile, motorcycle and bicycle traffic along Sunrise Highway often creates unsafe conditions along this narrow winding road. During wintertime, compromised road conditions, traffic volume and visitor unfamiliarity with the effects of adverse weather gravely impact road safety and mobility along Sunrise Highway. Winter snows may even result in road closure. The volume of snow play visitors can easily overwhelm the capacity of the Laguna Recreation Area. Visitor traffic control at the Interstate 8 and Sunrise Highway interchange sometimes creates a bottleneck that overflows into Pine Valley.

Winter snows close Sunrise Highway.

As population centers expand and collide with the rural backcountry landscapes, the need to guide developments within scenic corridors becomes imperative. Scenic vistas are changed by vegetation removal, roadway grading, the extension of overhead utilities (telephone and electrical transmission lines), and highway signage or billboards. The ravages of recent wildfires, decimating insect infestations and prolonged drought conditions have destroyed many acres of mature forest woodlands and diminished some of the area's natural beauty. Therefore, it is critical that further viewshed reduction be prevented and mitigated where ever possible.The criteria for identifying viewshed corridors within the sub-region are based on topography, and scenic value. These corridors are shown on page 25. All future development on lands visible from scenic view corridors must be designed, landscaped, graded, sized and setback in a manner that

Pine Blvd. gracefully winds around mature trees and stone gate entrances.

maintains harmony with the natural scenic setting. Roadways can have significant design, location and environmental impacts on community character. Therefore, any future local or state road improvement projects must include a detailed environmental review that addresses potential impacts to the wildlife habitat and they must provide mitigation of negative impact to this backcountry viewshed. New roadway designs must also respect the historic development pattern of existing rural backcountry roads.

Existing residential roads within the sub-region were designed to follow contours around natural features such as creeks, mature trees and rock outcroppings; these roads lack the grid patterns of streets associated with suburban centers. As the majority of roads within village cores have extremely narrow or even non-existent shoulders, bicycle lanes offer a margin of safety, separating pedestrians, equestrians, cyclists and motorists. Many residents and area visitors enjoy recreational cycling in designated bike lanes along Highway 80. The construction of the proposed bike corridors along Sunrise Highway is very important for safety and public enjoyment of this National Scenic Byway. See page 26 for the region's bicycle network.

Traffic safety is a major concern in Guatay. Due to its layout along Highway 80, its natural topography and the large percentage of homes with young children, traffic speeding through the community creates a significant hazard. This problem becomes even more dangerous during school bus operation times, to the point that community volunteers have tried to help slow down traffic.

Community trails support an outdoor lifestyle.

Equestrian activities have enjoyed a long history in the sub-region, including organized horse shows, endurance rides and independent trail rides. Pine Valley has identified and adopted a system of non-motorized community trails and pathways across private and public lands that provide mountain bikers, equestrians and hikers with critical trail linkage to the many scenic trails located on forestry lands. This community trails plan is an integral part of the much larger San Diego County Trails plan. Due to the sub-region's remote location and low population density, public transportation via the County's bus system is extremely limited; in 2008 bus transportation consisted of a single morning pickup and a single afternoon return on Mondays and Fridays only. As a result residents and visitors travel to and from the sub-region are primarily by private vehicles. With gas prices on the rise, many families are choosing to reside in suburban areas which are closer to places of employment and county services and these factors may preclude the requirement for additional residential or commercial

development within the Pine Valley planning area.

COMMUNITY FACILITIES AND INFRASTRUCTURE WITHIN THE PINE VALLEY SUB-REGION.

WATER SYSTEMS

The Pine Valley Sub-region lies well outside of any municipal or county water authority district. Therefore, it is not economically feasible to expect that imported water will ever become a reality for the area. This means the area will remain totally dependent on existing scarce groundwater resources provided by local water companies and individual wells now and in the future. See map of the region's water and sewer districts on page 27.

Groundwater is the single most important natural resource that must be protected and conserved. The County is experiencing a severe drought that may be part of a projected 30 year drought cycle. The cumulative effects of this ongoing drought, increased water demands by residents, and possibly even global warming have visibly diminished water flow through our seasonal and year-round creek systems. That in turn has reduced the recharge of groundwater reservoirs.

The County of San Diego has developed a draft groundwater study in 2008 as part of the Department of Planning and Land Use General Plan Update. Several key findings from this study apply to the Pine Valley sub-region. The first states a basic assumption that no imported water is, or will likely be available for the foreseeable future to this area. This is due to a lack of infrastructure, the limited availability of water in the desert southwest, the cost of providing these services, and the political approval needed to extend the County Water Authority boundaries further to the east.

In another finding, the groundwater modeling analysis conducted for the San Diego Regional Water Quality Control Board as part of their groundwater study has indicated that under-soil conditions are conducive for successful leach fields, and that 90 to 99 percent of leachate from leach fields will eventually reach the water table. Since the vast majority of all parcels within the sub-region are on septic systems, a substantial portion of domestic water use indoors will end up as recharge to the area's watershed via the septic systems.

For this reason, large undeveloped open areas such as Pine Valley’s central meadow, the alpine ponds of the Laguna Mountains, Crouch Valley, Corte Madera Ranch, Rancho Samagatuma Ranch and even local private lakes play a key role in watershed collection. These critical resource conservation areas must be protected from future land development and private exploitation. See Resource Conservation Areas on page 28. Additionally the private export of groundwater resources for commercial sale and individual benefit should be prohibited throughout the sub-region. The continued demand for an adequate supply of clean water by local

residents, businesses and area visitors as well as the requirement to have sufficient quantities of water to meet the area's wildfire protection needs are critical limiting factors that impact future development in the sub-region.

Guatay

Guatay is completely groundwater dependent on a 975 acre watershed at the high eastern rim of the Descanso watershed and receives a small fraction of its groundwater from the Descanso watershed basin, the Monument watershed or the Barrett Lake watershed. According to a San Diego County Hydrologist, the majority of the ground water in the region comes from Guatay Mountain to the south, and the mountains to the north. All wells in the area are underlain by fractured bedrock. There are several local water production systems that operate and supply the community's residences and businesses.

The first is located at the Heavenly Oaks Mobile Home Park, located on the south side of Highway 80. This water production system consists of three wells; two wells are currently used for water consumption. Water from two of the wells has a high iron count, and one has a slightly elevated uranium count, though all meet state health standards for human consumption. In 2008, the output from these two production wells is 11 gallons per minute, and 26 gallons per minute. Both feed a 140,000 gallon storage tank that provides water to 95 hookups within the park and eight hookups for nearby private residences. Historically this water system has provided an adequate supply for its users and water restrictions have never been imposed.

The Pine Valley Trailer Park water system has 80 hookups supplied by two wells. One well is 800 feet deep with an output of 25 gallons per minute. The other well is 450 feet deep with an output of 15 gallons per minute and is primarily placed in standby. A 67,000 gallon water storage tank is part of the park's water system which supports their use of 25,000 gallons per day.

A third small water production company, the Guatay Mutual Benefit Corporation (GMBC), was formed in 1949. This corporation is a non-profit 501(c)(3)organization, with an elected governing board and each member has an equal share interest in the corporation. The maximum water hookups stands at a total of 35 metered connections with 20 vacant parcels having potential for future water connections. Five of these connections serve local businesses and all water connections with one exception are located on the north side of Old Highway 80. This water production system is supplied by two wells with varied output three (3) gallons per minute to 18 gallons per minute based on the season and annual rainfall totals. These wells feed a 215,000 gallon storage tank.

Over the years, the GMBC has had several issues with the availability and quality of its water. In 2005, the County conducted a review of groundwater resources within the Guatay watershed as part of the application process for a tentative parcel map

which would have added 3 more parcels to the water company's jurisdictional boundary. Based on the uncertainty water resources, the County denied the application and the project was closed. In 2007 and again in 2008, the GMBC experienced water demands that exceeded water production and voluntary conservation measures were implemented. As a result, GMBC customers were asked to conserve their water consumption until after the water rains and the aquifer was replenished.

In 2008, the GMBC drilled a new well over 1000 feet deep that produced just five (5) gallons per minute upon original drawdown test. This well was later determined to have a elevated level of uranium that exceeds the MCL legal limits for human consumption. This means that water from this well cannot be used unless uranium levels fall within acceptable standards. The only options are both rather costly, either build a water treatment facility or drill another well. Since this company is a non-profit organization that is dependent upon grants to finance significant capital improvements, potential funding for either option is unknown.

The County's 2008 Groundwater Study identified five potential groundwater dependent problem areas and Guatay is among them. From 1992 to 1998, the County monitored three wells within the Guatay watershed area and recorded water levels that varied from 2.5 feet to greater than 380 feet. This huge fluctuation in the water table depth between dry and wet weather seasons is of grave concern and has sent up a red flag to the County's groundwater geologist. Based upon the water level records from these wells, it may be concluded that the fractured rock aquifer that underlies this area has little to no residuum and has a low storage capacity that is subject to rapid declines in water table elevation and groundwater availability. A low capacity aquifer that has parcels of less than four acres pumping groundwater from a relatively small area at the top of a watershed divide can be significantly impacted by extended drought conditions.

Also included in this groundwater study were the County's 2002 and 2004 water level readings from a Guatay well that was recorded as dry, with water levels deeper than 380 feet below the ground surface. Although this documented water table decline appears to have recovered during the well-above average rainfall levels in received in 2004-2005, large fluctuations of this kind are indicative of a scarcity of reliable groundwater resources and place a limit on any additional development.

Mount Laguna

Mount Laguna is totally dependent on limited groundwater with etchbasin aquifers providing each of the major water providers. Mount Laguna is served by four separate small water providers and numerous private and governmentally-operated wells providing potable water to distinct sections of this community. The largest provider is the Mount Laguna Improvement Association cooperative water system which serves the seasonal recreational residences in the National Forest cabin tracts. Privately owned Stuart Water Company serves the Mount Laguna Lodge, two

privately-owned commercial properties, a County road maintenance station, and all of the permanent residences on privately owned land parcels around the center of the community. The SDSU Astronomical Observatory has its own independent water system. Al-Bahr Shrine Camp maintains the fourth water system on its leased land.

Over a dozen additional individual privately-owned wells are located on the Morris Ranch area properties, on isolated private ranches, on the commercial Crouch Valley and Laguna Ranches, and on the remote Laguna Reservation. At least four small well-water systems are operated by the US Forest Service for their campgrounds and Camp Ole Fire Station. An impaired older well-water system that served the now-defunct Mount Laguna USAF Station continues for the Stephenson Peak FAA station.

The largest water storage capacity at some 170,000 gallons in three reservoirs is in the Improvement Association system, but that system's water pumping rate has significantly declined in recent decades. The Shrine Camp maintains the second largest 100,000 gallon storage capacity in its two reservoirs, with a stable pumping rate. The number of water service connections for National Forest cabin tracts and at the Shrine Camp lease have been frozen and no new connections are to be permitted. Stuart Water Company's capacity is 74,000 gallons in combined reservoirs, with a stable pumping rate. Except for four future planned service connections, all permitted connections within the Stuart Water system are utilized. The Observatory's small single-reservoir system, with its stable refill rate, serves only the research station for its potable and structural fire suppression needs.

Each of the properties with individual wells must maintain a storage capacity of at least 5,000 gallons. The Crouch Ranch commercial water production storage capacity remains at some 100,000 gallons.

All water supply systems in the Mount Laguna area are primarily dependant on electrical power. Separate independent permanent emergency standby generators provide back-up power for the Observatory's water system, Stuart Water system and the Shrine Camp water system. These three systems have been designated by the Mount Laguna Community Wildfire Protection Plan as strategic water providers in the event of a wildfire, earthquake or other natural disaster.

The Laguna Mountains aquifer system is a unique etchbasin groundwater resource. A number of these aquifers are interrelated with the whole complex centering on the Laguna Meadow aquifer. Laguna Meadow aquifer was historically stable, with the volume of groundwater held expressed on its surface at Lake of the Woods. Amounts of natural recharge collection have been reflected at seasonal Little Laguna Lake and a small seasonal pond at the upper Laguna arm. The Laguna Meadow Aquifer was historically bounded with overflow occurring only at natural springs along the lower exposure of the aquifer. However, one of these natural springs above Crouch Valley has been intercepted by a commercial water mining operation that draws its water via a horizontal bore from the lower end of the aquifer.

Pine Valley

The Pine Valley Mutual Water Company (PVMWC) serves as the drinking water source for the vast majority of the community. Using groundwater from 10 production wells located throughout the service area, the company provides water for an estimated 1,500 permanent residents and up to 2,500 seasonal users. Seven of the wells are located either adjacent to or within the village boundaries; the other three wells: No. 4, No. 6 and No. 7 are located in the central meadow near Pine Valley Creek. All wells produce water from the fractured rock system of the Descanso Hydrologic sub-area and the Sweetwater Hydrologic Unit. Approximately 25 privately owned wells are located within the same aquifer and share the same groundwater resources. Several other smaller water production systems are located at the Pine Valley Bible Conference Center, at Corte Madera Ranch and elsewhere.

Two of the wells: No. 2 and No. 8 have been placed in an inactive or standby status, a precaution directed by the California Department of Health Services to prevent future contamination by a MTBE leak from obsolete, underground fuel tanks located near the post office. The site of an additional Pine Valley well (No. 11) has been approved and is expected to be drilled in 2010.

The Pine Valley Mutual Water Company holds a valid domestic water permit authorized by the California Department of Health Services and provides water services to approximately 550 developed acres. There were 691 metered connections in 2008 and most of these service connections are for private residences. However, the PWMWC also provides water to the commercial properties within the village core: a gas station, motel, some restaurants, a small business center, Pine Valley Elementary School, and a few others which include the County Regional Park, the valley's biggest water user.

In 1992, based on the uncertainty of groundwater recharge, California’s Department of Health Services recommended a maximum cap of 790 metered connections to ensure that water demand does not exceed finite groundwater resources. Based on historical weather data, the County is experiencing a projected drought period that may last as long as 30 years and these extended drought conditions will most certainly negatively impact groundwater recharge. Therefore, the connection of these additional water meters must be supported by a water study that uses actual measured or recorded hydrological data to determine ground water recharge. Within the PVMWC District, water production varies seasonally and annually from a minimum of 600 gallons per minute to a maximum of 1000 gallons per minute. The water system which provides water for both domestic and fire protection purposes also contains four steel water storage tanks that range in size from 300,000 to 500,000 gallons. These tanks give Pine Valley a total water storage capacity of 1,757,000 gallons for the three pressure zones. During periods when electrical power is not available, the PVMWC has one 100KW emergency generator located on a trailer that can be used to provide the necessary power to keep one well in operation. Under long-standing mutual agreements additional emergency generators

will be provided by outside agencies when needed.

POWER SYSTEMS

Although adequate electrical power is supplied to the sub-region via the SDG&E Glenn Cliff sub-station, area residents are concerned about the wildfire risks posed by existing non-encased transmission lines during periods of strong wind events. Historically these winds have caused electrical power lines to surge and snap, and this creates an unacceptable risk due to the sub-region's remote location, limited firefighting resources and the abundance of natural fuels. Recently the utility has proposed to de-energize their power grid in times of extreme high wind or wildfire danger. This policy will negatively impact current residents and businesses as well as serve as a detractor for people who may be thinking about residing in the sub-region. Residents are also concerned about the utility's proposed plans that could result in the construction of additional high voltage transmission lines and towers that would irrevocably mar the area's viewshed.

LIQUID WASTE DISPOSAL

Within the Pine Valley Sub-region, residential liquid waste disposal is primarily accomplished by septic systems and leach fields. However, within the village core of Pine Valley, commercial properties and public agencies such as the County park, County library, and a very few residences within the village core use the above ground percolation basins for waste water removal. These basins are located adjacent to the County park and are called the Pine Valley Water Pollution Control Facility (PVWPCF).

The PVWPCF consists of percolation basins and 3 groundwater monitoring wells. It has been has operated since 1994 by the County DPW in conformance with all Regional Water Quality Control Board permit requirements. It has a permitted capacity of 40,000 gallons per day based on a 30 day average. In 2008, there are 52 customers that are connected and some limited additional storage capacity may exist. If so, the Pine Valley Elementary School should have a PVWPCF connection priority.

PUBLIC SCHOOLS

Within the village core of Pine Valley, there are two public schools which serve the communities of Mount Laguna and Pine Valley. The Pine Valley Academy is a charter school that serves students in grades 7-12 and is operated through the Julian Charter School. The Pine Valley Elementary School is operated by the Mountain Empire School District and serves students in grades K-6. In 2008, its Academic Performance Index (API) scores are some of the highest in the County.

PV Elementary School has been an integral part of the community since it was originally opened as a one-room schoolhouse teaching local children in grades K-8 on is current 2+ acre site in the mid-1930s. The property on which it stands was donated to the town by an early developer with the stipulation that if it ceased to be used as a public school, the property would revert back to the developer's estate. Like so many other small schools within the Mountain Empire School District, student enrollment in 2008 has continued its downward trend. The District is looking for ways to cut operating costs and is considering school closures. Residents very strongly believe that this facility should remain open so that the community does not lose the school property and is working with the District to find ways to save this school site.

PINE VALLEY BRANCH LIBRARY

The Pine Valley Library is located along Highway 80, at the outer fringe of the village core on a very small parcel of land that does not support further library expansion. Built in the mid-1990s, this 2,500 square foot facility includes a small attached community room. The library directly supports the residents of Guatay, Mount Laguna and Pine Valley; it also supports two Pine Valley schools which do not have their own facility libraries. Residents from many other backcountry communities use the Pine Valley Library as well.

In 2008, the library's existing parking area is already extremely inadequate and unable to accommodate patron parking. This parking issue is further complicated as County park visitors frequently park in the library's small parking lot. Since the library has only four computers, patrons must often wait to use them. Because the library itself is tiny, its available selection of reference books and books in circulation is insufficient for the community's needs. The community room, which is used to support the wide variety of programs sponsored by the County library, is also too small. Additionally the library's lack of evening hours of operation does not support the community's needs.

RECREATIONAL PARKS AND FACILITIES

Pine Valley County Park is located along Highway 80 on a 17 acre site. It has 3 large group picnic areas that may be reserved, including an area with a serving station and another with a pavilion. There are also a children’s and tot lot play areas and a water feature play area, basketball court, shuffleboard court, horseshoe pits, tennis court and 2 baseball fields and a large grass field for soccer and badminton. A short trail along the creek bed provides a nice area for walking dogs. Historically, this regional day use picnic park has attracted people from neighboring Imperial County, Arizona and Baja California, primarily on summer weekends. Schools and community groups utilize the sports field daily during the summer and fall. Local students also utilize the park during lunch periods and after school. Residents enjoy

the new playground areas with the water feature and small dog trail on a daily basis. With the park's recent loss of 15 mature oak trees, many of the existing picnic areas are no longer shaded and there is an immediate need for by permanent covers or structures that could provide shade.

PUBLIC SAFETY WITHIN THE PINE VALLEY SUB-REGION.

SHERIFF DEPARTMENT FACILITIES

The only San Diego County Sheriff's facility within the sub-region is the Pine Valley Sheriff substation located in front of the Pine Valley Fire Station. This substation, staffed with five deputies, shares a beat with another sheriff's substation located in the town of Boulevard, which is also staffed with five deputies. Together, their combined beat extends as far south as Mountain Empire High School on Buckman Springs Road; as far north as mile marker 33 on Sunrise Highway in Mount Laguna; as far east as the Imperial Valley line just past Jacumba and as far west as Descanso. A deputy is on duty either at each facility or driving the beat from 7am until just after midnight. After the hours of 12:30 a.m. until 7 a.m., the deputy on duty is home with a beeper. Due to the huge area that these substations cover, and whether the deputy is dispatched from the facility or at home, emergency response times can vary significantly.

In 2008, County of San Diego Sheriff's department is reviewing possible options for a facility upgrade at the current location of the Pine Valley substation or the construction of a new facility at another nearby site in Pine Valley or possibly even a move to Descanso. Pine Valley residents want the sheriff substation to remain at a central location within the community. Based on their large patrol area, an increase in deputy staffing to accommodate 24 hour coverage at the substation is considered the basic safety requirement for the sub-region.

DETENTION FACILITIES

The Pine Valley Sub-region has only one remote detention facility, La Cima Honor Camp, jointly operated by the County Probation Department and CALFIRE. The facility is located in a remote valley along Sunrise Highway north of Mount Laguna. The Honor Camp trustees are trained to fight wildfires and serve as additional firefighters assisting CALFIRE.

FIRE PROTECTION RESOURCES

Pine Valley Fire Protection District

Pine Valley Fire Station #44 is located in the village centre along Highway 80 behind the San Diego County Sheriff’s Station. The Pine Valley Fire Protection District, in

conjunction with CALFIRE, is an all-risk department providing emergency service to the communities of Buckman Springs, Corte Madera, Guatay and Pine Valley. The District responds to medical aid, fires, hazardous materials incidents, traffic accidents and public assist non-emergency calls. The existing fire station is an older building built in 1976 that consists of a small three-bay facility. The facility is sited on a small parcel that limits maneuvering space and access for apparatus, working and living quarters, and parking. In 2008, the District's Fireblast trailer, training classroom and older storage building are physically separated by the Pine Valley Post Office and parking lot.

Station staffing is provided by a contract partnership between the District and CALFIRE. The current contract provides a minimum of two paid CALFIRE personnel at the station at all times and runs until November 2012. Pine Valley Reserve and Volunteer firefighters augment this staffing so that at least three people are on duty at any given time. With the addition of the CALFIRE personnel, the average response time to any given area within the District is about five minutes.

Since the District is located some distance from urban medical facilities, Air-Evacuation transport is often called upon to transport emergency patients. These calls range from traffic accident victims to critical medical emergencies to time sensitive injuries. Air evacuation helicopters are typically landed in the open meadow behind the Pine Valley Post Office or the Pine Valley County Park. Although not prepared landing pads, these locations are a real advantage due to the close proximity of the fire station. With an aging population and accidents along Interstate 8, Highway 80 and Sunrise Highway, more than 70 percent of the District's responses are medical calls.

Most medical calls require the assistance of an ALS paramedic-staffed ambulance, which transports patients and provides them with more advanced care while en route to a hospital. The nearest ALS ambulance is located in Alpine, approximately 12 miles away. If that ALS unit is committed to another call in the area, then another ambulance from even a further distance is dispatched to the medical call in this area. The average response time for these ALS units may be as long as twenty minutes, a period of time that is essential in caring for and treating critical emergency medical patients. Since there are only three ALS units in this part of San Diego County, it is not uncommon that all three ALS units are committed to over-lapping emergencies. This means more frequent use of Air-Evacuation transport for patients that could have been easily transported by ground ambulances. See map of the region's fire protections district boundaries and fire stations on page 29.

Mount Laguna Fire Protection Resources

The Mount Laguna Volunteer Fire Department Station provides essential emergency services and structure fire suppression for Mount Laguna and also assists with emergency response along most of Sunrise Highway with mutual aid from Pine Valley Fire Protection District. Forest Service Camp Ole Fire Station is responsible

for wildland fire suppression and is a staging point for wildfire operations in the Cleveland National Forest. La Cima Honor Camp, located on state parklands, is dedicated to wildlands maintenance and wildfire suppression.

Fire Safe Councils.

State-sponsored all-volunteer Fire Safe Councils have become a means to implement fuel management policies. Both the Pine Valley Fire Safe Council and Mount Laguna Fire Safe Council work in collaboration with California State and San Diego County Fire Safe Councils, the Forest Service, and State, County and local fire protection agencies. The Councils work to help residents reduce and manage brush and to create defensible space around structures in their communities. The Fire Safe Councils arrange activities such as brush removal and chipping work in Guatay, Pine Valley, Corte Madera and Mount Laguna. Fire Safe Councils also work to heighten local public awareness about the dangers of wildfires and the need for defensible space.

TRENDS AND FUTURE PROJECTIONS FOR THE PINE VALLEY SUB-REGION.

LAND USE AND COMMUNITY CHARACTER

Left unchecked, population growth and migration trends will increasingly impact the less-developed areas of the Central Mountain Region. The perceived need to increase housing stock, expand suburban tract developments, and to permit the intrusion of higher housing densities into rural areas must be balanced by the real need for resource conservation. In the face of climate change, primarily a long-standing period of drought and its impact on groundwater recharge, conservation of limited groundwater resources in an area totally dependent on these resources will direct any future development. The Pine Valley Subregional Group Area population which currently stands at approximately 2,438, is projected to rise to nearly 2,870 residents. This potential increase of almost 18 percent could impose a negative impact on the community character and quality of life of residents in this small village. Development impacts the availability of clean groundwater. Therefore, all development must address ways to conserve this precious resource and ensure that man-made contamination does not affect finite groundwater resources. Developments must also minimize harm to the existing natural settings which provide vital wildlife habitat and corridors. Earthwork and grading must not be allowed to change patterns of natural water drainage. Nor should above ground utilities be allowed to mar the natural beauty of the area's viewshed. Some of these potential impacts may be mitigated though the preservation of natural terrain and watersheds, protection of existing mature woodlands, use of drought-tolerant landscaping, undergrounding of utilities and the use of natural finishes on housing

exteriors.

Local employment opportunities in the sub-region are expected to remain very limited. Alternative modes of employment such as virtual office networks and cyberspace-based workplaces may provide additional employment opportunities. The future availability of a region-wide high-speed internet capacity would help develop and support this workforce. The current lack of public transit negatively impacts the sub-region's economic vitality by affecting the costs of commuting. A public transit system is desired to serve the area.

INFRASTRUCTURE AND COMMUNITY FACILITES

Power Systems

Public utility infrastructure must serve community needs. Unreliability of electrical power due to unplanned or planned utility outages during wind events do not contribute to the vitality of the sub-region. Shutdowns of the electrical power grid by the power provider will negatively affect residents dependent on wells and heating of residences in this mountain micro-clime. Local businesses with their small customer base cannot afford the loss of income imposed by a loss of power. Protection of utility infrastructure by undergrounding and the use of shielded cables on concrete power poles must be considered as a means to increase reliability while helping to decrease wildfire risks. Photovoltaic power, solar power and alternative energy sources must be also explored and encouraged to help meet local power needs.

Pine Valley Elementary School

Having a local community elementary school is an important element that attracts a stable family population. There is a continued community need to keep Pine Valley Elementary school open, in spite of a trend in declining enrollment. The community is working with the school district to explore options for expanding the educational services that are offered at this campus. These include opening a preschool on the site and offering more after school activities. Another option would possibly include a division of the school population with the Descanso Elementary School based on grades served. A possible relocation of the Pine Valley Library to a site nearby the school facility would greatly benefit Pine Valley Elementary school.

Pine Valley County Library

The local Library branch will continue to be a center for enrichment and education for the sub-region's changing population. However, the small difficult site of the present Library building prevents any future upgrade or expansion of this facility. The Library needs to be relocated to a site that would allow the necessary room for needed expansion. Ideally, this larger site should support joint use with the elementary school. It would accommodate the availability of a more comprehensive book and reference material selection and one that offers expanded computer resources. A larger community meeting room would help to support the wide variety of programs sponsored by the library.

Pine Valley County Park and Facilities

Vehicular parking capacity within Pine Valley Regional Park is impacted during peak use periods and there is a need for additional parking capacity. An equestrian parking and staging area would be an asset in a community where a trails system is important. The future addition of these proposed facilities necessitate expanding park acreage.

Currently there is a five year plan to upgrade the existing baseball fields to a modern regulation size ball field and to add a new regulation size soccer field. Both fields would use artificial turf and additional sanitary facilities would be added. The implementation of this plan is dependent on the County to acquire sufficient funding for this project. These plans will also necessitate the displacement and relocation of one of the large picnic areas. The construction of sanitary facilities near the existing tot lot and children's play area, as well as an upgrade of the current irrigation system and the addition of new native plant landscape areas for interpretation and educational purposes would also benefit park users. Additional facilities such as a Skate Park area, and a room for computer gaming and some other compatible indoor games, such as table tennis would provide much-needed youth recreational opportunities.

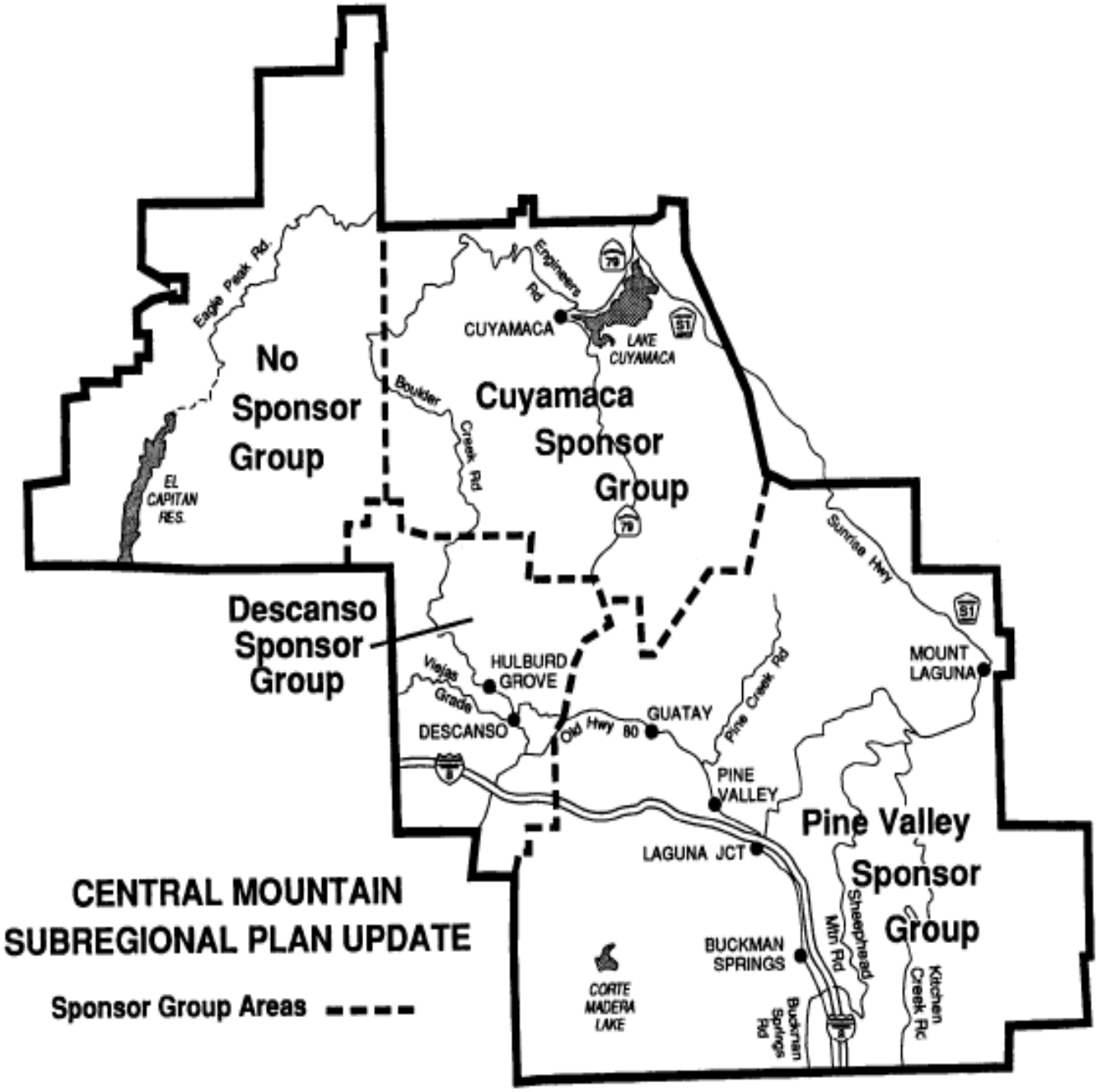
Medical Facilities

There is a scarcity of medical facilities and personnel in the sub-region. With an aging population and a desire for many seniors to age in place, there is a current need for a medical clinic to accommodate the population.

PUBLIC SAFETY RESOURCES

Public safety improvements are needed to provide adequate services for an increasing population. Pine Valley's current Fire Station and Sheriff's Station operations are impacted by the size limitations of their combined site. Relocating the Fire Station could allow expansion of the Sheriff’s Station on the current centralized site into a facility optimized for public safety services. The community would be better served by a more modern and larger fire station on a site that allows for safe maneuvering of the apparatus. This facility would accommodate more apparatus bays, and provide improvements to working areas and living quarters. A corresponding upgrade to paramedic staffing on the District's engines is needed to due to extended response times for remote ALS units responding to calls within the District. There is also a continuing need for a dedicated and permanent landing pad for Air-Evacuation transports in close proximity to the fire station.

Due to the meager road infrastructure that serves the region, there is a need for a comprehensive plan that addresses traffic management during a regional emergency or other crisis. This plan should be managed and quickly implemented by State and County public safety agencies to ensure the safe evacuation of entire communities in the event of a natural disaster such as a large wildfire. Provisions of this plan would also manage traffic, parking, access and egress along the affected road systems during natural events such as snowstorms.



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Central Mountain Joint Community Vision

This Central Mountain Vision Statement was developed jointly by the Cuyamaca Sponsor Group, the Descanso Planning Group and the Pine Valley Planning Group.

Who We Are

Five small backcountry communities, located within the Central Mountain Subregion of San Diego County, are a group of five small backcountry communities that offer residents and visitors places to live, work, and play in settings dominated by the beauty of the natural environment and wide open spaces. Made up of the communities of Cuyamaca, Descanso, Guatay, Pine Valley, and Mount Laguna, these small rural villages are separated by appreciable distances and are physically isolated from each other by mountain ranges and plateaus, meadows and valleys, river courses and watersheds, agricultural lands, and public land preserves. Although each community has been uniquely shaped by their environs, we all share a common vision. The focus of our unified vision is the protection and preservation of our area's intrinsic beauty, its natural resources and wildlife habitat, as well as the safety and well-being of area residents and visitors.

Our Physical Settings

Each of our communities has developed around natural land features in settings that differ from the others and these features help to define our unique identities. The tiny mountain village of Cuyamaca drapes hillsides beside scenic Lake Cuyamaca and its broad picturesque montane mountain valley. Descanso hides away in foothills and folds that overlook fertile agricultural lands in the upper Sweetwater Valley. Guatay crests a historic mountain pass within mature forest woodlands, where Rancho Samagatuma's open spaces support a diversity of wildlife. Pine Valley surrounds and flanks a central panoramic etch basin meadow and has two large agricultural preserves located south and southeast of its village core. Mount Laguna is sheltered in hollows atop our County's most spectacular mountain range in a popular recreational setting that draws thousands of visitors annually. Public lands, State Parks, and the Cleveland National Forest, set aside to conserve natural resources, water, woodlands, and unspoiled views, border our communities as agricultural lands provide natural transitions at wildland interfaces.

Our Community Character

Within the Central Mountain Subregion, we preserve and respect our venerable and historic structures in the form of lodges, halls and restaurants, churches and residences, barns, and bridges. Our compact utilitarian commercial cores represent a very small percentage of our overall land use and provide essential local services for area residents and visitors. Limited pockets of residential development spread outward from our village centers to areas where they fit well within their surroundings. The lack of tract housing developments and larger commercial centers further defines and enhances the unique character of our backcountry communities. It is the combination of

these factors that contribute to our quaint rural ambiance and charm. Because of limited infrastructure and limited natural resources like groundwater, any further growth must be carefully managed. Any growth must also compliment our natural rural landscape and adhere to our community character.

Our communities are gateways to recreational opportunities. We place an extremely high value on recreational opportunities provided by open space and community trails which offer pedestrians, equestrians, and mountain bikers access to federal, sState and cCounty parks. As committed backcountry stewards, we believe in the preservation of clean air and dark skies, mature woodlands and open spaces, natural resources, and water quality. These core values are reflected in our rural lifestyles and make up some of the essential components of our community character.

Our Connections

Circulation elements between roadways connecting the communities of the Central Mountain Subregion consist primarily of narrow, twisting scenic two-lande highways that bisect large open vistas. Old Highway 80, a designated historic rural road connects Descanso with Pine Valley through Guatay. Sunrise Highway is a national scenic byway that provides the sole means of travel from Pine Valley to Mt. Laguna and onward to the village of Cuyamaca. Highway 79 traverses a scenic route next to Lake Cuyamaca, through Cuyamaca Rancho State Park, and connects to Descanso. Pine Valley and Descanso both have easy access to Interstate 8. While the heavy traffic associated with seasonal recreational visitors, highway accidents, and winter snows may impede movement between our communities, we wish a balance between having safe and well maintained roads and keeping these roads at current capacities to help retain the rural character of our subregion.

Our Economy

Within our subregion, a limited number of locally-based businesses provide services that support a rural customer base and the flow of seasonal recreational visitors and tourists. These businesses, along with utilities like power and water companies, a small number of schools and the Subregion's surviving agricultural concerns, offer limited employment opportunities for residents. Governmental agencies, such as like the County Sheriff's office Department and library system, the California Department of Forestry, the U.S. Postal Service, the U.S. Forest Service, and DHS U.S. department of Homeland Security Border Patrol round out other employment options within our subregion. Larger commercial concerns, such as Indian casinos and shopping centers, border our subregion and provide employment nearby. And, just as elsewhere in the County, residents also commute to work farther outside our subregion, are self-employed, work out of their homes, or are retired. Our subregion suffers from a lack of adequate public transportation systems that could support daily commuting.

Accepting that our subregion will only support limited economic opportunities, we strike a balance between our need to preserve our rural landscape with its precious natural resources and any need for economic growth which would change, without necessarily improving, our rural environment. Conservation of limited groundwater is a prime factor

directing economic development. With land use policies that reflect this balance, future economic intensification, with possibly suburban expansion following, is not anticipated nor is it desired.

Our Safety

Because we live in tight-knit communities that share a mutual respect for our environment and our neighbors, our residents volunteer and support many unique community self-help organizations. Through local workshops we receive training in disaster preparedness. Our citizens participate in a variety of civic planning groups, town hall and community center boards, school and local water boards. We serve as senior volunteers with the Sheriff's Department and in the Cleveland National Forest.

Having experienced devastating wildfires in the past, preventing future wildfires is a top priority. We augment our community fire protection providers as volunteer firefighters, support personnel, and members of Community Emergency Response Teams. Fire Safe Councils have become a means to implement fuel management policies. These volunteer efforts contribute a critical margin of safety in a region with sparse fire protection and law enforcement resources.

Our Future

The Central Mountain Subregion is perhaps one of the few remaining areas within the County that still offers visitors a chance to escape their fast-paced urban lifestyle and recall with nostalgia, the essence of life in a small mountain village. As nearby suburban populations continue to increase, it is of the utmost importance that the natural beauty of our local rural landscapes and vital character of our small villages be treasured and preserved for future generations.

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1. **COMMUNITY CHARACTER**

GOALS

1. THE PRESERV~~E~~ATION OF THE SMALL-TOWN, RURAL CHARACTER OF THE COMMUNITIES IN THE SUBREGION AND THE NATURAL AMBIANCE OF MOUNTAINS, HILLS, VALLEYS, AND PUBLIC LANDS.

2. ~~ENCOURAGE~~ THE PROTECTION OF EXISTING VEGETATION, WILDLIFE, AND OTHER NATURAL RESOURCES.

3. RETENTION OF THE SUBREGION'S LOW ~~DISCOURAGE HIGH-~~DENSITY PUBLIC AND PRIVATE DEVELOPMENT.

FINDINGS

The Central Mountain Subregion contains seven areas with their own unique identities but with similar natural characteristics such as topography, undisturbed habitats, dependence on groundwater, and large acreages of public lands. These areas are: Cuyamaca, Descanso, Pine Valley, Guatay, Buckman Springs, Mt. Laguna, and land north of El Capitan Reservoir. The Central Mountain Subregion is one of the most scenic areas of the County of San Diego. It is a recreational resource for the whole County and offers urbanites a place to experience the tranquility and the beauty of undisturbed nature.

San Diego County has experienced a rapid rate of growth in rural unincorporated areas which has diminished the identity of these areas. There exists a need to preserve a rural form of life-style within San Diego County in spite of pressures to urbanize rural areas, particularly those within the urban fringe.

~~CUYAMACA~~

~~The Cuyamaca area is characterized by: Cuyamaca Lake which is also its main recreational resource, limited commercial services serving visitors and the few residents, residences nestled among Jeffrey and Coulter pine trees on North Peak, portions of four very scenic roads: Highway 79, Sunrise Highway, Engineers Road and Boulder Creek Road, vast acreages of public lands, two very large agricultural preserves, open meadows, and the Inaja Indian Reservation. Another characteristic of the Cuyamaca Sponsor Group Area is that many lots and residences are owned as second home properties. The main visual characteristic of the area is the predominance of natural features such as coniferous forests, meadows, peaks, and Cuyamaca Lake, with few residences visible from roads.~~

~~PINE VALLEY~~

~~The community of Pine Valley is in the southeast portion of the Subregion, 50 miles east of San Diego, along both sides of Old Highway 80. The valley floor, at an elevation of 3,700 feet, has an abundance of large oak and Jeffrey pine trees, manzanita and lilac, and is surrounded by the higher Laguna mountains. The community is bordered on four sides by the Cleveland National Forest, which prevents lateral expansion of any private interest.~~

~~In Indian times the area was mainly used as an encampment for the Kumeyaay Indians and several remnants of their habitation can still be found today throughout the area. In the 1890's, it developed as a mountain refuge for families from both San Diego and Imperial Counties, and most residences were built as second homes. Today, the population, estimated at 1,600, consists mostly of full-time residents.~~

~~Today, there is a strong equestrian influence around "the meadow" and excellent riding trails are available. The area is also favored by bicyclists and is a center for hiking into the surrounding mountains.~~

~~GUATAY~~

~~Guatay is located on Old Highway 80 at an elevation of 4,000 feet, overlooking Descanso on the west and Pine Valley on the east. Guatay has an abundance of oak trees, Manzanita, Wild Lilac and a grove of rare Tecate Cypress. Guatay is surrounded by National Forest and by the Samagatuma Ranch. This supplies Guatay with an abundance of open space and wildlife habitat. Guatay has approximately 600 to 650 permanent residents. It is approximately three miles long from east to west, with most of the commercial at the east end. Scattered commercial and civic uses are located throughout the town.~~

~~MOUNT LAGUNA~~

~~The Mount Laguna area is characterized by its moderate to cool summer mountain climate, natural pine-oak forests with various types of wildlife, a rural atmosphere with picnic areas and campgrounds, and panoramic desert views. The few residences and cabins in the area are generally constructed of logs, wooden planks, and many times, stonework, which reflect the rustic charm of decades gone by. The community itself is the center of the Federally Designated Mount Laguna Recreation Area.~~

~~Sunrise Highway, the only access road of consequence to the Laguna Mountain area, is a picturesque, winding, two-lane mountain road with a variety of scenery: from nearby mountains covered with chaparral, to meadows and conifers, to desert panoramas. Although the road capacity is adequate for residents and visitors throughout most of the year, it becomes extremely congested on weekends during the snow season. This fact has resulted in several instances of community concern for the safety of visitors and the accessibility to the area for the residents. A significant increase in traffic would adversely affect the~~

~~environment as well as the wildlife.~~

~~A great many of the residents in the area are either retired, semi-retired, or looking forward to retirement. Most have moved to the Mount Laguna area to get away from the noise, smog, traffic, etc., associated with fast-paced urban development, and crowded conditions.~~

~~The lack of available groundwater, and the fact that the area is surrounded by the National Forest has resulted in very little population growth as compared to the majority of San Diego County; a favorable condition in many ways because it reflects the hopes and desires of the community for low-density and limited growth.~~

~~BUCKMAN SPRINGS~~

~~Buckman Springs is an area east of Pine Valley characterized by large meadows dotted with oaks and cattle, a CALTRANS rest stop, the Mountain Empire Junior/High School, and an SDG&E maintenance facility. Buckman Springs is one of the most scenic areas in the Subregion.~~

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. Consider adopting a Tree Preservation or Protection Ordinance to preserve significant trees in the Subregion. [CP]

2. Preserve mature healthy trees whenever possible in all public and private developments, except when recommended for removal by a professional forester or by a Fire Protection District to promote the health of the forest. [PP]

3. Stands and forests of oaks, coniferous and deciduous trees should be conserved to maintain the ambiance which defines the character of the communities in the Subregion. [CP]

4. Open space easements should be placed over all significant stands of native vegetation as identified in the environmental analysis. [CP]

5. Discretionary permit requests should identify trees which may need to be removed and provide for three replacement trees, preferably of the same species, for each tree removed at appropriate locations elsewhere on the subject property. Replacement trees are to be healthy and maintained until established. [PP]

6. Creeks, rivers and wetlands shall be preserved as scenic open space and should be maintained in as natural a state as possible. [PP]

7. Enhance the community character of the Subregion by incorporating significant natural features such as native vegetation and rock outcroppings into the design of residential developments. [CP]

8. Grading shall be strictly limited so that structures conform to the natural terrain. [CP]

9. Revegetate and landscape all manufactured slopes subject to a grading permit, major use permit or site plan, using native or naturalizing plants. [~~C~~PP]

10. Require ~~L~~large developments ~~should~~ to utilize a variety of site orientations, roof lines, exterior building materials and colors so as to avoid uniform tract-like housing developments and to comply with sustainable building technologies and practices. [~~C~~PP]

11. Clustered projects may be allowed only if at least 40 percent of the project is in a permanent open space easement. Clustered housing is an option if the number of dwelling units proposed is not more than the lot yield that could be obtained by the current ~~zoning~~General Plan density. The area where clusters of lots are proposed that are smaller than required by the ~~Plan or~~ Zone ~~are proposed~~ should not exceed 25 percent of the gross acreage. That core shall be located so as to minimize the visual impact to the community. ~~Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element.~~ [~~C~~PP]

12. Preserve the rural character by not requiring urban-scale improvements such as sidewalks, curbs, gutters and street lighting where the public health, safety and welfare is not endangered. [~~C~~PP, DPW]

13. All major subdivisions requiring major grading permits shall have an approved landscaping plan. [~~C~~PP]

14. Encourage the preservation and addition of hiking and riding trails. [~~C~~PP, DPW]

15. Recreational Vehicle Parks shall be sensitively designed and in scale and harmony with the Subregion and surrounding communities. [~~C~~PP]

16. Enforce animal regulations in order to maintain rural lifestyle while recognizing that animals on small lots can create nuisances for neighbors~~Carefully apply animal regulations in order to maintain rural lifestyle while recognizing that animals on small lots can create~~

~~nuisances for neighbors~~. [~~C~~PP, AP]

17. Retain minimum lot sizes ~~Land~~ outside the ~~Country Towns~~Rural Villages ~~should not subdivide into lots less than~~to four acres, whenever feasible for designations SR10 or higher ~~in size~~. [~~C~~PP]

B. CUYAMACA

1. Require ~~A~~architectural styles ~~shall~~ to reflect the historic past of Cuyamaca. Wood and stone materials, used singly or in combination, shall be the predominant materials for all exteriors. [~~C~~PP]

2. Require residential developments on 20 acres or more ~~shall propose~~to provide a variety of house designs in harmony with existing homes in the area. [~~C~~PP]

C. PINE VALLEY

1. Gateways to the Pine Valley Community from the freeway should be landscaped with pine and other indigenous plants beginning at freeway on and off ramps. [~~C~~PP, CAL, DPW]

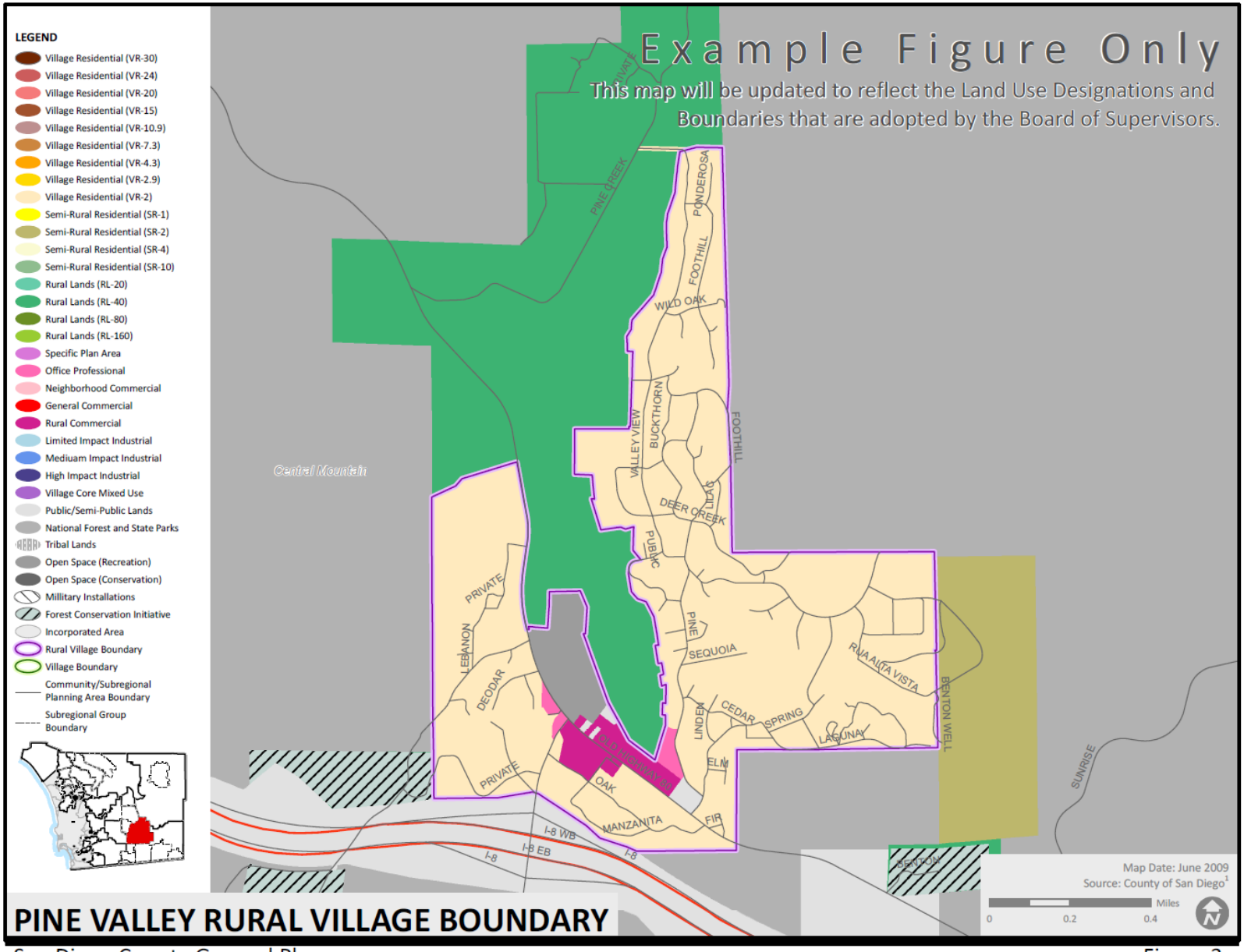
2. Encourage the County, State and ~~F~~federal governments to reforest the Pine Valley area to minimize the visual impact of perimeter dwellings and buildings that currently exist, as well as those in the future. [GEN]

3. The equestrian facility on the meadow in the center of ~~the~~ Pine Valley ~~Country Town~~ has been an important asset to the community and its continuation is encouraged for the recreation and enjoyment of the community. [GEN]

D. DESCANSO

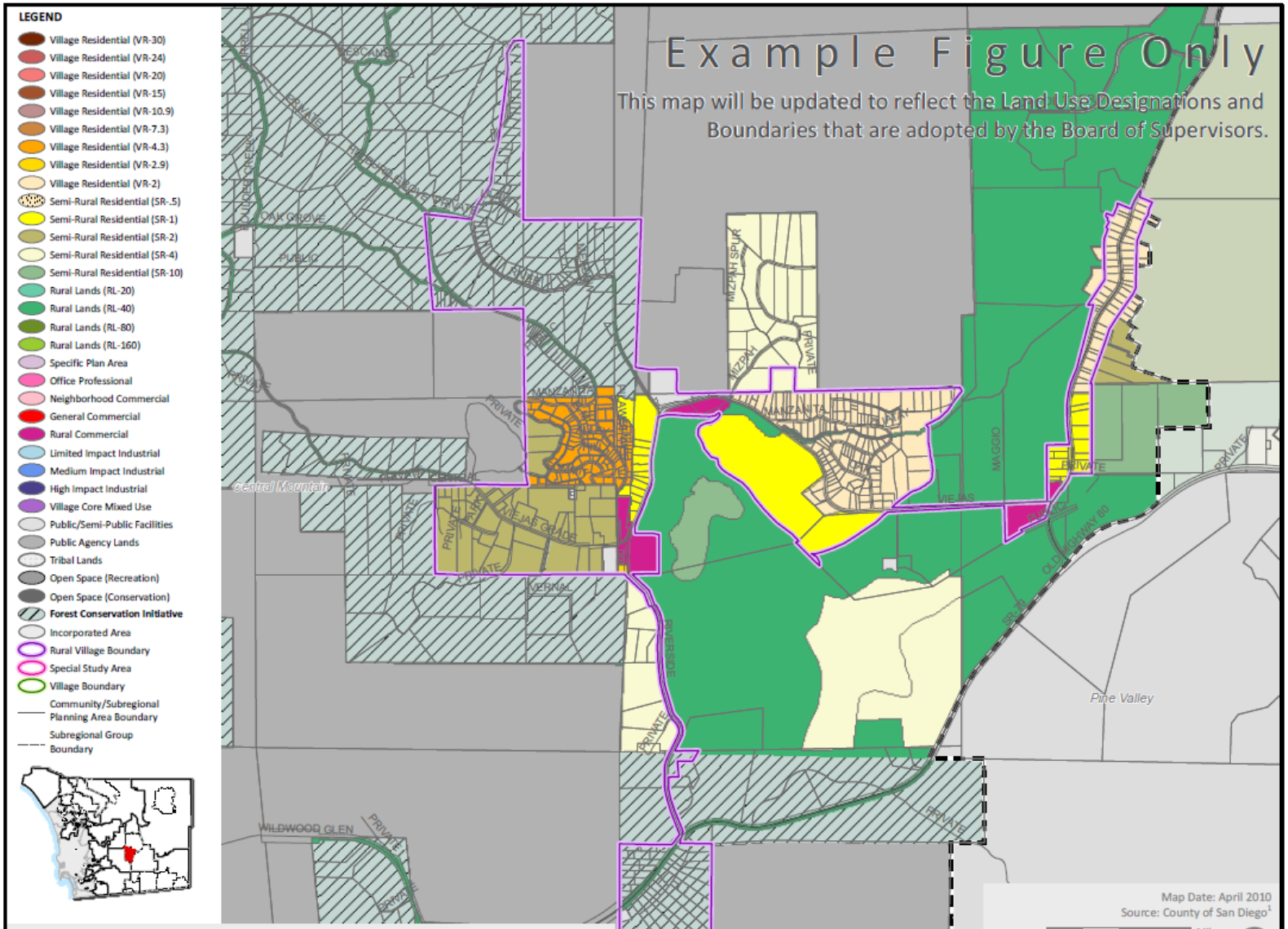
1. Discourage, unless the preservation of open space, significant resources, habitat and community character results in a better subdivision design, Clustered Development Projects and Conservation Subdivisions within the community of Descanso.

2. Discourage the development of Recreational Vehicle Parks within Descanso as they are out of scale, harmony and character of the rural community. Adequate facilities for RV Parks already exist on Public Lands within the Cuyamaca State Park and the Cleveland National Forest.



San Diego County General Plan

Figure 3



DESCANSO RURAL VILLAGE BOUNDARY

2. **LAND USE**

GOALS

A. GENERAL

1. THE PRESERVATION~~E~~ OF THE INTEGRITY OF THE CLEVELAND NATIONAL FOREST, ANZA BORREGO STATE PARK, AND THE CUYAMACA RANCHO STATE PARK BY MINIMIZING IMPACTS OF ACTIVITIES ON PRIVATE INHOLDINGS OR ADJACENT PROPERTIES.

~~2. MINIMIZE IMPACTS OF ACTIVITIES ON PUBLIC LANDS ONTO PRIVATE LANDS.~~

~~3. RESTRICT DEVELOPMENT TO THAT CONSISTENT WITH RURAL COMMUNITIES.~~

4. THE PRESERVATION~~E~~ OF A LOW-DENSITY PATTERN OF DEVELOPMENT ~~AND~~ WITH A MINIMAL LEVEL OF CONVENIENCE SERVICES.

5. THE ~~RETAIN~~ RETENTION AND ENHANCEMENT OF THE RURAL CHARACTER OF CENTRAL MOUNTAIN COMMUNITIES.

6. THE PRESERVATION~~E~~ OF THE NATURAL ENVIRONMENT AND NATURAL HABITAT OF WILDLIFE TO THE GREATEST EXTENT POSSIBLE.

B. PINE VALLEY

1. ~~ENCOURAGE~~ THE PRESERVATION OF A CONTINUING MOUNTAIN ATMOSPHERE AND BALANCED COMMUNITY IN GUATAY ~~BY PLANNING FOR A BALANCED COMMUNITY~~.

2. ~~RESTRICT TYPES OF~~ DEVELOPMENT IN MOUNT LAGUNA LIMITED TO THAT WHICH IS~~TO THOSE~~ COMPATIBLE WITH A FEDERALLY DESIGNATED RECREATION AREA.

FINDINGS

A Table of Land Use Designations in the Cuyamaca, Descanso, and Pine Valley ~~Sponsor Group Areas~~Land Use Maps is provided as Table LU-1 in the General Plan Land Use Element ~~can be found on pages 14, 15 and 16~~. This Table breaks down land ownership according to Private, Public and Indian Reservations. Even though the County does not have jurisdiction over ~~F~~federal, State and Indian Reservation lands, such lands constitute such a large percentage of the Subregion ~~that this information was determined to be a necessary inclusion in the text~~.

The Central Mountain Subregion contains five unique and charming communities: Cuyamaca, Descanso, Guatay, Mt. Laguna, and Pine Valley. These communities vary in size and level of convenience services. Each of these communities are described ~~below~~in the background information section of this community plan~~.~~

~~CUYAMACA~~

~~The Cuyamaca area has approximately 250 permanent residents, 50 second home residents, and no commercial services except for two businesses associated with Lake Cuyamaca: the Lakeland Resort, which consists of a restaurant, bar, game room and two cabins, and the Lake Cuyamaca Restaurant and Store, adjacent to Cuyamaca Lake, and two campgrounds and picnic areas. The neighborhoods are Cuyamaca Woods, Cuyamaca Resort, and the North Peak area. The remainder of the Cuyamaca area consists of scattered residences on large parcels, two large agricultural preserves, most of Cuyamaca Rancho State Park, and a portion of the Palomar District of the Cleveland National Forest. The Cuyamaca area has experienced a significant increase in traffic, traffic noise, and litter from tourists on their way to and from Julian, and from visitors who recreate on public and private lands. The attractiveness of Cuyamaca Lake as a destination recreational experience has not decreased even though the lake level has dropped significantly in the last ten years due to the drought. The continued attractiveness of Cuyamaca Lake is most likely due to its scenic setting and the growth in population of San Diego County. The Cuyamaca area has had groundwater supply problems for many decades. This constraint, together with the desire of local residents and residents of more urban communities to preserve the area's rural charm and scenic beauty will severely limit the future development of Cuyamaca.~~

~~DESCANSO~~

~~The Descanso area is home to approximately 2,300 residents. The town of Descanso has grown around the intersection of Riverside Drive and Viejas Grade Road, generally westerly of Highway 79. Descanso is a scenic community, characterized by residents who demonstrate appreciation of the area's beautiful oaks and meadows and respect for the area's groundwater constraints and fire danger. Descanso has become a popular community for people who work in more urban areas but desire the peace and quiet of a small community as their place of residence. Descanso offers its residents commercial as well as civic services. It has an elementary school with an adjoining public park, a Post Office, a library, a town hall, two churches, a volunteer fire department, a grocery store/gas station, several real estate offices, a craft store. The residential development consists of single-family residences on small lots along Viejas Grade Road, Oak Grove Drive, River Drive and adjoining streets, and residences on large lots in the outlying areas.~~

~~Agricultural uses are a major component of the character of the Descanso area, with large areas devoted to grazing and unirrigated oat farming, and with a high proportion of residents keeping horses or other animals.~~

~~There are a few industrial uses in Descanso. The only large one is a building-fabrication plant on Boulder Creek Road. There are also a saddle shop and a cabinet-making shop on Viejas Boulevard.~~

~~There are several governmental land uses in the Descanso area which have the potential to greatly impact Descanso's resources and character. Most important in this regard is the County's detention facility off of Japatul Road. Other facilities consist of a CalTrans maintenance yard, a County road maintenance yard, a refuse transfer station, and a U.S. Forest Service substation.~~

~~PINE VALLEY~~

~~The Pine Valley Sponsor Group Area contains three communities: Pine Valley, Guatay and Mount Laguna. It also contains approximately 75,000 acres of public lands consisting principally of the Cleveland National Forest, and La Posta Indian Reservation.~~

~~Pine Valley is located on Old Highway 80 approximately one mile east of Guatay. It is an attractive community of approximately 1,600 residents that is easily accessible from Highway 8, and has evolved from a community of retired or seasonal residents to a balanced community of residents of all ages. Pine Valley supports a variety of businesses and services which are located along Old Highway 80 and which are of a scale that is very compatible with a small community. The community of Pine Valley, as the name implies, is located in a valley that is surrounded by the Cleveland National Forest and whose most important features are Pine Valley Creek which runs north-south in the western portion of the community, pine and oak trees, and the backdrop of the Laguna Mountains.~~

~~GUATAY~~

~~Guatay is located within the Pine Valley Planning Area on Old Highway 80 bordering Descanso on the west and Pine Valley on the east. It has approximately 600 residents. The most prominent land uses in Guatay are the two Mobilehome/RV Parks, the businesses on both sides of Old Highway 80, and the Samagatuma Ranch. The residences are for the most part hidden by oak trees.~~

~~MOUNT LAGUNA~~

~~Mount Laguna is located approximately 60 miles east of San Diego and 20 miles north of the Mexican border, in the Laguna Mountains. It is a community of scattered residences and cabins located predominantly near and along Sunrise Highway. The center of the community basically consists of the Laguna Mountain Lodge - a general store with cabins and motel rooms, and a Post Office; and on the eastern side of the highway, there are a lounge and restaurant which is open during the weekends, a Harp Shop and a lounge and restaurant with camp trailer sites. The volunteer fire department is approximately ¼ mile farther west. Two churches also serve the community.~~

~~There are approximately 70 permanent residents and many cabins used seasonally. There are several campgrounds, with many miles of hiking and equestrian trails. As a Federally Designated Recreation Area, and the only area where the unique and spectacular views of the Anza Borrego Desert State Park and the Salton Sea can be experienced, Mount Laguna has become a popular year round recreational resource for San Diego and Imperial County residents, and for visitors from all parts of the western United States. Mount Laguna is one of the major snow play areas within relatively easy access of San Diego and as such, the number of visitors during the snow season sometimes exceeds 10,000 in a single day; a number significantly greater than the area resources are capable of safely handling.~~

~~The forests in the Mount Laguna area provide homes for many types of wildlife. Among them, the Southern Mule Deer, Spotted Owl, Bushy Tailed Grey Squirrel, Bobcat, and Cougar. Although slowly disappearing from the Laguna Mountains due to the increasing number of visitors and hunters to the area, and the traffic on Sunrise Highway, with patience and a little luck, they can still be glimpsed occasionally in their natural habitat.~~

~~This area, with its wildlife and its fragile environment, is extremely dependent on the very limited groundwater supply. Because of this, and the lack of a comprehensive groundwater study, the Forest Service has restricted land leasing to those cabins already built. This policy is consistent with the community's desire for low-density, and a very slow and limited amount of population growth.~~

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. Projects on private lands shall not depend on using public lands for siting facilities such as water storage tanks, wells, roads, etc., unless the concerned public agency agrees that there is no other feasible alternative. [~~C~~PP]

2. No residential development is proposed on Cleveland National Forest lands. However, should these lands be exchanged or sold to private persons, the properties should be rezoned so as to establish the same density and intensity of land use as is allowed on adjacent and similar private lands. [~~CP~~DPLU]

3. Require development to identify adequate groundwater resources in compliance with Land Use Element policy LU-8.2 and require ~~A~~all projects proposing a significant increase in water consumption ~~shall~~ to submit a water study before such a project is approved. A water study must show, without doubt, that sufficient water will be available for the expected life of the proposed project and that water quality and

neighboring properties will not be negatively affected. [~~W~~PP]

4. ~~Prohibit~~ Discourage land uses which would result in traffic volumes that would adversely impact a community's rural lifestyle. [CP] (Descanso Agree)

5. Preserve areas with rare, unique or endangered wildlife and plants. [~~C~~PP]

6. Encourage the County, State, and Federal governments to protect the groundwater system. [GEN]

7. All new and existing electrical utilities, telephone, and cable shall be put underground for safety and a more reliable systems operation whenever feasible and not damaging to the environment. [~~C~~PP]

8. All developments/remodeling in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment. [~~C~~PP]

9. No development shall be permitted on significant or prominent mountain tops, ridgelines, or summits. [~~C~~PP]

10. In order to preserve the natural terrain, extensive, unsightly, or severe grading for development, both private and public, shall be prohibited. [~~C~~PP]

11. Parcels within agricultural~~ly~~ areas or Semi-Rural and Rural~~zoned~~ lands are to maintain rural character, protect steep slopes, preserve and protect open space and agriculture Discourage water intensive crops. Encourage drip irrigation and/or irrigation conservation systems. [~~C~~PP]

11. Permit ~~M~~mixed rural land uses such as cottage industries, residences, agricultural sale of farm related products (not necessarily home-grown) ~~shall be allowed~~. [~~C~~AP]

~~13. Lots made substandard because of rezoning actions in GPA 91-02 will not be required to merge.~~

13. Minimize impacts of activities on public lands onto private lands. [GEN]

B. DESCANSO

1. ~~To minimize visual impacts, water tanks shall be painted or screened.~~ Encourage and support the existing, developed private residences in the Hulburd Grove Federal US Forest Service housing tract, in Descanso, in to proceeding with the process of parcelization through the Planned Land Exchange. [GEN~~CP~~]

C. PINE VALLEY

1. Residential and civic uses requiring a minor or major use permit, and all commercial and industrial uses in Pine Valley and Mount Laguna shall be reviewed for compatibility with the design objectives and standards contained in the "D3" Design Review Special Area Designator placed on commercially-zoned properties. ~~This policy applies only to uses proposed in the communities of Pine Valley and Mount Laguna.~~ [CP]

LAND USE DESIGNATION BY OWNERSHIP AND BY PLAN DESIGNATION

DESCANSO SUBREGIONAL GROUP AREA

PLAN DESIGNATION	OWNERSHIP	PERCENTAGES
VILLAGE RESIDENTIAL 2	PRIVATE	1%
VILLAGE RESIDENTIAL 2.9	PRIVATE	1%
VILLAGE RESIDENTIAL 4.3	PRIVATE	1%
SEMI-RURAL RESIDENTIAL 1	PRIVATE	1%
SEMI-RURAL RESIDENTIAL 2	PRIVATE	1%
SEMI-RURAL RESIDENTIAL 4	PRIVATE	1%
SEMI-RURAL RESIDENTIAL 10	PRIVATE	1%
RURAL COMMERCIAL	PRIVATE	1%
OPEN SPACE (CONSERVATION)	PUBLIC/PRIVATE	2%
RURAL LANDS 40*	PRIVATE	27%
RURAL LANDS 80	PRIVATE	4%
PUBLIC/SEMI-PUBLIC	PUBLIC	2%
FEDERAL AND STATE LANDS	PUBLIC	58%
NO PLAN	INDIAN RESERVATION	2%
	TOTAL ACRES	20,938

* Includes Lands within the Forest Conservation Initiative

~~CUYAMACA SPONSOR GROUP AREA~~

~~PLAN DESIGNATION~~	~~OWNERSHIP~~	~~ACRES~~
~~(18) MULTIPLE RURAL USE~~	~~PRIVATE~~	~~111~~
~~(23) NATIONAL FOREST~~	~~PRIVATE~~	~~11,208~~
	~~PUBLIC~~	~~37,793~~
~~(27) TELECOMMUNICATIONS~~	~~PRIVATE~~	~~2~~
~~NO PLAN~~	~~INDIAN RESERVATION~~	~~811~~
	~~TOTAL~~	~~49,925~~

~~DESCANSO SPONSOR GROUP AREA~~

~~PLAN DESIGNATION~~	~~OWNERSHIP~~	~~ACRES~~
~~(1) RESIDENTIAL~~	~~PRIVATE~~	~~601~~
	~~PUBLIC~~	~~2~~
~~(3) RESIDENTIAL~~	~~PRIVATE~~	~~74~~
~~(5) RESIDENTIAL~~	~~PRIVATE~~	~~28~~
~~(13) GENERAL COMMERCIAL~~	~~PRIVATE~~	~~5~~
~~(14) SERVICE COMMERCIAL~~	~~PRIVATE~~	~~6~~
~~(18) MULTIPLE RURAL USE~~	~~PRIVATE~~	~~76~~
~~(21) SPECIFIC PLAN~~	~~PRIVATE~~	~~82~~
~~(22) PUBLIC/SEMI-PUBLIC~~	~~PUBLIC~~	~~118~~
~~(23) NATIONAL FOREST~~	~~PUBLIC~~	~~11,480~~
	~~PRIVATE~~	~~6,522~~
~~NO PLAN~~	~~INDIAN RESERVATION~~	~~480~~
	~~TOTAL~~	~~19,474~~

~~PINE VALLEY SPONSOR GROUP AREA~~

~~PLAN DESIGNATION~~	~~OWNERSHIP~~	~~ACRES~~
~~(1) RESIDENTIAL~~	~~PRIVATE~~	~~886~~
~~(3) RESIDENTIAL~~	~~PRIVATE~~	~~362~~
~~(5) RESIDENTIAL~~	~~PRIVATE~~	~~35~~
~~(11) OFFICE PROFESSIONAL~~	~~PRIVATE~~	~~7~~
~~(13) GENERAL COMMERCIAL~~	~~PRIVATE~~	~~16~~
~~(14) SERVICE COMMERCIAL~~	~~PRIVATE~~	~~11~~
~~(22) PUBLIC/SEMI-PUBLIC~~	~~PUBLIC~~	~~35~~
~~(23) NATIONAL FOREST~~	~~PRIVATE~~	~~15,483~~
	~~PUBLIC~~	~~78,057~~
~~NO PLAN~~	~~INDIAN RESERVATION~~	~~520~~
	~~TOTAL~~	~~95,412~~

~~NO SPONSOR GROUP AREA~~

~~PLAN DESIGNATION~~	~~OWNERSHIP~~	~~ACRES~~
~~(18) MULTIPLE RURAL USE~~	~~PRIVATE~~	~~637~~
~~(23) NATIONAL FOREST~~	~~PUBLIC~~	~~26,145~~
	~~PRIVATE~~	~~7,626~~
~~(24) IMPACT SENSITIVE~~	~~PUBLIC~~	~~2,355~~
~~NO PLAN~~	~~INDIAN RESERVATION~~	~~7,942~~
	~~TOTAL~~	~~44,705~~

~~CENTRAL MOUNTAIN SUBREGIONAL PLAN AREA~~

~~PLAN DESIGNATION~~	~~OWNERSHIP~~	~~ACRES~~
~~(1) RESIDENTIAL~~	~~PRIVATE~~	~~1,487~~
	~~PUBLIC~~	~~2~~
~~(3) RESIDENTIAL~~	~~PRIVATE~~	~~436~~
~~(5) RESIDENTIAL~~	~~PRIVATE~~	~~63~~
~~(11) OFFICE PROFESSIONAL~~	~~PRIVATE~~	~~7~~
~~(13) GENERAL COMMERCIAL~~	~~PRIVATE~~	~~21~~
~~(14) SERVICE COMMERCIAL~~	~~PRIVATE~~	~~17~~
~~(18) MULTIPLE RURAL USE~~	~~PRIVATE~~	~~824~~
~~(21) SPECIFIC PLANNING AREA~~	~~PRIVATE~~	~~82~~
~~(22) PUBLIC/SEMI-PUBLIC~~	~~PUBLIC~~	~~153~~
~~(23) NATIONAL FOREST~~	~~PRIVATE~~	~~40,839~~
	~~PUBLIC~~	~~153,475~~
~~(24) IMPACT SENSITIVE~~	~~PUBLIC~~	~~2,355~~
~~(27) TELECOMMUNICATIONS~~	~~PRIVATE~~	~~2~~
~~NO PLAN~~	~~INDIAN RESERVATION~~	~~9,754~~
	~~TOTAL~~	~~209,520~~

RESIDENTIAL

GOALS

1. ~~MINIMIZE ALTERATIONS TO~~THE PRESERVATION OF EXISTING LANDFORMS AND THE ~~VISUAL INTERRUPTION OF~~CONTINUITY OF NATURAL HORIZON LINES WITH A LACK OF VISUAL INTERRUPTIONS.

2. RESIDENTIAL DEVELOPMENT ~~SHOULD BE~~ DESIGNED TO CONSERVE WATER.

3. RESIDENTIAL DEVELOPMENT ~~SHOULD~~ THAT PRIMARILY CONSISTS ~~PRIMARILY~~ OF SINGLE-FAMILY DETACHED DWELLINGS ~~DESIGNED TO ENHANCE~~ WHICH ARE CONSISTENT WITH THE RURAL ATMOSPHERE AND AMBIANCE OF THE AREA.

4. ~~WHENEVER AND WHEREVER POSSIBLE MAINTAIN~~ THE PRESERVATION OF THE NATURAL LANDFORMS AND NATIVE VEGETATION AROUND RESIDENTIAL STRUCTURES ~~IN ORDER TO~~THAT PRESERVE THE OVERALL OPEN CHARACTER AND SCENIC QUALITY OF THE SUBREGION.

5. EXPANDED USE OF GREEN BUILDING PROGRAMS AND TECHNIQUES IN THE BACKCOUNTRY ~~ENSURE THAT ADEQUATE PUBLIC FACILITIES EXIST TO SUPPORT PROPOSED RESIDENTIAL DEVELOPMENTS.~~

FINDINGS

The ~~Sponsor~~ Subregional Group Areas in the Subregion are characterized by large lot single-family residential development, grazing and dry farming lands, and undisturbed open space and mountains outside of the towns. Many homes are built of natural materials such as rock and wood. Groundwater supply and natural constraints such as sensitive habitats and steep slopes limit the number of households that can be accommodated.

In the ~~towns~~rural villages, many homes are built on lots as small as 4,000 square feet. These homes are on individual septic systems that generally function well due to porous soils. They were built at a time when the towns were vacation resorts and when only a 50 percent reserve area was required. Today, the Department of Health and Human Services requires 100 percent reserve areas, which amounts to 400 feet of lines and 400 feet reserve area for a three bedroom home.

The Subregion's population has changed in the past few years from a predominance of retired households to a more balanced population of retirees and families. The needs of children must be addressed together with the needs of an

elderly population.

There appears to still be a balance in the Central Mountain communities between people who both work and live in the Subregion and those residents who spend most of the weekdays in more urban communities. This balance has preserved these communities from becoming bedroom communities.

There are 243 recreation residences in the Descanso Ranger District area of the Cleveland National Forest in tracts established long ago when public recreation in the National Forests was just beginning. The table below lists the number of recreation residences by tract and area. As a result of the growing demand for recreation sites, no new tracts are being established. Those who own the recreation residences own only the improvements; the land belongs to the United States Government. Special use permits for recreation residences are issued for terms up to 20 years, and are for recreation residences only, not for primary residences.

RECREATION RESIDENCES IN CENTRAL MOUNTAIN SUBREGION
CLEVELAND NATIONAL FOREST
DESCANSO RANGER DISTRICT

TRACT NAME	AREA	RESIDENCES
BOILING SPRINGS	LAGUNA	74
BURNT RANCHERIA	LAGUNA	11
EL CENTRO	LAGUNA	48
ESCONDIDO	LAGUNA	4
LAGUNA	LAGUNA	13
LOS HUECOS	LAGUNA	16
PIEDRA	LAGUNA	2
BAHR SHRINE	LAGUNA	17
HULBURD GROVE	DESCANSO	17
PINE CREEK	PINE VALLEY	38
GUATAY	PINE VALLEY	3
	TOTAL:	243

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. Prohibit new ~~R~~residential developments on lot sizes less than four acres ~~shall not be allowed~~ outside of ~~Country Towns~~Rural Village boundaries unless specifically exempted in this ~~T~~text. [CP]

2. Whenever possible, structures shall be designed to tuck into the natural hillside and conform to the natural contours of the land. No Portion of any structures will be permitted on or above the ridgeline. [~~CP~~PP]

~~3. Structures shall generally conform to the natural contours of the land and should not exceed 15 feet above the ridgeline. [CP]~~

4. Residential structures on steep slopes shall be generally oriented such that their greatest horizontal axis or axes are parallel to the predominant natural contours of the site. [~~C~~PP]

5. Manufactured slopes shall be rounded and contoured to resemble natural slopes and shall be concealed to the maximum extent possible by building on or in front of them. [~~C~~PP]

~~6. Structures shall conceal manufactured slopes to the maximum extent possible by building on or in front of them. [CP]~~

7. Roads and driveways shall follow slope contours unless such design would result in significantly greater grading or visual impact. [~~C~~PP]

8. Roof forms ~~shall~~ should be stepped or otherwise articulated so as to avoid long unbroken roof lines, so long as it does not preclude technology for solar systems or green roofs. [~~C~~PP]

9. Scale, style, e~~E~~xterior colors, and materials of residential structures should be ~~earthtones or other colors~~ harmonious with the site and vicinity, including existing residential structures. [~~C~~PP]

10. Landscaping on hillsides and ridgelines shall not significantly alter the natural landform silhouette~~. Landscaping should be informal, meandering and natural in layout,~~ and should be composed primarily of indigenous, drought-tolerant plants. [~~C~~PP]

11. Grading and brushing shall be strictly limited to building pads, access roads and fuel breaks as required by the ~~concerned~~ responsible fire protection district or as recommended by a professional forester to promote the health of the forest. [~~C~~PP]

12. Residential development should not be allowed unless adequate facilities can serve and protect the proposed number of structures. [CP]

13. Discourage tract developments, clustering, conservation subdivisions and major subdivisions that are~~. They are~~ out of scale and harmony with the character of the rural community. ~~Tract developments shall provide a variety of floor plans, exterior materials and designs or roof lines and roofing materials.~~ [~~C~~PP]

~~14. In major subdivisions, gated communities will not be allowed and any fencing shall not be allowed to significantly block identified viewsheds~~

~~and wildlife corridors. This policy does not prohibit gated entries. [CPP]~~

15. Lots abutting Cuyamaca Rancho and Anza Borrego State Park and the Cleveland National Forest shall establish no access such as roadways and trails, to the Park or Forest unless such access is permitted by the Park Superintendent or the Forest Ranger. [~~C~~PP]

~~16. Residential structures should be designed in a style and scale to blend with existing residences. [CP]~~

17. ~~On steep slopes, when a graded pad is necessary, the proposed pad should not exceed 20 feet (on the average) past the exterior of the house or 8 feet from the exterior of any other structure. [CP]~~

B~~C~~. DESCANSO

1. Within the rural village, to ~~To~~ preserve the community character, larger lots should generally be located on the more visible flat land and on the steep slopes, and smaller lots should generally be located on the foothills of gentler slopes. [~~C~~PP]

~~D. PINE VALLEY~~

~~1. Residential uses requiring a minor or major use permit should be reviewed for compatibility with the design objectives and standards contained in the "D3" Special Area Designator placed on commercially-zoned properties. This policy applies only to uses proposed in the communities of Pine Valley and Mount Laguna. [CP]~~

COMMERCIAL

GOALS

A. GENERAL

1. ~~LIMIT~~ COMMERCIAL USES THAT ARE LIMITED TO THOSE THAT PROVIDE ESSENTIAL SERVICES ~~THAT ARE ESSENTIAL TO THE SUBREGION'S RESIDENTS AND ITS VISITORS~~ AND ~~WHICH~~ DO NOT ADVERSELY IMPACT THE DARK SKY, AIR QUALITY, NOISE AND/OR GROUNDWATER GOALS.

B. CUYAMACA AND PINE VALLEY

1. COMMERCIAL DEVELOPMENT ~~SHALL BE~~THAT IS COMPATIBLE WITH THE RURAL ENVIRONMENT~~, SHALL~~ WHILE ~~SUPPORT~~ LIMITED TO ONLY SUPPORTING LOW INTENSITY RECREATIONAL USES AND ~~SHALL BE LIMITED TO~~ THOSE

SERVICES ESSENTIAL TO THE SUBREGION'S RESIDENTS AND VISITORS.

C. DESCANSO

1. COMMERCIAL USES THAT ARE LOCATED IN THE ~~COUNTRY TOWN~~RURAL VILLAGES ~~SHOULD~~ AND PRIMARILY SERVE RESIDENTS.

2. COMMERCIAL USES ORIENTED TO VISITORS AND HIGHWAY TRAVELERS ~~SHOULD BE~~ LOCATED AT INTERSECTIONS WITH STATE HIGHWAYS.

3. ALL ~~FUTURE~~ COMMERCIAL ZONING ~~SHALL BE~~IS LOCATED WITHIN THE COUNTRY TOWN OR AT INTERSECTIONS WITH STATE HIGHWAYS.

4. ~~ENCOURAGE~~ COMMERCIAL USES THAT PRESERVE THE RURAL CHARACTER OF THE SURROUNDING LOCALE.

D. PINE VALLEY

1. COMMERCIAL USES ORIENTED TO VISITORS AND HIGHWAY TRAVELERS ~~SHOULD BE~~ LOCATED AT INTERSECTIONS WITH STATE HIGHWAYS.

2. IN THE PINE VALLEY AREA, ~~CONCENTRATE~~ COMMERCIAL USES ARE LOCATED AT THE CENTER OR MAIN INTERSECTIONS OF THE ~~COUNTRY TOWN~~RURAL VILLAGE.

3. IN GUATAY, ~~SUPPORT~~ COMMERCIAL DEVELOPMENT IS COMPATIBLE WITH A RURAL COMMUNITY, ~~SO AS TO~~ CREATES JOBS FOR RESIDENTS, AND ~~DISCOURAGE~~MINIMIZES THE DUPLICATION OF COMMERCIAL USES PRESENTLY AVAILABLE~~:~~.

~~4. IN GUATAY, DISCOURAGE DUPLICATION OF COMMERCIAL USES PRESENTLY AVAILABLE.~~

FINDINGS

The five communities of Cuyamaca, Descanso, Guatay, Pine Valley, and Mt. Laguna, in the Central Mountain Subregion offer a variety of limited commercial services. These businesses are generally concentrated at major intersections or along Old Highway 80, Highway 79, Viejas Boulevard, and Sunrise Highway, and provide limited convenience services for residents and visitors. Most of the commercial needs of residents are met in the more urban communities to the west or in Julian. The location, size, and scale of existing commercial uses appear to be quite compatible with the five communities. Any change to the existing commercial nodes must be done carefully, so as not to disturb the balance that exists.

CUYAMACA

Cuyamaca has ~~two~~ one commercial businesses, the ~~Lakeland Resort, consisting of a restaurant and a few rental cabins, and the~~ Lake Cuyamaca Recreation and Park District, consisting of a restaurant, store, tackle shop, boat rental facility and R.V. campground. Residents meet their commercial needs in Julian or "down the hill". The water supply may be too limited to support other businesses of this type.

DESCANSO

A: Descanso is different from the rest of the Central Mountain Subregion regarding its commercial properties. The placement of its commercial properties is uncommon. There exist three completely separate and distinct commercial properties. The first is the Bohemia/Descanso Junction section of Descanso on the corner of Highway 79 and Riverside Drive. It has approx. 2 acres that support historically established commercial use; all uses should be compatible with community character. The second is on the corner of Viejas Blvd. and Viejas Grade, located in the commercial core of the community; it supports the Post Office, gas station, convenience store and two other businesses, all of which are rural in nature. Across the Street on Viejas Blvd is an approximately. 1 acre property that is designated Rural Commercial. Across the Street on Viejas Blvd. is a small plant nursery that is currently zoned A70 Agricultural; this property is approximately. 12 acres of which 3 acres of total site is currently being used as Commercial and necessitates a designation change to Rural Commercial. The third property is located on the corner of Viejas Blvd and Highway 79. It is approximately. 1 acre that supports a convenience store and produce stand.

B. There is an existing County House that is boarded up on the corner of Viejas Blvd and Viejas Grade. It is located within the existing commercial center of Descanso. It is directly in front of the County fueling station. This property should be either demolished and the site cleaned up or preferably renovated into a Community Center for the residents of Descanso. This is a detriment to the community that affects property values and the rural character of the community.

~~Commercial activity in Descanso takes place at various locations throughout the area and the majority of existing commercial activities take place within a delicate framework of narrow, rural roads. Entering Descanso from the Interstate 8 exit at Japatul, one finds a bed and breakfast operation near the Los Terrinitos turnoff. A mile further on Highway 79 is Descanso Junction are located a restaurant, a transmission rebuilding business, and two real estate offices. Making a left on Riverside Drive, another mile further, is located another area of activity: Located at the junction of Viejas Boulevard, Viejas Grade, and Oak Grove, are a hay and feed store, Post Office, grocery store, gift shop, video store and real estate office. Across from the elementary school are several businesses operating at Merigan's Barn that include: a saddle shop, hair salon and the local water company office. South of Interstate 8 is a heavy equipment repair operation. At the far eastern end~~

~~of the valley, at the corner of Viejas Boulevard and Highway 79, is another grocery store and gift shop, known as Raintree Market. No need for additional commercial uses, over what exists in 1990, has been identified.~~

~~GUATAY~~

~~Guatay is approximately three miles long from east to west; most of the commercial uses are concentrated along one mile of Old Highway 80 at the east end of the community. Scattered commercial occurs throughout the town. There are two cafes, one grocery store, one service station, one equipment sales/repair, construction yard, Ace Hardware/lumber store (servicing the entire west end of the Central Mountain Subregion), two Churches, one beauty shop, two mobilehome/RV parks and various small businesses. Guatay provides goods and services to Guatay and surrounding communities. A large percentage of highway frontage property has been used for commercial business for a number of years. The businesses along this strip should be allowed to flourish and to attain the proper zoning where necessary.~~

~~PINE VALLEY~~

~~The Pine Valley commercial strip extends generally one lot deep from Old Highway 80 extending on the south side from the San Diego Trust and Savings building to the Pine Valley Lodge (including the tennis court), and from the eastern border of the Pine Valley County Park to Pine Boulevard on the north side of Old Highway 80. Current commercial establishments in Pine Valley include: a bank, three sit-down restaurants (two with bars), one take-out restaurant, one full-service and one gasoline-only gas stations, one supermarket, one convenience store, two motels, two real estate offices, one auto repair facility, one dental office, and one veterinarian office. In addition to the above-mentioned commercial establishments, Pine Valley also contains a Sheriff's Substation, post office, public library, volunteer fire department, elementary school, and community clubhouse.~~

~~Although there currently is no need for additional commercial uses in Pine Valley, and no additional commercial space is anticipated, future logical expansion of the commercial strip would include those properties between the Pine Valley Lodge and Oak Lane. This expansion area should be generally one lot deep and only include uses that are compatible with adjacent single family residences.~~

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. All new commercial uses shall be consistent with the communities' design or scenic preservation objectives and criteria. [~~C~~PP]

2. Commercial uses should be located in areas which not only have adequate roads for vehicular circulation but also provide safe access for pedestrians, equestrians and bicyclists. [~~C~~PP]

~~3. Commercial structures shall be scaled and designed to be compatible with surrounding residential structures. [CP]~~

4. Highway commercial structures should incorporate the significant design elements found in the nearby community. [~~C~~PP]

5. Provide appropriate commercial zoning designations to support agricultural activities. [CP]

6. ~~C~~Require commercial uses through appropriate zoning ~~that are~~to be located on adequately sized roads; to be compatible with surrounding non-commercial uses ~~and have no nuisance value shall be encouraged to continue through appropriate zoning~~. [~~C~~PP]

~~7. Commercial zoning shall be compatible with surrounding non-commercial uses. [CP]~~

~~8. Lighting shall be strictly limited to what is absolutely necessary for safety and security. [CP]~~

9. Trash sites ~~(dumpsters) shal~~for commercial properties should~~l~~ be enclosed with the kinds of materials used on the building, or landscaped with drought tolerant plantings. [~~C~~PP]

10. Heating and cooling equipment shall be located inside buildings, or if located outside shall be in an enclosure and baffled in order to reduce noise. [~~C~~PP]

11. Conducting a business from a Recreation Residence on National Forest tracts shall be prohibited. [GEN]

12. Commercial activities should be limited to existing commercial areas. [~~C~~PP]

13. Commercial establishments of high water consumption ~~such as hotels, motels, golf courses, etc.~~ are ~~not~~to be discouraged ~~encouraged~~. [~~C~~PP]

14. Prohibit~~Provide for proper zoning and review to ensure that~~ commercial activities ~~will not~~that generate visual unsightliness, excessive noise, unpleasant odors, light pollution, air pollution, or health hazards. [~~C~~PP]

15. Off-site commercial billboards should be prohibited. [~~C~~PP]

~~B. PINE VALLEY~~

~~1. All new commercial developments and remodels in the Pine Valley Country Town and the Mount Laguna area must be consistent with the Pine Valley Design Guidelines as specified in the "D3" Special Area Designator. [CP]~~

INDUSTRIAL

GOALS

A. GENERAL

1. RESTRICT INDUSTRIAL DEVELOPMENTS TO THOSE THAT SERVE THE RESIDENTS AND ARE COMPATIBLE WITH THE RURAL AND SCENIC CHARACTER OF THE SUBREGION, AND TO THOSE INDUSTRIAL USES THAT DO NOT ADVERSELY IMPACT THE DARK SKY, AIR QUALITY, NOISE, AND/OR GROUNDWATER GOALS IN THE CONSERVATION CHAPTER.

2. IN ALL AREAS DEPENDENT UPON GROUNDWATER QUALITY: PROHIBIT FACILITIES WHICH WILL TRANSPORT, USE, AND/OR STORE SUCH QUANTITIES OF TOXIC SUBSTANCES AS A PART OF THEIR NORMAL OPERATION BECAUSE OF THE POTENTIAL DEVASTATING IMPACT TO GROUNDWATER THAT COULD RESULT FROM LEAKAGE OR SPILLS.

~~3. PROHIBIT~~ INDUSTRIAL DEVELOPMENT THAT ~~HAS AN ADVERSE~~MINIMIZES IMPACTS ON DARK SKIES, AIR QUALITY, NOISE, AND GROUNDWATER QUALITY WITHIN THE ~~AREA~~SUBREGION, ~~OTHER THAN CUSTOM MANUFACTURING.~~

FINDINGS

Remoteness from urban centers and lack of imported water and sanitation systems are constraints to industrial development in the Subregion. Moreover, the desire of residents to keep their communities rural and free from urban nuisances will limit future industrial development to businesses that serve the residents and ranchers. Excessive noise, light pollution, and adverse visual and environmental impacts associated with some types of industrial developments would alter the rural and scenic character of the Subregion.

CUYAMACA

The Cuyamaca area does not support any industrial uses at present. The only

individual uses that may be compatible with the area are those that are classified in ~~T~~the Zoning Ordinance as Custom Manufacturing.

DESCANSO

~~Some~~ One light industrial operations exists in the Descanso area: ~~1) Merigan's barn has a cabinet shop; 2)~~ Several miles out Boulder Creek Road there is an~~other~~ industrial operation located at Sherilton-King Creek, where portable school rooms are manufactured~~; 3) A borrow pit (granite pit) is in operation south of Interstate 8, west of Japatul Road. This borrow pit, which has been operating since 1937, supplies East County residents~~ The cabinet shop in Merigan's barn and the borrow pit have closed down.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. All new industrial uses shall be discouraged. ~~consistent with the Community's design or scenic objectives~~. [~~C~~PP]

~~2. No industrial land uses or basic economic generators should be allowed other than custom manufacturing, extractive or agriculture-related uses, and tourist uses which are dependent upon and maintain the rural function and character of the land and its rural communities. [CP]~~

~~B. CUYAMACA~~

~~1. Rezones to an industrial use regulation or to a commercial use regulation permitting industrial uses and major use permits for an industrial use shall be consistent with the industrial goals and policies for the Subregion. [CP]~~

~~C. PINE VALLEY~~

~~1. All new industrial developments in the Pine Valley Country Town and the Mount Laguna area must be consistent with the Pine Valley Design Guidelines specified in the "D3" Special Area Designator. [CP]~~

AGRICULTURAL

GOALS

1. THE CONTINUED SUPPORT OF AGRICULTURAL PRESERVES ~~AS THEY~~THAT PROVIDE AND CONSERVE OPEN SPACE AND PREVENT THE CONVERSION OF OPEN LANDS TO MORE INTENSIVE USES.

2. ~~ENCOURAGE~~ AGRICULTURAL USES IN THE SUBREGION ~~THAT~~ HAVE ONLY MINIMAL~~LOW~~ IMPACTS ON GROUNDWATER SUPPLY AND QUALITY.

3. ~~MAINTAIN~~ TRADITIONAL CATTLE GRAZING AND DRY LAND PRACTICES THAT~~O~~ PRESERVE OPEN SPACE, WILDLIFE HABITATS, AND THE RURAL CHARACTER AND ECOSYSTEMS OF THE AREA.

FINDINGS

Agricultural uses in the Subregion include cattle grazing, small-scale animal husbandry, and dry land oat/hay farming. Other agricultural pursuits are limited by the availability of water and the climate. Dry land farming provides a valuable agricultural commodity and has a positive effect on the local economy. The preservation of productive agricultural lands is of national significance.

The Williamson Act enables local governments to contract with landowners to keep their land in agricultural and open space uses. Implementing the Williamson Act requires setting up agricultural preserves. The preserves are limited to agricultural and compatible uses, as defined by the local legislature. ~~According to the County Assessor's records, in 1989 there were 126 parcels or 18,306 acres in Agricultural Preserve Contracts in the Subregion~~. Agricultural preserves are encouraged because they provide and conserve open space and prevent the conversion of open lands to more intensive uses. A map of agricultural preserves and farmland ~~can be found on page 27~~is provided as figure X~~.~~.

San Diego is generally a "Fence-In" County; it is the responsibility of individual property owners to fence their properties to keep their livestock from wandering onto others' properties. ~~A portion of the Subregion along Sunrise Highway and Highway 79 is an open range area, where cattle may wander across the road.~~

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. Where commercial zones are allowed by the Plan, provide for commercial uses that support agricultural activities. [CP]

2. Apply appropriate Animal Designators on agricultural lands. [CP]

3. Buffer residential neighborhoods from intensive agricultural uses. [CP]

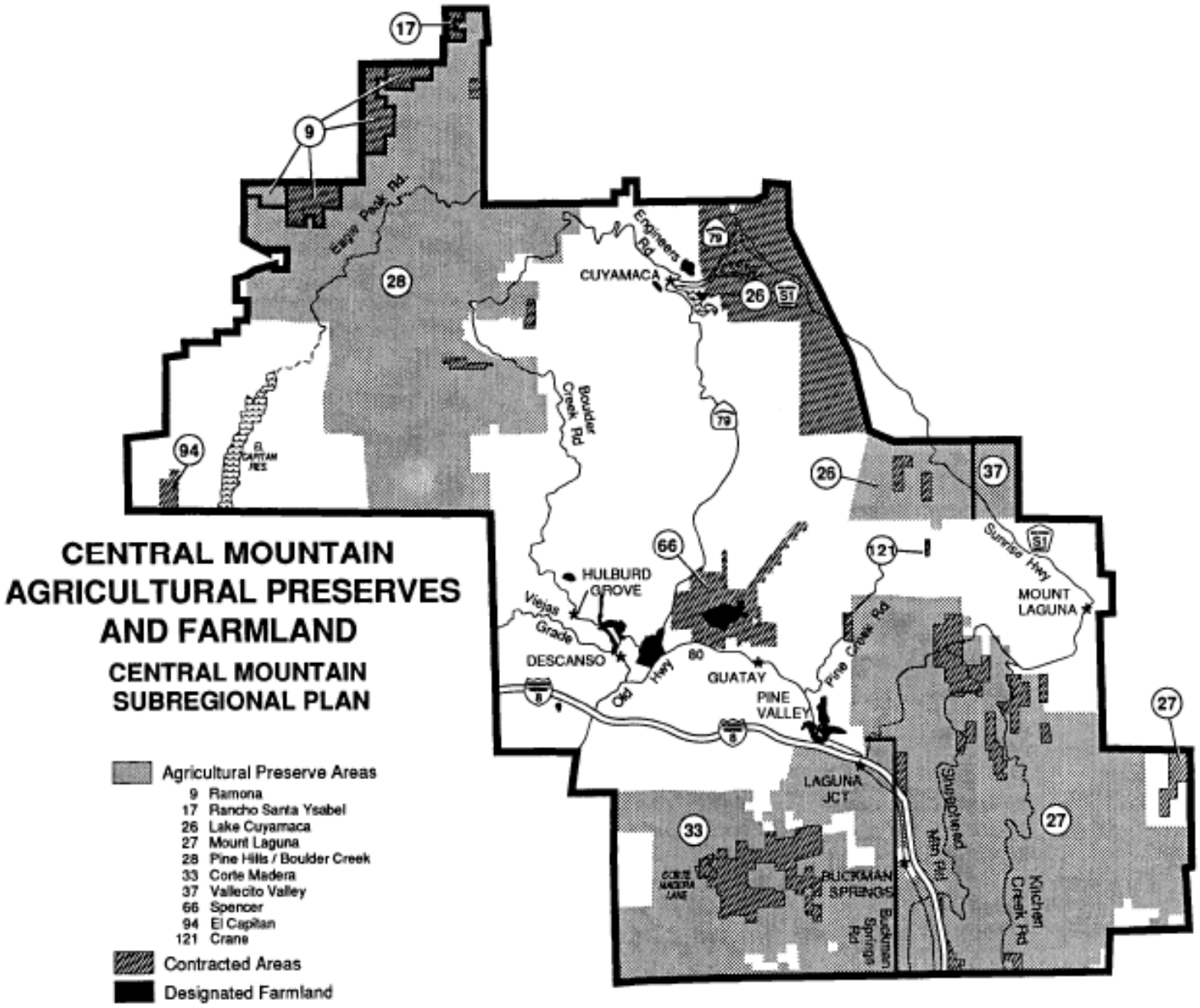
4. Clearing the land of native vegetation should be discouraged; any land cleared should be limited to what is required; any land cleared and not used should be replanted to blend in with the natural surroundings.

[CP, DPW]

5. Discourage nuisance-prone heavy agriculture such as commercial productions of poultry and swine, and feed lots. [CP]

6. ~~Utilize~~ Consult existing biological inventories and utilize for the protection and ~~in the~~ management of agricultural lands. [CP]

7. Discourage conversion of agricultural lands to residential


CENTRAL MOUNTAIN
AGRICULTURAL PRESERVES
AND FARMLAND
CENTRAL MOUNTAIN
SUBREGIONAL PLAN
Agricultural Preserve Areas
9 Ramona
17 Rancho Santa Ysabel
26 Lake Cuyamaca
27 Mount Laguna
28 Pine Hills / Boulder Creek
33 Corte Madera
37 Vallecito Valley
66 Spencer
94 El Capitan
121 Crane
Contracted Areas
Designated Farmland
CUYAMACA
HULBURD GROVE
DESCANSO
GUATAY
PINE VALLEY
LAGUNA JCT
MOUNT LAGUNA
BUCKMAN SPRINGS
Engineers Rd
Boulder Creek Rd
Viejas Grade
Old Hwy 80
Pine Creek Rd
Sunrise Hwy
Buckman Springs Rd
Kitchen Creek Rd
Guatacland Mtn Rd
CORTE MADERA LANE
EL CAPITAN RES

CIVIC

GOALS

~~1. TO PRESERVE THE CHARACTER OF THE EXISTING LANDSCAPE BY RETAINING IMPORTANT NATURAL FEATURES, LANDFORMS, AND SCENIC RESOURCES.~~

~~2. TO PRESERVE AND PROMOTE DESIGN TO MAINTAIN A MOUNTAIN VILLAGE CHARACTER.~~

~~3. TO PRESERVE AND ENHANCE THE QUALITY OF SCENIC ROADS.~~

4. THE~~O~~ CAREFULLY INTEGRATION~~E~~ CIVIC DEVELOPMENT WITH THE EXISTING LANDSCAPE, AND MINIMIZE VISUAL IMPACTS ON THE COMMUNITY'S RESIDENTIAL NEIGHBORHOODS BY RETAINING IMPORTANT NATURAL FEATURES, LANDFORMS, AND SCENIC RESOURCES.

FINDINGS

Civic uses, such as churches and recreation centers, are important features in any community. Their potential land use and aesthetic impacts necessitate that they be reviewed carefully.

POLICIES ~~AND RECOMMENDATIONS~~

~~A. Building Form~~

1. Require new Civic ~~S~~structures shall be designed to be compatible with the mountain village character of the communities in the Subregion. [CP]

2. Building surfaces over 50 feet in length should be relieved with changes of plane or architectural treatment that provide a strong vertical shadow line and visual interest. [CP]

3. Structures shall be compatible with neighboring structures with respect to scale and bulk. [CP]

4. Minimum slope on roofs shall be 4 to 12 pitch. Long unbroken rooflines shall be avoided. [CP]

5. Every structure should have some shadow relief. Offsets, projections, roof overhangs and recesses may be used to produce areas of relief. [CP]

6. Multi-building developments shall propose consistent design among the separate structures. [CP]

7. Facades and rooflines facing streets, parking areas and residential neighborhoods shall be consistent in design, color and materials throughout the development. [CP]

8. Architectural Elements and signage should be integrated into the design of the facade of structures. [CP]

B. Building Materials

1. Brick, native stone, wood siding, and exposed timber structural members are encouraged. [CP]

2. Concrete, concrete masonry with textured surfaces and integral color, and high contrast color glazed masonry are discouraged. [CP]

3. Clay or concrete tile, and composition shingles with a shadow line are encouraged roofing materials. [CP]

4. Colors shall be earthtones. [CP]

C. Walls and Fences

1. Solid fences or walls along public streets should be minimized and/or provide a change of plane at a minimum of 50 foot intervals. [CP]

2. Planting shrub masses or trees along fences or walls is encouraged. [CP]

3. Walls on sloping terrain should be stepped at regular intervals to follow the terrain. [CP]

4. Native stone, wrought iron, wood, brick and chainlink materials are encouraged. [CP]

5. Open wire except when heavily screened with landscaping, corrugated metal, brightly colored plastic coated materials, reed materials and concrete block materials are discouraged. [CP]

D. Site Details and Furnishings

1. The design, selection, and placement of all site furnishings such as tables, benches, bollards, and trash receptacles should be of a material and design compatible with the design guideline objectives listed herein. [CP]

E. Signage

1. Signs should be designed to communicate in a simple, clear, and uncluttered manner. They should be in character with the neighborhood and the buildings and uses they represent. [CP]

2. All signs should be of minimum size, and of a height not to exceed the highest portion of the building. All monument signs should be kept as

low to the ground as possible. [CP]

3. The total sign area should be limited to one square foot per lineal foot of building frontage, up to a maximum of 50 square feet. All kiosk and pole signs should be limited to 10 feet in height. [CP]

4. Illumination should be projected onto the sign face. All sign illumination shall comply with 'dark sky' conditions due to Mount Laguna Observatory. Color of all signs and components should be limited to three colors in addition to black and white. [CP]

5. The following signs should be prohibited: Internally illuminated signs, back lit signs which appear to be internally illuminated, signs that flash, blink, revolve, are in motion or give the illusion of motion, portable or mobile signs, and off-premise signs. [CP]

F. Site Lighting

1. Lighting should be used efficiently to aid safety, security, and to compliment architectural character without intrusion into adjacent properties, roadways, and the 'dark sky' conditions due to Mount Laguna Observatory. [CP]

G. Building Equipment and Services

1. Building equipment, services and trash receptacles should be carefully located and designed to minimize their visual impact on public streets and neighboring properties. [CP]

2. Heating and cooling equipment shall be located inside buildings, or if located outside, shall be in an enclosure and baffled in order to reduce noise. [CP]

H. Landscaping

1. Projects should demonstrate that a diligent effort has been made to retain as many significant trees as possible. Significant trees are defined as trees measuring more than 10 inches in diameter, or with a total diameter of any two trunks of at least 16 inches, as measured 4 feet above the root crown. [CP]

2. Significant natural features characteristics of the community's landscape shall be retained to the maximum extent possible. [CP]

I. Circulation and Parking

1. A clearly organized circulation plan for automobiles, pedestrians and service vehicles should be provided. [CP]

2. Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties. [CP]

3. On hillside sites, roads shall follow existing land contours to the maximum extent possible. [CP]

PRIVATE INHOLDINGS IN, OR LANDS ADJACENT TO, U.S. FOREST SERVICE LANDS AND STATE PARKS

GOALS

1. THE PRESERV~~E~~ATION OF THE INTEGRITY OF THE CLEVELAND NATIONAL FOREST AND THE CUYAMACA RANCHO STATE PARK AND THEIR USES~~ BY MINIMIZING ENVIRONMENTAL IMPACTS DUE TO ACTIVITIES ON PRIVATE INHOLDINGS OR ADJACENT PROPERTIES~~.

2. ~~MINIMIZE IMPACTS ON PRIVATE PROPERTY DUE TO PUBLIC~~ ACTIVITIES ON PUBLIC LANDS ARE LIMITED TO THOSE THAT ARE COMPATIBLE WITH PRIVATE PROPERTY.

3. ~~ESTABLISH~~ OPEN SPACE CORRIDORS THAT~~O~~ MAINTAIN BIOLOGICAL DIVERSITY AND ~~TO MAINTAIN~~PROVIDE VIABLE ACCESS FOR WILDLIFE TO AND FROM WATER, FOOD, AND BREEDING AREAS.

FINDINGS

Administrators of both the U.S. Forest Service and the Cuyamaca Rancho State Park have expressed concern about the number of private landowners who have direct access to public lands, and who use this access to the detriment of the public lands. In many instances, trails have been created from the amount of use that these make-shift ingress receive. If such misuse continues and/or is intensified, significant damage to public lands may occur, including destruction of habitat, visual blight, erosion, or loss of rare and endangered species. Concern has also been expressed by the administrators of these public lands about the clearing of brush on public lands.

The Descanso and Palomar Ranger Districts of the Cleveland National Forest are highly fragmented with private lands, as shown on the Public/Private Lands Map (figure X)~~on page 34~~. These lands for the most part are the homesteads and ranches that were patented in the westward expansion prior to the establishment of the Cleveland National Forest. These homesteads and ranches were generally areas with good grass, trees, and water. The more rugged, drier tracts of public lands that were never patented were incorporated into Federal Land Reserves in

1892, and in 1907 they became part of the Cleveland National Forest. From its creation, ~~T~~the Forest Service ~~from its creation,~~ was directed to develop plans to acquire interior acreage through land exchange, outright purchase, or a combination of both. The dollars have never been available on a continuing basis to implement the Cleveland National Forest land adjustment plan.

As the County continues to urbanize, what little wildlife habitat still remains outside the National Forest is rapidly disappearing. The Cleveland National Forest and those privately held third generation family ranches inside the Forest together with scattered Bureau of Land Management, Indian Reservation lands, and State Park land will soon be the only wildlife habitat left in the County. Unfortunately, many of the family-owned ranches within the National Forest are facing a very uncertain future. The drought has greatly reduced the number of livestock that can be grazed on private and public lands. The public's demand for beef is down and there is pressure to remove livestock from National Forest lands. Development of these properties is not an answer that San Diego's indigenous wildlife can live with. The current configuration of Cleveland National Forest lands cannot provide all the habitat requirements for San Diego County's remaining wildlife populations.

Many viable wildlife movement corridors existing on public lands continue for some distances onto private lands. Development insensitive to the movement and migration of certain species along these established corridors would effectively block animals' access to foraging and or breeding grounds.

POLICIES ~~AND RECOMMENDATIONS~~

A. GENERAL

1. All development on private inholdings or adjacent properties shall aim to minimize impacts on adjacent public lands, especially with regard to visual, biological, noise, and dark sky resources. [~~CP~~B]

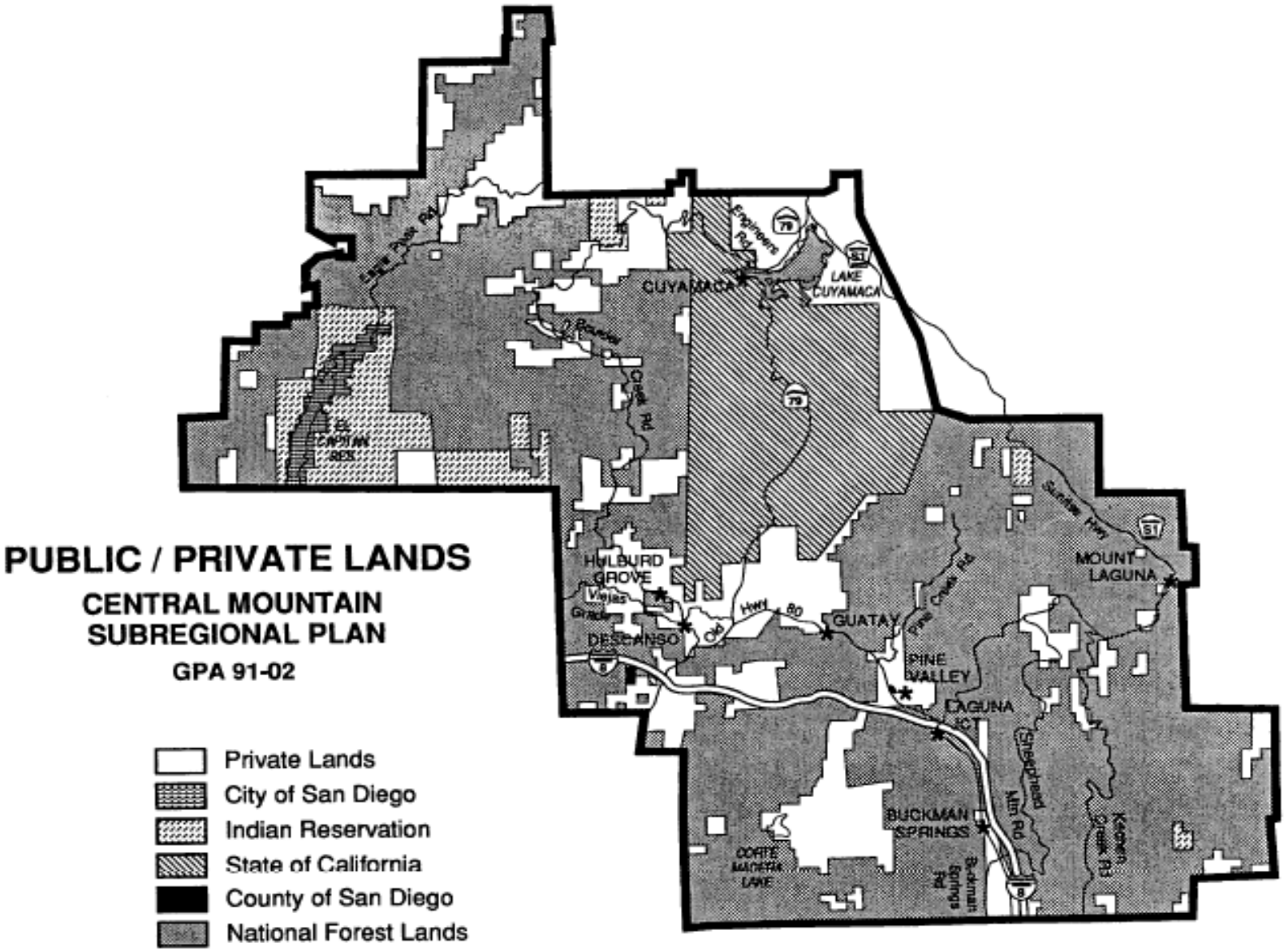
2. Lots abutting the Cleveland National Forest or the Cuyamaca Rancho and Anza Borrego State Parks shall locate building pads as far away from the boundary with those public lands as feasible. [~~C~~PP]

3. Lots abutting Cuyamaca Rancho and Anza Borrego State Parks and the Cleveland National Forest shall establish no access such as roadways and trails, to the Park or Forest unless such access is permitted by the Park Superintendent or the Forest Ranger. [~~C~~PP]

4. Projects on private lands shall not depend on using public lands for siting facilities such as water storage tanks, wells, roads, etc., unless the concerned public agency agrees that there is no other feasible alternative. [~~C~~PP]

5. No residential development is proposed on Cleveland National Forest

lands. However, should the Hulburd Grove residencies or any other residential leased ~~these~~ lands be exchanged or sold to private persons, the properties should be rezoned so as to establish the same density and intensity of land use as is allowed on adjacent and similar private lands. [~~C~~AP]


PUBLIC / PRIVATE LANDS
CENTRAL MOUNTAIN
SUBREGIONAL PLAN
GPA 91-02
Private Lands
City of San Diego
Indian Reservation
State of California
County of San Diego
National Forest Lands
CUYAMACA
LAKE CUYAMACA
HULBURD GROVE
DESCANSO
GUATAY
PINE VALLEY
LAGUNA JCT
MOUNT LAGUNA
BUCKMAN SPRINGS
CORTE MADERA LAKE
EL CAPITAN RES
Sunrise Hwy
Shepherd Mtn Rd
Kitchen Creek Rd
Buckman Springs Rd
Hwy 80
Viejas Grade
Pine Creek Rd
Engineers Rd
Lake Jess Rd
Cleveland Rd

PRIVATE AND PUBLIC RESIDENTIAL TREATMENT CENTERS

GOAL

PRIVATE AND PUBLIC RESIDENTIAL TREATMENT CENTERS ~~SHOULD BE~~THAT ARE COMPATIBLE WITH THE LAND USES AND COMMUNITY CHARACTER OF THE SUBREGION.

FINDINGS

Private and public residential treatment centers, such as centers for drug/alcohol/behavior rehabilitation and for the physically and mentally handicapped, are perceived to have negative impacts on surrounding land uses and residents. This section provides specific guidelines and standards for these unique land uses.

Private and public institutions often choose to locate in rural areas in order to more effectively accomplish their clients' rehabilitation, and because they can purchase larger parcels of land than in more urban areas, and consequently can better isolate their clients from neighbors who usually oppose such establishments. While recognizing that treatment centers may be best located in rural areas, neighbors and other residents often object to such centers locating in their community for several reasons: lowered property values, fire danger, additional traffic and noise, loss in security, negative impacts on groundwater supply and quality, and increased intensity and density of land uses.

The Phoenix Foundation operates a residential group care facility for 40 adolescent former substance abusers in Sherilton Valley, on a 55 acre site.

POLICIES ~~AND RECOMMENDATIONS~~

1. Access to the site shall be provided by an existing publicly dedicated and maintained road. [~~C~~PP]

2. The facility shall be designed and located so as to minimize visual impacts on adjacent properties. [~~C~~PP]

3. The use and development of the site shall be designed and located so as to minimize noise impacts to and from adjacent properties. [~~C~~PP]

4. A comprehensive water study shall be conducted to ensure that surrounding uses will not be negatively impacted. [~~W~~CP]

5. Discourage construction and/or installation of facilities that will negatively impact the community character and lifestyle and/or that will have a negative impact on health, safety, and/or security of the community. [CP]

6. ~~Discourage facilities that are incompatible with existing facilities, land uses,~~

~~and the community's plans and desires for the area. [CP~~]

7. ~~Discourage facilities which will add substantial congestion to main public roads which access the community and/or surrounding area. [CP]~~

8. Discourage facilities which are expected to require a substantial amount of vehicle traffic, add substantial congestion, or are expected to use equipment which will discharge a substantial amount of combustion products detrimental to air quality. [CP]

9. In all areas dependent upon groundwater quality,~~:~~ ~~P~~prohibit facilities which will transport, use, and/or store toxic substances as a part of their normal operation, because of the potentially devasting impacts on groundwater that could result from leakage or spills. [~~C~~PP]

SPECIFIC PLANNING AREAS ~~AND LARGE PRIVATE OWNERSHIPS~~

GOAL

1. ~~ENSURE THAT LARGE OWNERSHIPS AND LANDS WITH UNIQUE LAND USE AND ENVIRONMENTAL CONCERNS DEVELOP~~ THE SENSITIVE~~LY~~ AND HARMONIOUS~~LY~~ DEVELOPMENT OF LARGE OWNERSHIPS AND LANDS WITH UNIQUE LAND USE AND ENVIRONMENTAL CONCERNS~~WITH SURROUNDING HISTORICAL COMMUNITIES~~.

~~2. ENSURE THAT FUTURE SPECIFIC PLANS ARE COMPATIBLE WITH THE GOALS AND POLICIES IN THIS TEXT.~~

FINDINGS

Vast acreages in the Subregion are held in single ownerships and are located next to an existing community and/or next to the Cleveland National Forest or Cuyamaca Rancho State Park. When these lands develop, they have the potential to create a separate and different community from the existing historical community and/or to impact adjacent public lands. Policies and recommendations are provided to ensure that no large single development drastically changes the community character of existing historical communities, damages the supply and quality of groundwater, or significantly reduces the quality of existing environmental resources.

~~One Specific Plan has been adopted in the Descanso area: King Creek. This adopted specific plan contains goals and policies that control the development of the King Creek property. The policies in the adopted Specific Plan Text override policies contained in the Central Mountain Subregional Plan Text.~~

The properties that may be candidates for specific plans in the future are:

~~Tulloch, 2,100+ acres and Daley Enterprises, 3,600+ acres in the Cuyamaca Area;~~ Merigan Ranch, 430+ acres; ~~Maggio, 105+ acres, and Roberts Ranch, 714 acres~~, in the Descanso Area; Samagatuma Ranch, 2,600 acres; Garbani Ranch, 1,135+ acres in the Guatay Area; Simpkins/Lutheran Church Meadow, 200+ acres; Bank of San Diego, 145+ acres and Corte Madera Ranch, 4,477+ acres in the Pine Valley Area; Tulloch-Crouch Meadow-, 1,180 acres in the Mt. Laguna Area; Tulloch, 986+ acres in the Buckman Springs Area. (figures X, Y, Z)

~~Maps of these properties are on pages 40, 41 and 42.~~ Guidelines for the future development of the properties that may be candidates for specific plans, follow.

On June 2, 1993 superior Court Judge Judith Haller issued an indjunction that noived the EIR for GPA 91-02 as it pertained to those private landholdings in the Central Mountain Subregion which are located outside of Country Towns. It enjoined the County from permitting or processing applications of activities that could result in the change or alteration of the physical environment of the Central Mountain subregional private in-holdings unless and until the Board of Supervisors certified an adequate EIR. The injunction does not apply to specific excluded actions, including the issuance of permits for single family homes on lots legally existing as of May 7, 1993, building permits to repair fire damage, other expressly listed projects and certain ministerial permits. It is anticipated that the General Plan Update, along with the accompanying Environmental Impact Report will resolve the issue.

POLICIES ~~AND RECOMMENDATIONS~~

1. Large-scale projects are not recommended for the Central Mountain Subregion ~~shall be subject to all the policies and recommendations contained in this text unless exempted from them by the following policies~~. [~~CP~~GEN]

2. Large-scale developments should provide funding for sites for needed public facilities such as ~~parks,~~ schools and fire stations. [~~C~~PP]

3. Large-scale developments which utilize clustering shall not propose lots smaller than allowed by the Groundwater Ordinance. [~~C~~PP]

4. Whenever feasible, agricultural uses shall be integrated into large-scale projects. [~~C~~PP]

5. Any new commercial or industrial uses proposed as part of a large-scale project shall be accompanied by a market study prepared by the applicant. [~~C~~PP]

6. All large-scale projects shall prepare an analysis of the impacts of the project on the closest community and on any community through which the future residents of the project are expected to travel. [~~C~~PP]

7. ~~Whenever feasible, l~~Large-scale projects shall design a road network that connects with the existing road network and provide for future connection with neighboring properties. [~~C~~PP]

8. Equestrian, biking and pedestrian uses and facilities must be included ~~are encouraged~~ in large-scale projects. [~~C~~PP]

9. Open space easements to protect steep slopes, sensitive habitats, and cultural resources may be held in common ownership by a homeowners association or an appropriate open space district and shall be offered for dedication to the County or an appropriate conservation agency. [~~C~~PP]

10. The design of structures shall be compatible with the community character of the Subregion. [PP]

11. All Specific Plans must incorporate into their project design a feasible recycling program by, for instance, providing neighborhood depositories and pick-up of recyclables. [~~C~~PP]

~~KING CREEK SPECIFIC PLAN AREA (SP 87-005)~~

~~Description of Area~~

~~The King Creek Specific Plan Area is an 81.7 acre site located in Echo Valley west of Boulder Creek Road, approximately six miles north of Descanso. The site is the location of a portable building manufacturing business. King Creek flows northeast to southwest through surrounding oak woodlands on the southern portion of the site. The remainder of the site is characterized by mixed chaparral and disturbed cattle grazing areas.~~

~~Project Background~~

~~The intent of the Specific Plan is to provide for the existing business of the manufacture of portable buildings with the necessary controls to ensure that this use is conducted in a manner that will be compatible with the surrounding low intensity land uses.~~

~~Project Description~~

~~The King Creek Specific Plan proposes retention of all existing industrial uses and structures; these include areas designated for assembly, finished unit storage, material and unit storage, equipment storage and maintenance, locker/lunch room facility and one caretaker's residence. These facilities are located on a nine acre portion of the site.~~

~~Conditions~~

~~The King Creek Specific Plan Area shall be developed under the following conditions:~~

1. ~~Maximum residential density shall be 0.0 dwelling units. On-site residential uses shall be limited to a single caretaker's residence as a secondary use to the industrial uses. [CP]~~

2. ~~The industrial uses on the site shall be limited to the manufacture, maintenance and storage of portable buildings only. [CP]~~

3. ~~Manufacturing and associated activities shall be confined within the nine-acre portion of the site on which material and units, finished unit storage, portable building assembly area, equipment storage and maintenance, lunch room and lockers and caretaker's house existed at the time of approval of the Specific Plan. [CP]~~

4. ~~The site shall include biological open space areas for that property, generally located south and east of the southwest extension of the primary access road, including all property from the road south and east to the property line. [CP]~~

5. ~~The site shall include pasture lands which allow cattle grazing for that property, generally located on two portions of the site. The first is between the southwest extension of the primary access road and the portable building assembly area. The second is generally located north of the manufacturing area and primary access road. [CP]~~

6. ~~A major use permit shall be applied for and granted to legalize the illegal use, in order to implement the Specific Plan, with the conditions that include the following: [CP]~~

   a. ~~That the major use permit be reviewed in five years to determine compatibility with the surrounding area;~~

   b. ~~The major use permit shall be void if activity ceases in excess of one full calendar year;~~

   c. ~~All open space areas shall be shown on the major use permit plot plan.~~

~~LARGE PRIVATE OWNERSHIPS IN THE CUYAMACA SPONSOR GROUP AREA (GRAPHIC)~~
~~LARGE PRIVATE OWNERSHIPS IN THE DESCANSO SPONSOR GROUP AREA (GRAPHIC)~~
~~LARGE PRIVATE OWNERSHIPS IN THE PINE VALLEY SPONSOR GROUP AREA (GRAPHIC)~~

3. HOUSING

GOAL

~~PROVIDE~~ HOUSING OPPORTUNITIES PROVIDED THAT ARE CONSISTENT WITH THE COMMUNITY CHARACTER AND RESOURCE CONSTRAINTS OF THE SUBREGION.

FINDINGS

The Central Mountain Subregion presents fiscal challenges incompatible with low-income housing: lack of public transportation the cost of commuting, excessive heating costs and a lack of employment, are some of the primary challenges which the Subregion must face. The ~~January 1, 1990,~~2008, Housing estimates indicated 2,127~~38~~ dwelling units in the Central Mountain Subregion ~~(see page 45)~~. ~~-~~Conventional single-family homes, comprised ~~84.61~~77.2 percent, and mobilehomes comprised ~~7.43~~8.6 percent of the housing stock. The housing vacancy rate was estimated to be 2~~5.87~~1.2 percent. ~~Since the 1980 Census, the housing stock has increased 9.7 percent. The 1990 Census will provide more current statistics on housing in the Subregion but results will not be compiled in time to be included in this text.~~

The Housing Element of the General Plan sets forth goals, policies, and action programs designed to adequately provide housing for all segments of the population. However, housing for low to moderate income families in the Subregion is limited by the increasingly high cost of land, by the lack of infrastructure to support multi-family housing densities, and by the lack of employment and social and medical support services. Additionally, because the Subregion is dependent upon ~~, by the dependence of the Subregion on~~ groundwater~~,~~ and ~~by~~ the desire of residents to protect the rural character and maintain low densities of their communities, the area should be supported by adequate lot sizes.

The lower-cost dwelling units that are feasible in the Subregion are mobilehomes, manufactured units, accessory dwellings such as "granny flats", and existing and future homes built on the small lots that were created when communities in the Subregion were resort areas. Because of the constraints previously mentioned, it is anticipated that these lower-cost dwellings will comprise only a very small percentage of the future housing stock in the Central Mountain Subregion.

~~State funding is available to rental property owners and developers for rehabilitation and development of rural rental units. This funding source, in the form of three percent, simple interest, 20 and 30-year term loans, was created by ballot Propositions 77, 84 and 107 in 1988 and 1990. These funds can be used to revitalize older hotels or rental properties or to convert unused motels and other structures to permanent affordable rental units. The California Housing Rehabilitation Program Rental Component (CHRP-R) was specifically designed to help preserve and develop rental units for lower-income people, including the~~

~~elderly living on fixed incomes, young families just entering the labor market, single-parent families and disabled persons. This program is administered by the State Department of Housing and Community Development.~~

The State of California requires local governments to formulate housing programs that will attain decent housing and a suitable living environment for every California family. ~~In 1986, the County of San Diego adopted a Housing Element of the General Plan that meets State requirements. The Central Mountain Subregion's 1986-1991 share of housing needed for lower income households is an undetermined percentage of a total of 360 units.~~

The problem of homeless individuals and families is national in scope and ~~Policy 13 of~~ the Housing Element encourages communities to provide temporary emergency shelter in an effort to reduce alienation of these families and individuals. Most existing shelters are located within urban areas, but the Subregion can contribute to resolving this problem by identifying private or non-profit organizations within the Subregion that may be able to help provide emergency shelter. ~~In Descanso, the Salvation Army offers much needed help to the homeless and poor persons of the Back C~~country, by transporting persons to shelters and by giving emergency food and supplies.

POLICIES ~~AND RECOMMENDATIONS~~

1. New housing shall be compatible and consistent with community character.

~~1. Provide lower-cost housing opportunities in commercial areas by allowing residential uses as secondary uses. [CP]~~

~~2. Support smaller lot sizes in Country Towns~~s than in the outlying areas. ~~[CP]~~

~~3. Discourage the demolition or conversion of existing lower-cost dwelling units. [CP]~~

~~4. Encourage the conversion of the Cleveland National Forest summer cabins to private ownership and permanent residential use in the Descanso and Pine Valley areas. [GEN]~~

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San Diego Regional
POPULATION AND HOUSING ESTIMATES
January 1, 1990

CENTRAL MOUNTAIN SUBREGION

				1980 - 1990		1989 - 1990	
	1980 CENSUS	JAN. 1 1989	JAN. 1, 1990 ESTIMATE	NUMERIC CHANGE	PERCENT CHANGE	NUMERIC CHANGE	PERCENT CHANGE
TOTAL HOUSING UNITS	1949	2121	2138	189	9.7	17	0.8
SINGLE FAMILY UNITS	1566	1779	1809	243	15.5	30	1.7
MULTIPLE FAMILY UNITS	143	143	143	0	0.0	0	0.0
MILITARY UNITS	27	27	27	0	0.0	0	0.0
MOBILE HOMES	213	172	159	-54	-25.4	-13	-7.6
OCCUPIED HOUSING UNITS	1313	1584	1585	272	20.7	1	0.1
PRIVATE PERMANENT	1137	1428	1454	317	27.9	26	1.8
MILITARY	24	0	0	-24	-100.0	0	0.0
MOBILE HOMES	152	156	131	-21	-13.8	-25	-16.0
HOUSEHOLD POPULATION	3535	4258	4264	729	20.6	6	0.1
PRIVATE PERMANENT	3002	3820	3906	904	30.1	86	2.3
MILITARY	69	0	0	-69	-100.0	0	0.0
MOBILE HOMES	464	438	358	-106	-22.8	-80	-18.3
GROUP QUARTERS POPULATION	290	575	500	210	72.4	-75	-13.0
MILITARY	47	0	0	-47	-100.0	0	0.0
CIVILIAN	243	575	500	257	105.8	-75	-13.0
TOTAL POPULATION	3825	4833	4764	939	24.5	-69	-1.4
HOUSING VACANCY RATE	32.63	25.32	25.87	-6.76	-20.7	0.55	2.2
POPULATION PER HOUSEHOLD							
HOUSEHOLD	**2.69**	**2.69**	**2.69**	**0.00**	**0.0**	**0.00**	**0.0**

SOURCE: SANDAG

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4. CIRCULATION

GOALS

1. ~~PROVIDE THE INFRASTRUCTURE FOR~~ A TRANSPORTATION SYSTEM THAT CAN ACCOMMODATE VARIOUS MODES OF TRAVEL. SUCH A SYSTEM SHOULD BE DESIGNED TO ACCOMMODATE THE NEEDS OF CURRENT RESIDENTS WHILE DIRECTING FUTURE GROWTH IN A MANNER THAT IS CONSISTENT WITH THE PLANNING GOALS OF THE COMMUNITY.

2. THE HARMONIOUS~~LY~~ ~~INTEGRATE~~ INTEGRATION OF TRANSPORTATION MODES ~~AND ENSURE THAT~~WHERE ACCESS AND CIRCULATION ~~SHALL BE~~ARE PROVIDED IN A SAFE MANNER FOR VEHICLES, BICYCLES, PEDESTRIANS, AND EQUESTRIANS ~~IN A SAFE MANNER~~.

3. THE ~~PROVIDE~~ PROVISION AND ~~ENCOURAGE THE~~ USE ~~AND EXPANSION~~ OF PUBLIC TRANSPORTATION THAT IS APPROPRIATE FOR THE DENSITY AND COMMUNITY CHARACTER OF SUBREGION.

4. ~~ENSURE THAT~~IMPLEMENTATION OF THE ~~CIRCULATION~~ MOBILITY ELEMENT ~~IS IMPLEMENTED~~ IN A WAY THAT COMPLEMENTS THE NATURAL BEAUTY AND RURAL ATMOSPHERE OF THE COMMUNITY, ~~BUT~~ WHILE NOT ~~TO THE~~ ENDANGERING~~MENT OF~~ PUBLIC SAFETY.

5. THE PRESERVATION~~E~~, AS LONG AS POSSIBLE, OF THE WINDING ROADS THAT GIVE THE SUBREGION ITS RURAL CHARACTER.

6. ~~PROVIDE FOR THE SPECIAL AND URGENT NEEDS FOR~~ EMERGENCY ACCESS THAT PROVIDES FOR THE SPECIAL AND URGENT NEEDS TO AND FROM ALL AREAS OF THE COMMUNITY.

FINDINGS

The Central Mountain ~~Planning Area~~Subregion is served by a road network consisting of two lane State highways and local County roads. All the area's centers of population have access to this network. The Subregion's ~~Circulation~~ Mobility Element ~~R~~roads are shown ~~on page 52~~in the Mobility Element Appendix on Figure M-A-4.

~~Although t~~The Subregion~~planning area~~ is served by limited public transportation, and it depends principally on private motor vehicle transportation because of its remoteness and low population density.

Transportation facilities have significant design, location, and environmental impacts on community character. Any local or State road improvement project will require detailed environmental documentation addressing the specific impacts of the proposed improvements.

Primary access to the Subregion~~Planning Area~~ from the south is via Interstate 8 with interchanges at: Japatul Valley Road; Pine Valley Road; Sunrise Highway; and Buckman Springs Road. Access from the north is via Highway 79. Secondary access is a major concern in populated areas. Under emergency conditions, the evacuation of residents and access by emergency vehicles is restricted where only one road exists. The provision of multiple access routes into and out of residential areas could be improved within the Subregion~~Planning Area~~.

Increases in regional recreational travel and local growth are reflected in local traffic volumes. Traffic on steeper portions of State Highway 79 through the Subregion is at times congested because of slow moving vehicles and bicyclists. The desirability of turnouts, passing lanes, and bike lanes is identified in the goals and policy section.

Under normal conditions, the current road network can accommodate the existing daily traffic levels without encountering capacity problems. Large portions of the Subregion are not served by public roads. Access to public lands is not required by law; and, for those areas in private ownership, local public roads will be built as development occurs. State Highway 79 traverses primarily Cuyamaca Rancho State Park. Improvements to this highway will be coordinated through the State Park.

POLICIES ~~AND RECOMMENDATIONS~~

~~1. The Circulation Element road classifications are to be designated according to their carrying capacity, based on traffic forecasts and public road standards. [CP]~~

2. Maintain the quiet atmosphere and tree-lined streets of ~~Country Towns~~Rural Villages through: ~~the formulation of road shoulder design criteria pursuant to Public Road Standards that allow for Board of Supervisors' Policy J-36. [DPW]~~

   ~~a.~~ Mountable Asphalt Berms and

   ~~b.~~ Unpaved Parkway Strips

3. To preserve the rural atmosphere of the community, minimize urban improvements such as vertical ~~cement~~ concrete berms, curbs, gutters, and sidewalks. [DPW]

4. ~~Provide~~ Encourage the provision of improvement options, such as passing lanes, turnouts, and left-turn pockets ~~developed on~~for ~~Circulation~~ Mobility Element Roads ~~and Highway 79~~ as designated in the Mobility Element ~~for Improvement Options. These improvements should be constructed to State or County Road standards; they should be marked and of adequate length to ensure traffic safety.~~ [DPW, PP]

5. Encourage the provision of ~~Existing circulation roads need~~ increased sight distances and improved shoulders to facilitate emergency parking, placement of excess snow and increase safety on existing public roadways.

NEW ~~-~~Encourage the State to implement ~~Other~~ major realignments ~~should be undertaken by the State~~ along portions of Highway 79 to improve traffic flow under all weather conditions, promote safety, and reduce traffic accidents. [DPW]

6. Design roads to follow natural contours, avoid grid pattern streets, and minimize cuts and fills, and the disturbance of natural rock outcroppings and trees, wherever possible. [CP]

7. Retain State Highway 79 and major roads within the Subregion as two-lane roads as long as is reasonable and safe. [CP]

~~8. Businesses locating along a State or County highway should coordinate with one another the location of driveways. For safety reasons, cars should be prevented from backing onto State highways or Circulation Element Roads. [CP]~~

9. Provide off-street parking in commercial areas. [~~C~~PP]

10. It is recommended that localized access problems be resolved by the planning/sponsor groups and the appropriate governmental agencies. Emergency access, other identified problem areas and secondary routes, are particularly important issues. [~~C~~PP]

11. ~~Any~~ Require any land division along a ~~Circulation~~ Mobility Element Road which would create two or more lots ~~should~~ to provide common access to the highway or otherwise satisfy the engineering and safety requirements, especially secondary access, of CalTrans and the County of San Diego, Department of Public Works. [~~CP~~GEN]

~~12. Intersections (driveways) with State Highways should be kept to a minimum and should be constructed according to CalTrans guidelines. The minimum sight distance should be 500 feet in either direction. [DPW]~~

13. Safely separate pedestrian, equestrian, and bicycle traffic from vehicular traffic when these modes share rights-of-way. [~~C~~PP,DPW]

14. Encourage the ~~retention~~ expansion of public transportation between the Central Mountain ~~Planning Area~~Subregion and the San Diego Metropolitan Area. [GEN]

~~BICYCLE NETWORK~~
~~(A Sub-Element of the Circulation Element)~~

~~GOALS~~

1. ~~PROVIDE FOR THE SAFE AND CONVENIENT USE OF BICYCLES THROUGHOUT SAN DIEGO COUNTY FOR RECREATION AND AS A VIABLE ALTERNATIVE TO THE AUTOMOBILE AS A FORM OF LOCAL TRANSPORTATION.~~

2. ~~MAXIMIZE CITIZEN PARTICIPATION IN THE PLANNING, PROGRAMMING, AND FINANCING OF BIKEWAYS.~~

3. ~~UTILIZE THE COMMUNITY PLANNING PROCESS TO THE MAXIMUM EXTENT IN PLANNING FOR BIKEWAYS.~~

4. ~~UTILIZE PUBLIC PROPERTY, SUCH AS UTILITY AND DRAINAGE EASEMENTS, PARKS, AND LIGHTLY TRAVELED ROADS, WHENEVER POSSIBLE, FOR CONSTRUCTION OF BIKEWAYS.~~

5. ~~PROVIDE CONTINUOUS BIKEWAYS, AFFORDING SAFE AND CONVENIENT COMMUNITY WIDE ACCESSIBILITY WHILE PRESERVING THE NATURAL ENVIRONMENT TO THE GREATEST EXTENT PRACTICABLE.~~

6. ~~PROVIDE THE RELATED FACILITIES AND SERVICES NECESSARY TO ALLOW BICYCLE TRAVEL TO ASSUME A SIGNIFICANT ROLE AS A FORM OF LOCAL TRANSPORTATION AND RECREATION.~~

7. ~~ENCOURAGE COMMUTER BICYCLING AS A MEANS TO REDUCE AIR POLLUTION, ENERGY CONSUMPTION, AND TRAFFIC CONGESTION.~~

~~FINDINGS~~

~~The Network Plan consists of a diagram in the form of a map and this text. The map is intended to show the corridors that are needed to provide: a) a circulation system for the County; and b) a connecting link between population centers and recreational and scenic areas. Bikeways proposed in the Subregion are shown on page 53.~~

~~It is the intent of the Bicycle Network that each city will adopt, and each unincorporated community will prepare and submit to the Board of Supervisors for adoption, a more detailed Bicycle Feeder System showing local routes to supplement the Network.~~

~~In the preparation of unincorporated community plans, it is intended that the Network as shown on the attached map will either be incorporated into the local Bicycle Feeder System or that a modified Network will be proposed that will serve the needs of the~~

~~entire County as well as or better than the Network included in this sub-element.~~

~~It is specifically the intent of the Bicycle Network Plan that all future subdivisions shall be designed to incorporate the Bicycle Network. A subdivision which includes land in the corridors shown on the "Circulation Element -- Bicycle Network" shall provide a bikeway which is consistent with the Planning and Design Criteria for Bikeways in California. The class of bikeway most suitable for each particular bikeway shall be determined as part of the subdivision approval process after receiving a recommendation from the Director of Transportation.~~

~~The Planning and Design Criteria for Bikeways in California approved by the Director of the California Department of Transportation shall be included in the County Bicycle Network as the County criteria and standards.~~

~~POLICIES AND RECOMMENDATIONS~~

1. ~~Program state and federal funds for acquisition and construction of bikeways. [DPW]~~

2. ~~Actively seek new sources of funds for the acquisition and construction of bikeways. [DPW]~~

3. ~~Locate bikeways along designated scenic highways wherever possible. [CP]~~

4. ~~Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways. [CP]~~

5. ~~Separate bicycles and automobiles whenever it is economically and physically possible to do so with either a bike lane or bike path. [DPW]~~

6. ~~Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network. [DPW]~~

7. ~~Provide secure storage for bicycles in all major activity centers, employment, education, commercial, and recreation. [CP]~~

8. ~~Provide bike carrying racks or space for bikes on public transportation vehicles connecting to major activity centers when a need is demonstrated. [GEN]~~

~~DEFINITIONS~~

~~"Bikeway" means all facilities that provide primarily for bicycle travel. The following categories of bikeways are defined in Section 2373 of the Streets and Highway Code.~~

1. ~~Bike Path or Bike Trail - Class I Bikeway~~

~~Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.~~

~~2. Bike Lane - Class II Bikeway~~

~~Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles where through travel by motor vehicles or pedestrians is prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.~~

~~3. Bike Route - Class III Bikeway~~

~~Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.~~

~~MAP OF CIRCULATION~~
~~MAP OF BICYCLE NETWORK~~

5. SCENIC HIGHWAYS~~/ROUTES~~ AND ~~SCENIC~~ VISUAL RESOURCES~~PRESERVATION~~

GOALS

1. THE PROTECTION AND ENHANCEMENT OF SCENIC VIEWS, WILDLIFE HABITATS, NATIVE PLANT MATERIALS, AND HISTORICAL AND RECREATIONAL RESOURCES WITHIN SCENIC HIGHWAY CORRIDORS.

2. THE PROTECTION AND ENHANCEMENT OF AREAS DESIGNATED AS HAVING SCENIC VALUE.

SCENIC HIGHWAYS/~~ROUTES~~ VISUAL RESOURCES FINDINGS

Scenic Highways are mapped in the Visual Resources Section of the Conservation and Open Space Element,. Policies addressing the development of these resources are also included. ~~In 1971, the California Government Code was amended to require the adoption of a Scenic Highway Element by local cities and counties as part of their General Plan. The County of San Diego adopted such an element in 1975. An amendment to the Scenic Highway Element is necessary to add the routes identified as scenic in the Subregion.~~

Roads and Highways provide views of scenic vistas throughout the plan area. The Central Mountain Subregion contains several highways and roads with high scenic value: Sunrise Highway, Highway 79, Highway 8, Engineers Road, Old Highway 80, Viejas Grade Road, Viejas Boulevard, Riverside Road, and Buckman Springs Road. The ~~Scenic Highways Element~~Conservation and Open Space Element ~~has identified~~ identifies State Route 79 [~~from~~ Interstate 8 north to intersection of Sunrise Highway], ~~as a First Priority Scenic Route,~~ Interstate 8 [~~from~~ El Cajon to State Route 79], ~~and~~ Sunrise Highway ~~as Second Priority~~, ~~and~~ Recreation Park Road [~~from~~ Interstate 8 north to State Route 79] and Interstate 8 [~~from~~ State Route 79 east to Imperial County line] ~~as~~in the County Scenic Highway System ~~Third Priority Routes~~.

Scenic resources are gradually being diminished, especially along roads. The need to guide development within scenic corridors is imperative because views are continually changing through vegetation removal, grading, a changing road network, the extension of overhead utilities, the raising of advertising signs, and subdivision development. The roads identified as scenic are shown ~~on page 59.~~in the Visual Resources Section of the Conservation and Open Space Element.

Lack of funding prevents the County from conducting extensive corridor studies for roads determined by residents to have high scenic value. However, viewshed corridors were identified along certain roads as scenic based on topography. These viewshed corridors are shown on page 114~~60~~. It is intended that all

developments on lands visible from the aforementioned roads be designed, landscaped, graded, sized, and setback in a manner that maintains harmony with the scenic setting. It is also intended that the Scenic Highways and Routes identified in the Central Mountain Subregional Plan be classified, improved, and signed in a way consistent with the Scenic Highway Program.

The United States Forest Service proposes to classify Sunrise Highway as a National Scenic Byway from Interstate 8 north to Route 79 because this route offers educational and interpretive opportunities to instill land and resource conservation ethics and appreciation to an urban population. The route crosses National Forest lands for 16 of its 24 miles; 4 miles are within the Anza Borrego Desert State Park and 4 miles cross private land. The plan of the Forest Service requires cooperation from the County of San Diego to develop turnouts and road signing, and from the Laguna Mountain Volunteer Association to develop interpretive program opportunities. A cooperative marketing effort is also planned with the Cuyamaca Rancho State Park to highlight the 50 mile scenic loop that would use the Sunrise National Scenic Byway, State Route 79, and portions of Old Highway 80. This expanded loop will also necessitate future partnerships with Caltrans, the Cuyamaca and Pine Valley Sponsor Groups, the Pine Valley Improvement Club, the Descanso Sponsor Group and the Guatay Improvement Association.

Before State Highway 79 and Interstate 8 can be designated as official State scenic highways by the State, they must be included in The Master Plan of State Highways eligible for Official Scenic Highway Designation. Both highways would be added to the Master Plan by legislative action. Tthe County will would need to adopt a scenic corridor protection program, apply to resolution of intent and conduct specified studies in order to initiate the designation process as specified by Caltrans for scenic highway approval, and receive notification from Caltrans..

SCENIC PRESERVATION FINDINGS

The Subregion contains many areas that are not visible from a designated scenic highway but that have nevertheless been identified as having scenic value. These areas are:include most of the Cleveland National Forest, the Cuyamaca Rancho State Park, Cuyamaca Lake, and certain private lands that are either visible from the aforementioned public lands, or from a road that is not classified as a Scenic Highway/Route but that has scenic value to the residents and visitors.

POLICIES AND RECOMMENDATIONS

1. Amendment to the Scenic Highways Element should be considered to add the roads identified as scenic in this text. [CP]

2. The County should request Encourage the pursuit ofursue that the State

Scenic Highway designation for~~e~~ Highway 79 and Interstate 8~~ as official scenic highways by adopting a resolution of intent as specified by current guidelines for the official designation of scenic highways published by Caltrans~~. [GEN]

3. All development ~~subject~~ in scenic corridors ~~to the scenic regulations per The Zoning Ordinance~~ shall ~~also~~ be subject to the following policies and recommendations:

   a. All development shall be required to show on a Site Plan how lot sizes, structures, and open space easements relate to the road identified as scenic and/or to properties from which it is visible. [~~C~~PP]

   a. All development shall be required to show on a Site Plan how lot sizes, structures, and open space easements relate to the road identified as scenic and/or to properties from which it is visible. [~~C~~PP]

   ~~b. Development on significant or prominent peaks and ridgelines, shall be discouraged. [CP]~~

   ~~Factors to be considered when reviewing building sites on peaks and ridgelines shall be:~~

   ~~(a) How visible the proposed project is from a scenic road or public area (such as a park), and whether the project can be substantially screened from view;~~

   ~~(b) How close the ridgeline or peak is to public areas, or a scenic road, relative to other peaks or ridgelines;~~

   ~~(c) How tall the peak or ridgeline is relative to other peaks or ridgelines; and~~

   ~~(d) The relative uniqueness or significance of the peak or ridgeline on which the development is proposed.~~

   ~~c. Structures shall be consistent with the natural contours of the land and shall not exceed 15 feet above the peak or ridgeline. [CP]~~

   d. Require development along Interstate 8 ~~should~~ to site and design structures and parking areas in a way that does not detract from the scenic vistas viewed by the highway traveler. Wherever possible, structures and parking areas should be integrated into the natural setting to minimize visual impacts. (also Conservation and Open Space policy COS-11.3)

   e. All rezones of properties located along a scenic highway or road

identified as scenic in this text shall include an ~~"S" or a "D"~~scenic Special Area Designator. [CP]

f. All utilities shall be undergrounded whenever feasible unless undergrounding would significantly impact environmental resources. [DPW]

g. Water tanks in Scenic Corridors shall not be obtrusive; they should be painted National Forest colors, and/or landscaped with drought tolerant plants native to the Central Mountain area. [CP]

h. Residential structures on 15 percent slope or more should use wood-framed floor systems along with no pad grading, where possible. Every effort should be made to have the structure conform to the natural slope. [CP]

i. Widths of private and public roads shall be the minimum required for safety. [DPW]

~~j. Brushing for fire protection shall be limited to the minimum required for safety. [CP]~~

k. Scenic beauty in the form of wetland meadows, streams, waterfalls, spillways, floodplains, and riverbeds shall be preserved. No concrete channelization, concrete bank protection, or rip rap shall be allowed. Natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. [DPW]

l. All signs in Scenic Corridors shall harmonize with the building, shall not be internally illuminated, and shall be sized in relationship to size of building. [CP]

m. Existing open space easements and wildlife corridors, and existing easements to historic sites and to artifact locations, shall be retained whenever feasible. [CP]

n. Walled or gated communities are incompatible with an open rural community and shall be prohibited, as well as any obstruction which would significantly block or restrain views and vistas from Scenic Highways/Routes. This policy does not prohibit gated entries. [CP]

o. Natural wood finishes, or non-glaring earth tone colors should be used on all structures. Rock or other natural materials are also encouraged. [CP]

p. Existing mature healthy trees should be retained whenever possible.

Discretionary projects should identify trees which may need to be removed and provide for replacement trees with diameters equal to those of the trees to be removed and preferably of the same species. Replacement trees are to be maintained until established. [CP]

q. County agencies reviewing site plans, landscaping plans, and grading plans shall favor the retention of existing native vegetation, especially mature, healthy trees. [CP,DPW]

r. Grading of roads and pads shall utilize techniques to minimize visual impacts.

s. Lighting shall be limited to the minimum necessary for safety. [CP,DPW]

~~t. Trash sites (dumpsters) shall be enclosed with the kinds of materials used on the building. [CP]~~

u. Require development to screen from view by landscaping or architectural details ~~P~~potentially unsightly features~~ shall be screened from view by landscaping or architectural details~~. [~~C~~PP]

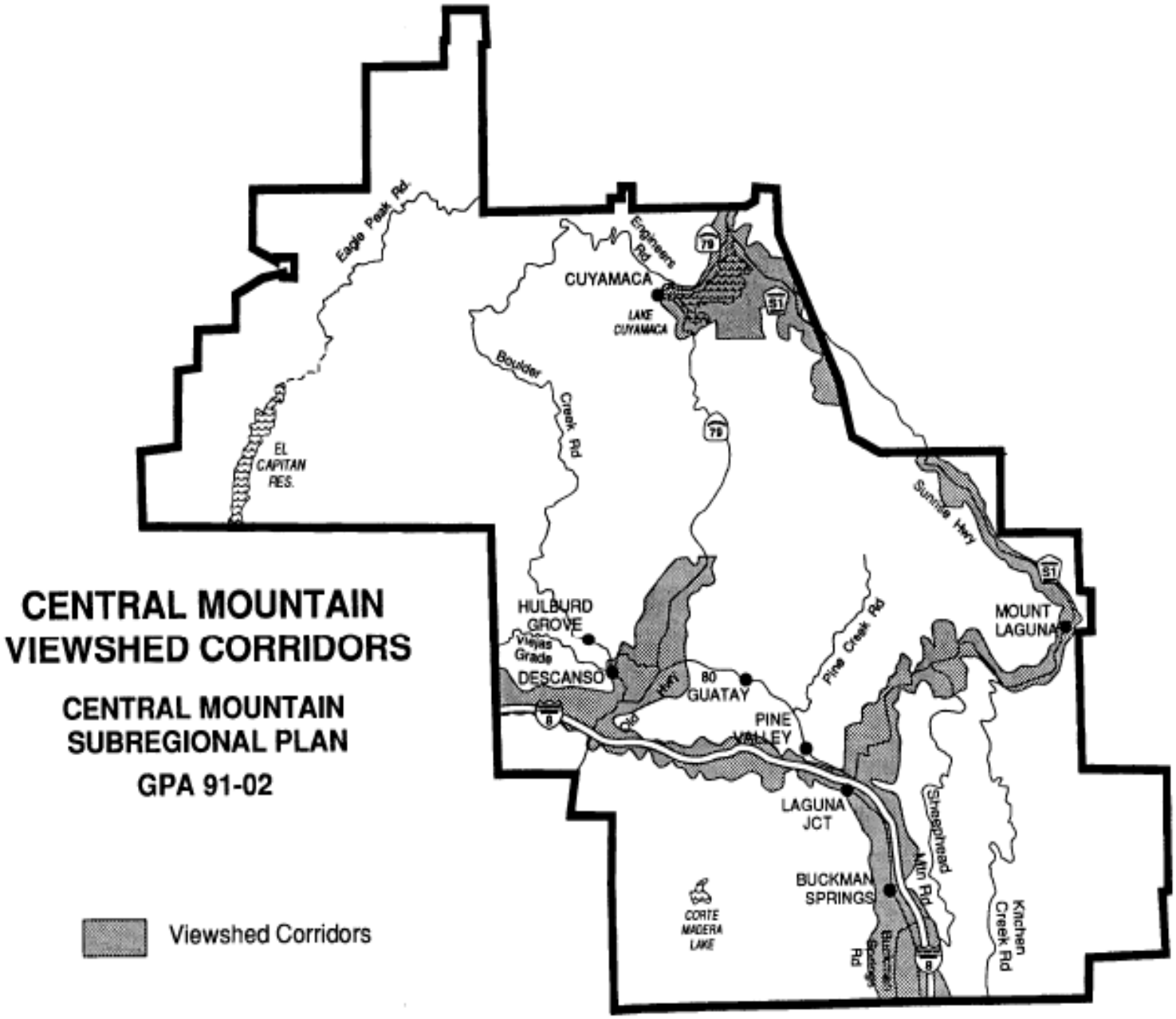
~~v. Heating and cooling equipment of commercial or industrial structures shall be located inside buildings, or if located outside shall be in an enclosure and baffled in order to reduce noise. [CP]~~

w. Homes along roads identified as scenic should be located as far away as feasible from the road right-of-way. [~~C~~PP]

~~x. "Adopt A Highway" signs should be portable and only displayed at times of clean-up. [CAL]~~

~~4. Billboards are prohibited along scenic highways in the Subregion.~~

~~MAP OF SCENIC HIGHWAYS~~


CENTRAL MOUNTAIN
VIEWSHED CORRIDORS
CENTRAL MOUNTAIN
SUBREGIONAL PLAN
GPA 91-02
Viewshed Corridors
Eagle Peak Rd.
Engineers Rd.
CUYAMACA
LAKE CUYAMACA
Boulder Creek Rd
EL CAPITAN RES.
Sunrise Hwy
HULBURD GROVE
Viejas Grade
DESCANSO
GUATAY
Pine Creek Rd
MOUNT LAGUNA
PINE VALLEY
LAGUNA JCT
Sheephead Mtn Rd
BUCKMAN SPRINGS
CORTE MADERA LAKE
Buckman Springs Rd
Kitchen Creek Rd

6. PUBLIC FACILITIES AND SERVICES

SCHOOLS

GOALS

1. ~~ENSURE~~ THE PROVISION OF ADEQUATE SERVICES AND FACILITIES TO MEET THE EDUCATIONAL NEEDS OF ALL THE RESIDENTS IN THE AREA.

2. ~~ENCOURAGE THE USE OF~~ THE ABILITY OF SCHOOL FACILITIES TO ALSO PROVIDE SUPPORT FOR COMMUNITY FUNCTIONS.

FINDINGS

School services are primarily provided by the Julian Union School District and by the Mountain Empire Unified School District. The Grossmont Union High School District, Lakeside School District, and the Ramona Unified School District serve the less populated western portion of the Subregion. A map of the boundaries of these five school districts ~~can be found on page 62.~~is shown on figure X.

There are two elementary schools located in the Subregion: Descanso Elementary and Pine Valley Elementary, and one junior-senior high school located in the Buckmann Springs ~~A~~area. The Descanso Elementary School serves the Descanso, and Guatay students in Grades Kindergarten through Six. Beginning in the school year 2009, the Pine Valley Elementary School will serve Kindergarten through 3rd grade students in the Pine Valley, Guatay and Descanso areas. Descanso School will serve grades 4th through 7th grades. In 2010, Descanso will serve 4th through 8th grade school. Students in 9th through 12th will receive services at the Mountain Empire Unified High School. This restructuring of school sites will bind the two sites together in a "compact" of services and personnel. ~~Descanso Elementary, originally built in 1932, has an enrollment of 270 students and is at capacity, but there is room on the site to accommodate more classrooms. Pine Valley Elementary has 165 students and room for one more classroom. The Mountain Empire Unified School District does not own the Pine Valley site. Once the site is fully developed, the District intends to transfer students to Descanso Elementary.~~ Mountain Empire Junior-High School is at capacity, but the site is large enough to accommodate future growth.

The Descanso School site will add portable buildings to accommodate students as needed. The site acreage is adequate for this increase.

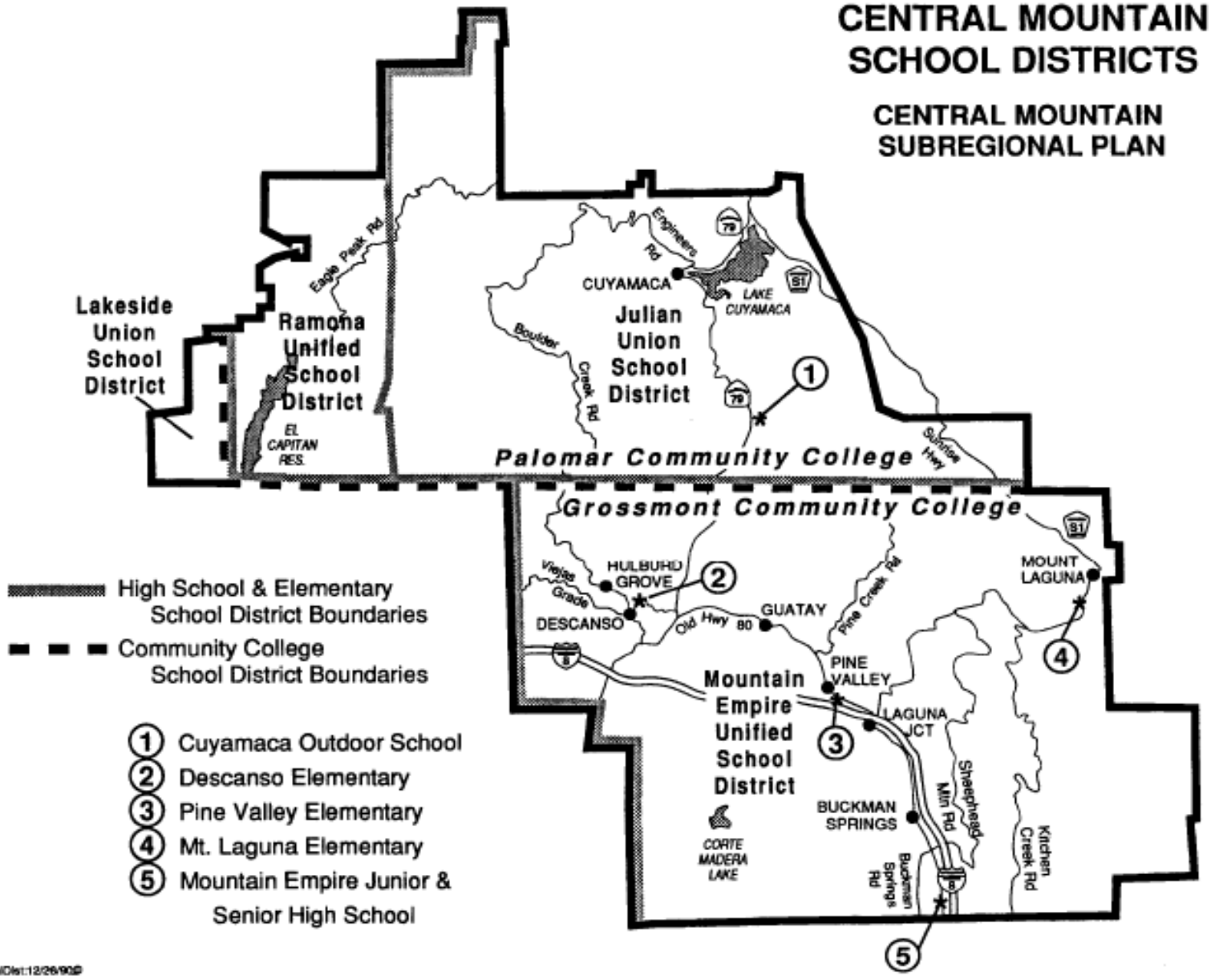
POLICIES ~~AND RECOMMENDATIONS~~

1. ~~Identify a ten acre minimum site for a future elementary school in Pine Valley. [GEN]~~

2. The Pine Valley Sanitation District should be expanded if necessary to accommodate a new larger elementary school when it is needed. [DPW]

3. The nucleus of all schools should be housed in ~~a~~ permanent structures which are ~~that is~~ designed to blend in with the original school buildings built in 1936. ~~local community's character~~. [GEN]

4. The Mountain Empire and Julian School Districts should consider a boundary adjustment in the Boulder Creek area, where students receive transfers to the Mountain Empire Unified School District due to location and transportation issues. [GEN]


CENTRAL MOUNTAIN SCHOOL DISTRICTS
CENTRAL MOUNTAIN SUBREGIONAL PLAN
Lakeside Union School District
Ramona Unified School District
EL CAPITAN RES.
Eagle Peak Rd
Engineers Rd
CUYAMACA
LAKE CUYAMACA
Julian Union School District
Boulder Creek Rd
Palomar Community College
Sunrise Hwy
Grossmont Community College
HULBURD GROVE
Viejas Grade
DESCANSO
Old Hwy 80
GUATAY
Pine Creek Rd
MOUNT LAGUNA
PINE VALLEY
Mountain Empire Unified School District
LAGUNA JCT
BUCKMAN SPRINGS
CORTE MADERA LAKE
Buckman Springs Rd
Sheephead Mtn Rd
Kitchen Creek Rd
High School & Elementary School District Boundaries
Community College School District Boundaries
1 Cuyamaca Outdoor School
2 Descanso Elementary
3 Pine Valley Elementary
4 Mt. Laguna Elementary
5 Mountain Empire Junior & Senior High School
SchlDist:12/26/90P

LIBRARIES

GOALS

1. ~~PROVIDE .35~~SUFFICIENT SQUARE FEET OF FLOOR SPACE AND ~~TWO~~ LIBRARY MATERIALS PER CAPITA CONSISTENT WITH THE COUNTY LIBRARY'S FACILITY GOALS.

2. ~~FIND~~ A ~~NEW~~ PERMANENT LIBRARY FACILITIES FOR THE SUBREGION~~SITE FOR THE PINE VALLEY LIBRARY~~, PREFERABLY IN JOINT USE WITH ~~ON A FUTURE~~ SCHOOL ~~SITE~~FACILITIES.

FINDINGS

The Subregion is within the County Library District. The Central Mountain County Library has two branches located within and serving the Subregion: the ~~soon to be completed~~ 1,792 square foot Descanso Library leased on the elementary school site, and the ~~909~~ 2,500 square foot Pine Valley. The County Library also operates one bookmobile which serves the Subregion.

Descanso has had a library since before 1920. It has been located in various structures on various sites and ~~will~~ was ~~be~~ relocated to the Descanso Elementary School site and significantly expanded in 1991 and again in 2006. ~~It will still require the addition of over 1,500 library materials to meet the County Library's facility goal. The Pine Valley Library is currently meeting County Library floor space goals, but is 733 library materials short of the Library's goals.~~

New funding sources would be required to improve the facilities and services in the Subregion and to meet the needs of new development.

WATER SUPPLY AND SERVICE

GOALS

1. ~~ENSURE AN~~ ADEQUATE LONG-TERM WATER SUPPLY FOR RESIDENTS AND VISITORS TO THE SUBREGION BY THROUGH ~~PROMOTING~~ THE CONSERVATION AND EFFICIENT UTILIZATION OF ALL WATER RESOURCES.

2. ~~ENSURE THAT~~THE PRESERVATION OF GROUNDWATER QUALITY THAT IS NOT ADVERSELY IMPACTED BY GROWTH AND INAPPROPRIATE LAND USES~~.~~

3. ~~ENSURE THAT~~ THE LAND USES ESTABLISHED BY THE PLAN ARE CONSISTENT WITH THE AVAILABLE WATER SUPPLY.

4. ~~DISCOURAGE THOSE~~ THE PREVENTION OF LAND USES WHICH

REQUIRE EXCESSIVE AMOUNTS OF GROUNDWATER OR PUT THE PURITY OF THE GROUNDWATER AT RISK.

FINDINGS

The Central Mountain Subregion lies outside the County Water Authority and is totally dependent upon groundwater resources. Many areas within the Subregion are experiencing low groundwater levels due to a recent drought period. ~~Following a six-year wet cycle which occurred between 1977-78 and 1982-83, the area has experienced a seven-year drought. This seven-year dry period is one of the driest on record.~~ Water is the single-most limiting natural resource for the future well-being of the people of the Central Mountain Subregion. Residents rely solely on groundwater and local wells for their supply. If overdrafting (mining) of water takes place over too long a period, groundwater will either physically disappear or become too expensive to pump. The region will remain dependent on this groundwater resource since imported water will likely never become available to the area. Residents of the Subregion are very concerned about the impact of growth on the area's supply and quality of the groundwater resources and generally would prefer to remain independent of imported water.

The Central Mountain Subregion receives between 15 and 39 inches of precipitation per year, with most of the Subregion receiving over 21 inches per year, as shown on the Precipitation Map page ~~69.~~82 Many creeks and rivers flow through the Subregion and significant run-off is contributed from the thousands of undeveloped acres in public ownership. Relative safety ratings, or the ability of various-sized lots to meet the long-term groundwater requirements of an average single-family house, are based on the reserve capacity of groundwater in storage needed to sustain an average family during a 7-year drought, a period of time without recharge, and a use of demand of .5 acre feet per year.

~~Most residences and businesses in the Subregion are served by five water Companies/Districts, as shown on page 68. Several other water companies and districts serve the Subregion. Most of these districts and companies serve specific projects or uses. A table of the water service companies and districts not described below can be found on page 67.~~

CUYAMACA

The Cuyamaca area is primarily served by two private water companies and one district: Cuyamaca Forest Mutual Company, North Peak Mutual Water Company, and the Cuyamaca Water District. The Cuyamaca Forest Mutual Company has approximately ~~50~~ 41 shareholders and serves parcels located on North Peak. The North Peak MWC, formed in 1921, has ~~four~~ three wells that serve ~~191~~ 90 metered properties and serves the Cuyamaca Woods Subdivision. Complete restructuring of water pumping, storage and the distribution system would be necessary if the

majority of the seasonal residents become full-time residents in the future. The Cuyamaca Water District was formed under the California Water District Act. It has ~~three~~ four wells, and serves 131 properties, 83 of which are either part-time uses or undeveloped properties. Fifty-three additional lots could be served in the future. The area served by the District is on the north side of Cuyamaca Lake. ~~The North Peak Mutual Water Company and the Cuyamaca Water District are not experiencing supply problems currently, but some doubt exists about their ability to meet the needs of future residents.~~

The Helix Water District, which does not provide service to the Subregion, owns the water in Cuyamaca Lake. Cuyamaca Lake was formed when Cuyamaca Dam on Boulder Creek was built in 1887 to bring water to the lower San Diego River areas through a wooden flume 35 miles long. The City of San Diego had relied on groundwater until the 1890s, when the first water was delivered from Cuyamaca Reservoir. El Capitan Reservoir, which partially lies in the Subregion, was finished in 1935. Following a population explosion during World War II, the County Water Authority was formed to import water from the Colorado River. Cuyamaca Lake and El Capitan Reservoir ~~today~~ are ~~primarily water storage areas~~ recreational lakes where fishing and boating are allowed, and are necessary water storage areas for emergency fire suppression in the Subregion.

~~DESCANSO~~

~~Water in the Descanso area comes primarily from three major tributaries: Sweetwater River, Descanso Creek, and Samagatuma Creek. The Descanso watershed is much larger than the watersheds in Pine Valley or Julian. The Descanso Community Water District serves 426 acres located north of Old Highway 80, east and west of Highway 79, and south of Cuyamaca Rancho State Park. The District has 313 metered connections, five operated wells, and a capacity of 137,000 gallons of storage. The State Department of Health Services issued a compliance order effective October 19, 1989, limiting any new connections due to insufficient storage capacities.~~

~~PINE VALLEY~~

~~The Pine Valley watershed is fed by Pine Creek and by run-off from the Cleveland National Forest. The community of Pine Valley is served by a private company, the Pine Valley Mutual Water Company. The Company currently operates six wells, ranging in depth from 119 feet to 1,000 feet, and provides service to 600 residences and businesses. The meadow in the center of Pine Valley is the major source of water for the company. The State Department of Health Services has issued a compliance order for the Company prohibiting any new hook-ups to its system. The order, effective October 19, 1989, was issued because of insufficient groundwater production and storage capacity. The Pine Valley Mutual Water Company is looking for new sites to drill wells. The PVMWC is collecting results of a ballot mailing to its membership regarding the dissolution of the Company and~~

~~formation of a Community Services District.~~

~~GUATAY~~

~~The community of Guatay is served in part by the Guatay Mutual Water Company, a private non-profit organization which operates two wells, and maintains a 215,000 gallon reservoir. There are 39 meter hook-ups. Water supply and pressure are sufficient to serve present shareholders. The Guatay Mutual Water Company, as a non-profit organization, is dependent upon grants to finance significant capital improvements.~~

POLICIES ~~AND RECOMMENDATIONS~~

1. Imported water is not required and should not be introduced to the Subregion. [GEN,W]

2. Projects that would adversely impact groundwater supply should not be permitted, or should be fully mitigated if allowed. [CP,~~W~~PP]

3. Projects that would adversely impact groundwater quality shall not be permitted. [CP,DHS]

4. All projects in ~~Country Towns~~Rural Villages should be served by a water district. [CP]

5. Development for which a discretionary permit is required shall be consistent with long-term groundwater availability criteria contained in the Groundwater Ordinance. [CP]

6. Groundwater levels should be monitored in the Subregion. Monitoring should be concentrated in the areas of highest population densities. [~~W~~PP]

7. Cumulative effects of new development should be carefully regulated and the quality of groundwater regularly monitored. [CP,DHS]

8. Groundwater recharge basins may need to be preserved through the use of open space easements. [CP,~~W~~PP]

~~9. Groundwater recharge abilities shall be preserved by the use of semi-permeable pavings where paving is necessary. [CPP,DPW]~~

10. Impact analysis of the installation of new sewage treatment plants or significant expansion of service should address the potential loss of groundwater recharge resulting from the conversion of septic tanks. [DPW]

11. Cumulative effects of additional septic tanks on water quality shall be monitored. [DHS]

12. Commercial establishments of high water consumption~~ such as hotels, motels, golf courses, etc.~~ are not encouraged. [CP]

13. Prohibit the ~~M~~mining of water ~~for export shall be discouraged~~. [~~W~~PP]

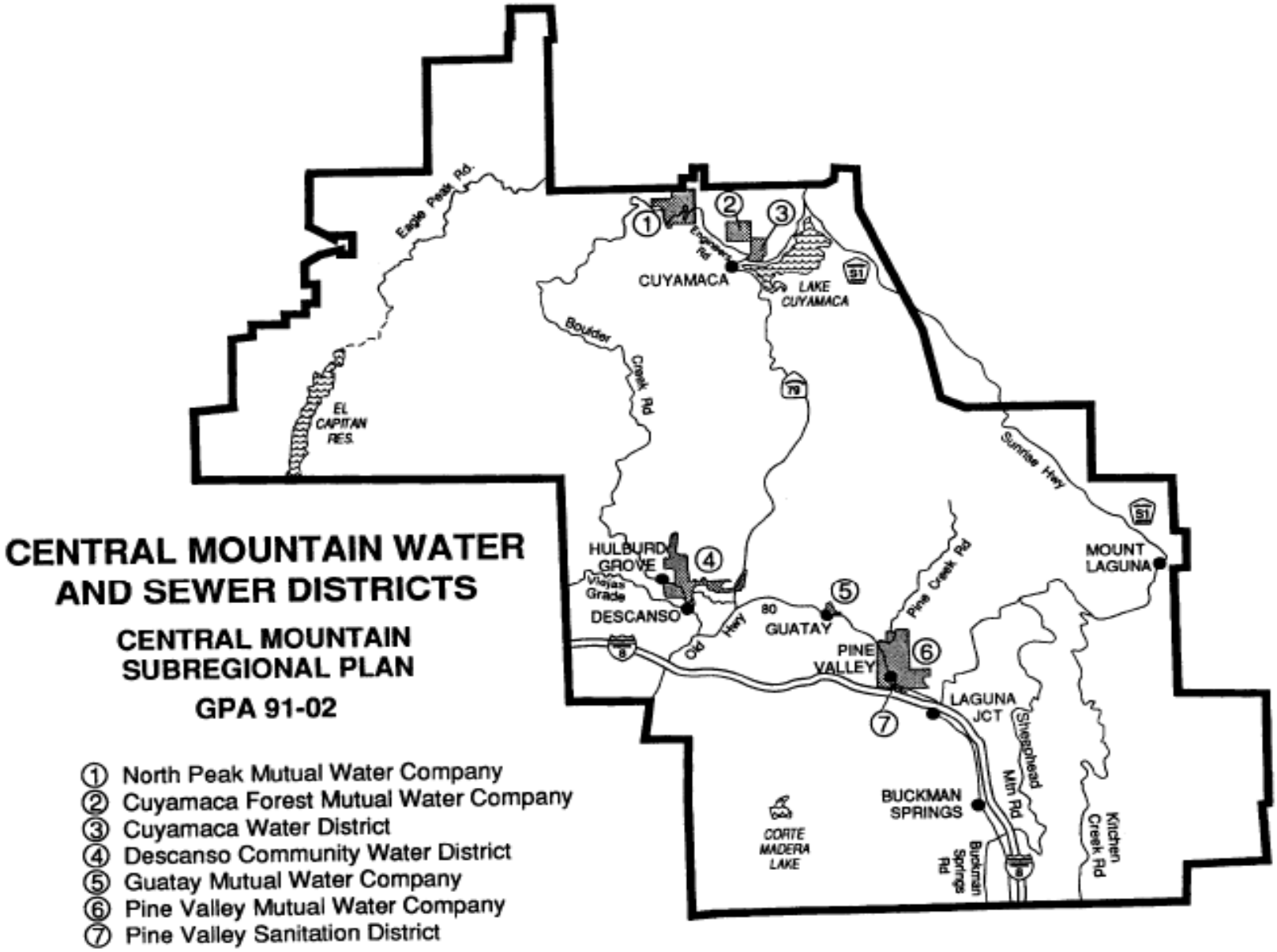
14. No source of possible contamination shall be permitted in a Wellhead Protection Area.

Cuyamaca

1. All forms of water storage should be encouraged, including:
   - Agricultural ponds
   - Recreation ponds at public parks
   - Readily available water for fire fighting in subdivisions and public parks
   - Exploration of mandatory reserves in tanks for neighborhood water distribution

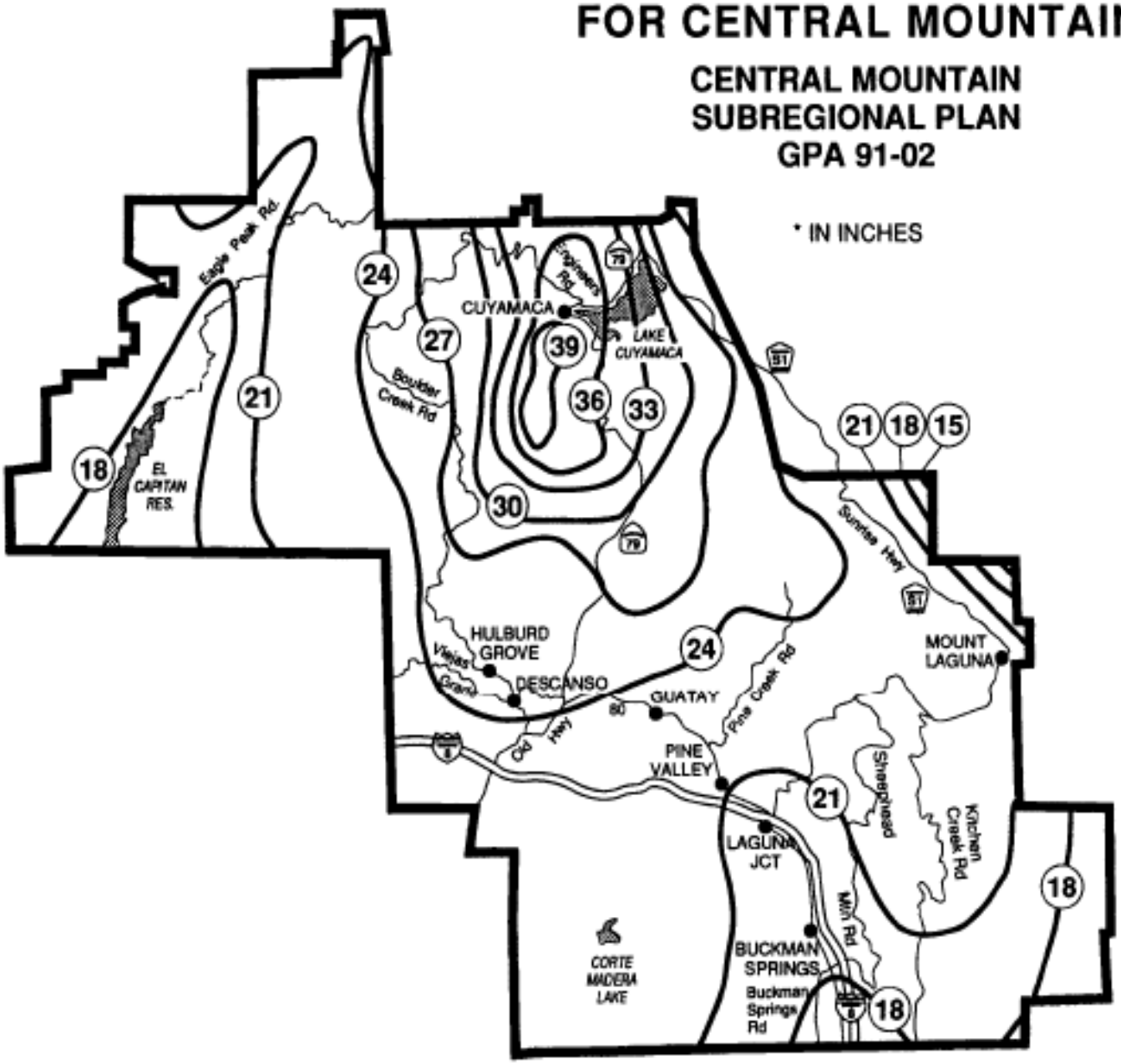
~~WATER COMPANIES AND DISTRICTS WITH LESS THAN 200 CONNECTIONS~~
~~CENTRAL MOUNTAIN SUBREGION~~

	~~SERVICE CONNECTIONS~~
~~PINE VALLEY BIBLE CONFERENCE~~	~~26~~
~~H&J WATER COMPANY~~	~~22~~
~~RANCHO CORTE MADERA~~	~~10~~
~~SISTERS OF SOCIAL SERVICE~~	~~9~~
~~OAKCREST RESORT~~	~~84~~
~~PAIR-A-DICE MOBILEHOME PARK~~	~~100~~
~~SHERILTON VALLEY RANCH~~	~~10~~
~~CAMP CUYAMACA~~	~~14~~
~~CAMP HUAL-CU-CUISH~~	~~17~~
~~CAMP WOLAHI~~	~~20~~
~~LAKE CUYAMACA RECREATIONAL PARK~~	~~3~~
~~CUYAMACA WATER DISTRICT~~	~~129~~
~~CUYAMACA FOREST MUTUAL~~	~~21~~
~~PINEZANITA TRAILER PARK~~	~~140~~
~~A. CLAY STEWART~~	~~30~~
~~MT. LAGUNA IMPROVEMENT DISTRICT~~	~~161~~
~~AL BAHR SHRINE~~	~~177~~


CENTRAL MOUNTAIN WATER AND SEWER DISTRICTS
CENTRAL MOUNTAIN SUBREGIONAL PLAN
GPA 91-02
① North Peak Mutual Water Company
② Cuyamaca Forest Mutual Water Company
③ Cuyamaca Water District
④ Descanso Community Water District
⑤ Guatay Mutual Water Company
⑥ Pine Valley Mutual Water Company
⑦ Pine Valley Sanitation District
Eagle Peak Rd.
CUYAMACA
LAKE CUYAMACA
Boulder Creek Rd
EL CAPITAN RES.
Sunrise Hwy
HULBURD GROVE
Viejas Grade
DESCANSO
Old Hwy 80
GUATAY
Pine Creek Rd
PINE VALLEY
MOUNT LAGUNA
LAGUNA JCT
Sheephead Mtn Rd
BUCKMAN SPRINGS
Buckman Springs Rd
CORTE MADERA LAKE
Kitchen Creek Rd

AVERAGE ANNUAL PRECIPITATION*
FOR CENTRAL MOUNTAIN

CENTRAL MOUNTAIN SUBREGIONAL PLAN GPA 91-02



WASTE DISPOSAL AND MANAGEMENT

GOALS

1. ~~ENSURE THAT~~ WASTE DISPOSAL THAT PRESERVES~~DOES NOT ADVERSELY IMPACT~~ GROUNDWATER QUALITY.

2. REGIONAL SITES THAT HAVE RECYCLING CONTAINERS AND ENCOURAGE ~~EXPAND~~ THE EXPANSION OF ~~SOLID~~ WASTE RECYCLING PROGRAMS.

3. THE CONSERVATION~~E~~ OF RESOURCES BY REDUCING THE VOLUME OF WASTE GENERATED IN THE CENTRAL MOUNTAIN SUBREGION.

4. EACH SUBREGION WITH A SOLID WASTE DISPOSAL SITE TO PREVENT ILLEGAL DUMPING IN THE BACKCOUNTRY.

FINDINGS

Liquid Waste

Most structures in the Subregion depend upon individual septic tanks for liquid waste disposal.

Reliance on septic systems for liquid waste disposal generally necessitates that the minimum size of parcels be 0.5 acre for parcels served by a water district or water company and ~~1~~one acre for parcels not served by a water district or company. In some instances, such as sites with a high water table, parcel sizes may need to be larger; this would be determined at project application stage by the Department of Health Services.

The Pine Valley Sanitation District provides sewer service to the business area of Pine Valley. The district currently has percolation ponds north of Pine Valley Regional Park. The District does not plan to expand its service area; it does plan, however, to provide a higher level of service and to develop additional percolation ponds.

Solid Waste

~~Solid waste disposal in the Subregion is handled by the County and by private firms under contract to the County. The County maintains the Viejas Bin Site which consists of 28 bins and 3 roll-off bins. The facility is staffed by a County employee four days a week; it accepts residential household refuse which is generally hauled to the Sycamore landfill. Non-residential waste is hauled to landfills by private companies or by property owners.~~

Solid waste disposal is no longer provided in Descanso, the Viejas Bin Site was closed in 2009. ~~The Viejas Bin Site provides recycling containers for newspapers, glass, and aluminum products. Recycling programs are likely to be expanded in~~

~~the future as the County works to meet the State requirements to reduce waste by 50 percent by the year 2000.~~

Illegal dumping of trash on private properties is a problem in the back-country. Non-operational vehicles~~,~~ and other wastes are especially noticeable in rural areas.

There is great concern among the residents of the Subregion over the possibility that future landfills may be located in areas dependent upon groundwater for water supply.

POLICIES ~~AND RECOMMENDATIONS~~

Solid Waste

1. In all areas dependent upon groundwater: Prohibit all types of landfill operations, due to the devastation that could result from leakage or spills. [DPW]

~~2. Maintain the present service of free residential trash disposal. [DPW]~~

3. Enforce regulations against illegal dumping of trash. [Z]

4. All Specific Plan Areas must incorporate into their project design a feasible recycling program by, for instance, providing neighborhood depositories and pick-up of recyclables. [CP,DPW]

5. All large-scale commercial and industrial developments that sell recyclable materials or goods in recyclable containers must provide community recycling facilities. [CP,DPW]

6. In all areas dependent on groundwater: Prohibit facilities which will incinerate, recycle, or transport toxic waste products as a part of normal operation, because of the potential pollution that could result from emissions, leakage or spills. [DPW,DHS]

Liquid Waste

1. Individual septic systems shall not impair the quality of groundwater. [DHS]

~~2. The Pine Valley Sanitation District may be allowed to expand if necessary to serve the following uses or projects: a) the existing or a new elementary school; b) a residential or commercial project on the property where the existing school is located if that school relocates; c) all commercially-zoned properties; d) "the meadow" if a sewered project is less environmentally impactive than a non-sewered project; and e) properties with failing septic systems. [DPW]~~

~~3. Because "the meadow" in Pine Valley is a visual resource, residential development should be clustered along the eastern boundary of the meadow. If clustering requires sewering, it would be appropriate to extend the sewer to serve the project. However, the number of feasible dwelling units may be less than the maximum allowed by the land use designation and the zone. [CP]~~

4. Encourage efforts to minimize adverse impacts of the Sanitation District site to the rural village, along with ~~the County to~~ the provision of landscaping~~e~~ for the Sanitation District site. [DPW]

5. Encourage ~~the County to~~ treatment of the percolation pond water to appropriate standards for use of irrigation of the County Park. [DPW]

6. ~~Encourage the County to c~~Consider the construction of a new facility away from the center of town. [DPW]

7. ~~The County should i~~Investigate the introduction of water hyacinths into the percolation ponds until such time as a new facility is built. [DPW]

8. Impact analysis of the installation of new sewage treatment plants or significant expansion of service should address potential loss of groundwater recharge resulting from the conversion of septic tanks. [DPW]

9. Cumulative effects of additional septic tanks on water quality shall be monitored. [DHS]

FIRE PROTECTION

GOAL

THE PROTECTION OF LIFE AND PROPERTY FROM THE HIGH FIRE HAZARD POTENTIAL WHICH EXISTS IN THE SUBREGION.

FINDINGS

Multiple agencies provide fire protection and emergency services in the Central Mountain Subregion. They can be classified as having either structural or wildland fire protection responsibilities. Although State and ~~F~~federal agencies and local fire protection districts have specific responsibilities and service boundaries, to the extent that resources permit, all agencies respond to a variety of emergencies in the Subregion. Fire Hazard is high in the Subregion because of the steep topography, dense and flammable vegetation, and the windy climate. Fire hazard is high also because powerlines are unattended and stretched over long distances and can be downed by the frequent high winds that blow in the Subregion.

Another source of fire hazard is the many unsupervised shooting ranges that exist in the Subregion.

~~Structural Fire Protection~~

~~Structural fire protection and emergency services are provided by Julian-Cuyamaca Fire Protection District (FPD), County Service Area (CSA) #109-Mt. Laguna, Pine Valley FPD, and Rural FPD. A map of the local fire protection districts is on page 76. The Insurance Service Office (ISO) rates fire protection agencies according to their fire suppression capabilities, 1 being the best rating and 10 being the worst. The purpose of this rating is to develop classification for fire insurance rating. The ISO rating is 10 for Rural FPD and CSA 109, Mt. Laguna, 9 for the Julian/Cuyamaca Volunteer Fire Departments, and 6 for Pine Valley FPD. The primary reason for these high hazard ratings is that these fire protection districts are sparsely populated and are unable to support the facilities and services necessary to receive lower ISO ratings.~~

~~The Cuyamaca Area is served by the Julian-Cuyamaca FPD, and the Mt. Laguna area is served by CSA #109 Mt. Laguna. Julian-Cuyamaca FPD has 42 volunteers and an average response time of 8-10 minutes. The Service Area covers an area of approximately 81 square miles. In addition to protecting hillsides surrounding it, it has between 15 and 20 volunteers who are trained for medical emergencies as Emergency Medical Technicians. It has a three-bay station located on Engineers Road and a station in Julian. CSA #109-Mt. Laguna has 11 volunteers and an average response time of 5-7 minutes. Its station is located on Sunrise Highway.~~

~~The Pine Valley Fire Protection District employs 20 volunteers who serve 3,000 residents and protect the communities of Guatay, Pine Valley and Buckman Springs. It has a storage capacity of 1.5 million gallons of water and has an average response time of ten minutes. Its three-bay station is located in Pine Valley on Old Highway 80. A new station in Guatay is in the planning stage.~~

~~The Rural FPD serves most of the southern area of the East County. It has 3 full-time staff members and 145 volunteers. The District has a station in Descanso on River Drive. The average response time for the district is 5 minutes although there are areas within the district with average response time of more than 20 minutes. The Barona and Viejas Stations also provide services to portions of the Subregion.~~

All the districts that serve the Subregion collect fire mitigation fees. The revenues are used to purchase new equipment or build new stations.

The northwest portion of the Subregion currently lacks local public structural fire protection. The California Department of Forestry will respond to structural fires in that area if resources permit. However, the Department of Forestry is charged with the protection of forest, range and watershed land, and has no official

structural fire protection responsibilities. In addition, many of its stations are closed during the winter months.

Water availability for fire protection is a major concern in the Subregion. Firefighters regularly bring water with them when responding to a fire because they cannot count on water being available on-site. Certain development proposals may warrant fire hydrants to ensure adequate fire protection. For these projects, water storage tanks and other typically used measures may not be sufficient to meet the potential fire suppression demands. However, fire hydrants, which require centralized water systems, are not always geologically and economically feasible in these areas. Coordination among affected fire agencies and the County is necessary to address this problem.

Many of the fire protection districts in the Subregion contain regional recreation areas that draw many visitors from outside their districts. Non-residents often require emergency medical and other services from these fire protection agencies, although non-residents do not contribute to funding facilities and services within these districts.

Several areas in the Subregion cannot be reached in the 20 minute fire protection and emergency service travel time, but these areas are consistent with the Safety Element since only very low land use densities have been assigned to these areas ~~that has been proposed as adequate in the Public Facilities Element~~.

Wildland Fire Protection

The California Department of Forestry (CALFIRE~~DF~~) and the United States Forest Service (USFS) provide watershed and wildland fire protection services in the areas within their jurisdiction. CALFIRE~~DF~~ protects the State Responsibility Areas (SRAs) from one station located on Highway 79. The USFS is responsible for fire protection of all federal wildlands. USFS operates four stations within the Subregion: the Descanso Substation located on Viejas Grade Road; the Laguna Substation/Camp Ole in Mt. Laguna; the Glen Cliff Substation on Old Highway 80, in the Pine Valley Area; and the Pine Hills Substation on Boulder Creek Road.

Very dry weather conditions for several years and an increase in the number of people living in or near wildlands have created a major problem for state and federal firefighters who must at times turn away from wildland fire to protect lives and property.

POLICIES ~~AND RECOMMENDATIONS~~

1. In areas lacking public structural fire protection or with emergency travel time greater than 20 minutes, development should be limited to 1 dwelling unit

per ~~2~~40 acres or lower. [CP]

2. Require preventive and self-protective measures prior to issuance of all building permits in areas lacking local public structural fire protection or with emergency travel time greater than 20 minutes. [~~C~~PP,B]

3. Subdivisions shall not propose building sites along ridges, on ridge saddles, or in canyons. [CP]

4. Fuelbreaks and defensible spaces satisfactory to the local Fire Protection District and/or CDF or USFS shall be provided in all projects. [CP]

5. Roofs shall be made of noncombustible or fire resistant materials. [B]

6. Encourage SDG&E ~~should~~ to make a diligent effort to reduce the fire hazard potential of downed powerlines. [GEN]

7. Shooting ranges should be supervised. [GEN]

8. All communities should establish a Fire Safe Council.

9. All connections provided for fire fighting must provide for standardized hardware

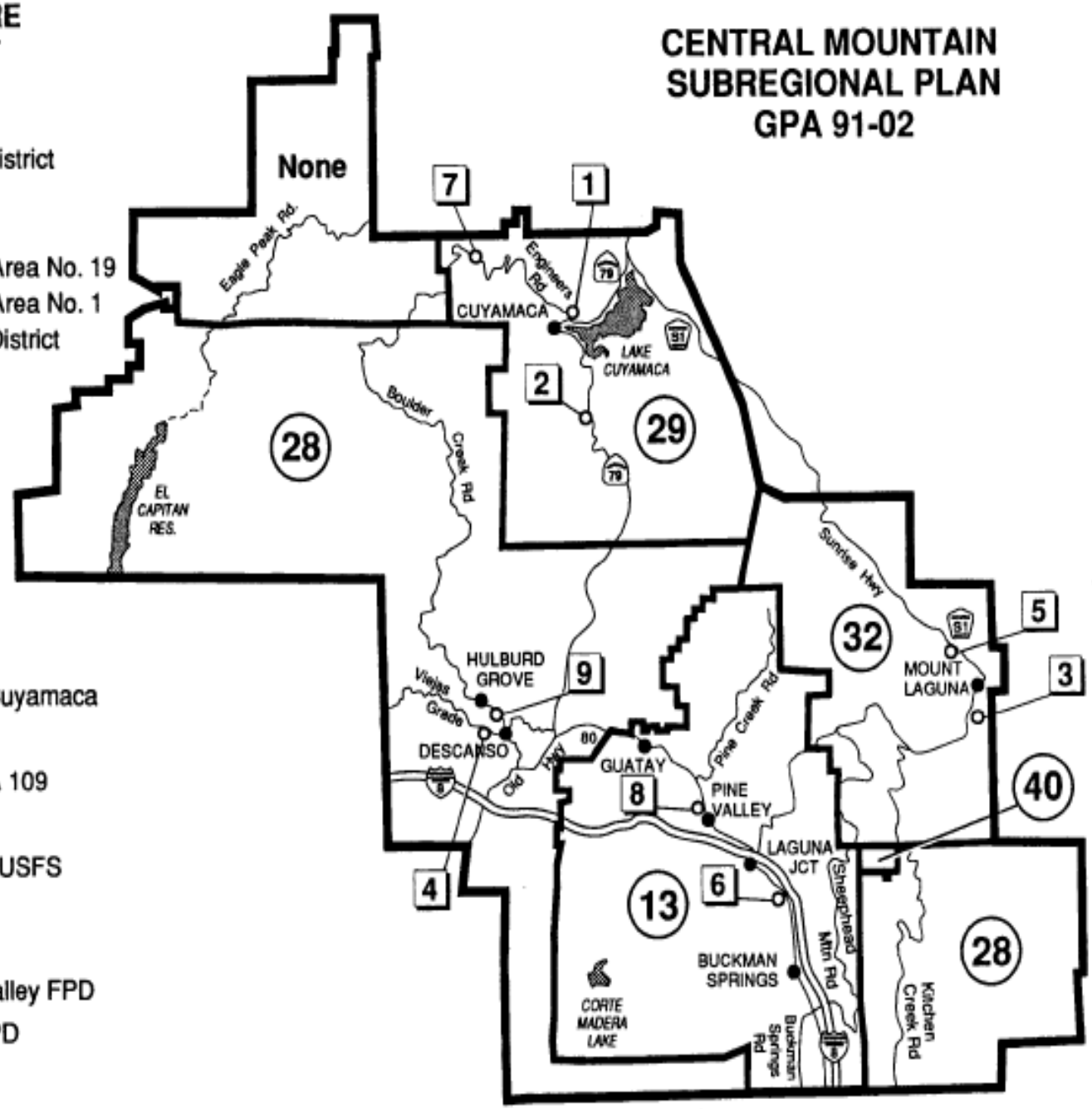
10. Coordination of all local fire fighting equipment and personnel should be encouraged.

CENTRAL MOUNTAIN FIRE PROTECTION DISTRICT BOUNDARIES

- (13) Pine Valley Fire Protection District
- (28) Rural Fire Protection District
- (29) Julian Fire Protection District
- (32) Mt. Laguna County Service Area No. 19
- (40) Mt. Laguna County Service Area No. 1 and Rural Fire Protection District

FIRE STATIONS

1. Cuyamaca Station / Julian-Cuyamaca
2. Cuyamaca Station / CDF
3. Mount Laguna Station / CSA 109
4. Descanso Station / USFS
5. Laguna Station (Campole) / USFS
6. Glen Cliff Station / USFS
7. Pine Hills Station / USFS
8. Pine Valley Station / Pine Valley FPD
9. Descanso Station / Rural FPD



LAW ENFORCEMENT

GOALS

1. THE PROVISION~~DE A LEVEL~~ OF LAW ENFORCEMENT SERVICES COMMENSURATE WITH SUBREGIONAL NEEDS, WHILE ~~AND ENSURE THAT~~ DEVELOPMENT IS DESIGNED TO ENHANCE THE SAFETY OF RESIDENTS.

2. THE LOCAT~~E~~ION OF A SHERIFF SUBSTATION IN DESCANSO.

FINDINGS

Sheriff

The County Sheriff provides basic law enforcement service to the Central Mountain Subregion. This area is within the Rural Division of the Sheriff's Law Enforcement Operations Bureau, and is served by two sheriff substations. The Pine Valley Substation, at 28840 Old Highway 80 in Pine Valley, is the only sheriff facility located in this Subregion. This substation serves the southern half of the Subregion. The northern half is served by the Julian substation, located at 1485 Hollow Glen Road, outside of the Subregion boundaries. Service in the Subregion is below the Sheriff Department's acceptable response time of 12 minutes for priority calls and 24 minutes for non-priority calls in rural areas.

~~Courts and Jails~~

~~There are no Court facilities in the Planning Area. Two jail/detention facilities, one operated by the Sheriff's Department and one operated jointly by the Probation Department and the California Department of Forestry (CDF), are located within the Planning Area.~~

~~Camp La Cima is operated jointly by the Probation Department and CDF. The La Cima honor camp has a rated capacity of 80 beds, and currently houses 80 inmates. The inmates at this facility serve as fire fighters for CDF. It is located on Sunrise Highway.~~

~~The Descanso Detention Facility is a medium security facility operated by the Sheriff's Department; it is located on Campbell Ranch Road. Because of its camp-like setting, the more minor offenders are sent to this facility. It has a rated capacity of 225 beds but had 470 inmates in 1989.~~

POLICIES ~~AND RECOMMENDATIONS~~

1. Consider the provision of additional deputies to support peak tourist months when ~~Because~~ seasonal influxes of tourists in the Subregion ~~are due in part~~

~~to the presence of~~ visit regional recreational facilities~~, the County of San Diego should consider budgeting for any necessary additional deputies needed during peak tourist months~~. [SH]

2. The County should mitigate and provide an adequate number of law enforcement personnel proximal to the area prior to allowing the construction or installation of any facility which could subject the community to undue safety and/or security risks. [SH]

WATERCOURSES, DRAINAGE, AND FLOOD CONTROL

GOALS

1. THE PROTECTION OF LIVES AND PROPERTY FROM UNCONTROLLED FLOODING WHILE PROTECTING NATURAL FLOODPLAIN VALUES.

2. THE CONSERVATION~~E~~ OF HYDROLOGICAL AND BIOLOGICAL RESOURCES OF ALL LAKES, RIVERS, STREAMS, AND OTHER WETLANDS BY CONTROLLING WASTE-WATER DISCHARGE AND RUN-OFF.

3. THE PRESERVATION~~E~~ OF NATURAL WATERWAYS FOR THEIR VALUE AS RECHARGE BASINS AND WILDLIFE HABITAT.

FINDINGS

The County Flood Control District provides drainage and flood control services for the unincorporated portion of the County. The services include studies to determine needed flood control and drainage facilities, establishing funding sources through special flood control assessment district and fees for new development, allocation of tax money, etc. In rural areas, the main flood control function is to provide floodplain mapping. These maps identify areas that will be flooded. New development in floodplains is regulated so that natural characteristics of the river are retained and buildings are limited to the outside fringe of the floodplain and constructed so that they will not be damaged by a 100-year flood.

Pine Valley contains the major concentration of population in the Subregion that includes mapped major streams. ~~Floodplain maps were completed for that area in 1986.~~ Descanso Creek, Samagatuma Creek, and Sweetwater River in the Descanso area have preliminary Federal Emergency Management Agency (FEMA) floodplain maps. The County does not anticipate completing 100-year floodplain mapping of these streams in the foreseeable future.

The pollution of waterways is ~~accomplished through~~ the result of ~~the~~ dumping of

large quantities of pollutants, but also ~~through~~ due to the slow process of leaching and dissolution and transportation of pollutants in run-off. While the vagrant dumping of large quantities of pollutants are somewhat easily noticeable and therefore preventable through enforcement of prohibitions, the prevention of contamination by the other methods must rely on policy and project design.

Preventing pollutants from entering waterways through run-off can be accomplished in a number of ways, including: a) reducing pollution; b) education; c) sloping parking lots away from waterways; and, d) the use of petrochemical separators in parking lots.

Natural watercourses enhance the rural character of the Subregion and provide regionally scarce wildlife habitat.

POLICIES ~~AND RECOMMENDATIONS~~

1. Parking lots for commercial, industrial, and high-density residential uses shall be graded so that all run-off flows away from any watercourse(s). [DPW]

2. The construction of artificial drainage structures should be avoided in favor of natural channels and streambeds. Run-off and drainage shall be used for groundwater recharging where safe. [DPW]

3. Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists. [DPW]

4. Watercourses and associated sensitive resources in the natural, undisturbed forms shall be protected by requiring ample setbacks and buffers, thus negating the need for disruptive flood control measures. [CP,DPW]

5. Applicants proposing projects in unmapped floodplains and floodways shall engage a registered engineer to map them. [GEN]

6. Road crossings of watercourses shall be strategically placed and minimized. [CP,DPW]

7. The run-off of agricultural chemicals shall be minimized. [GEN]

TELECOMMUNICATIONS

GOALS

1. ~~PROMOTE~~ THE EFFECTIVE, EFFICIENT AND COORDINATED USE OF EXISTING AND PROPOSED TELECOMMUNICATIONS SITES.

2. ~~REDUCE THE VISUAL IMPACT OF~~ TELECOMMUNICATION FACILITIES WITH MINIMAL VISUAL IMPACT.

FINDINGS

The Telecommunications Site Overlay Designation covers only one geographic area, North Peak, which is presently the location for regional telecommunication transmitting and receiving facilities. The intent of the overlay is to limit new transmitting and receiving telecommunication facilities in the Cuyamaca Sponsor Group Area to this designated area and to encourage the sharing of space on existing tower facilities. The intent of the overlay is not to encourage coverage of the whole site with facilities, but rather to provide flexibility in siting facilities in as sensitive a manner as possible. Additionally, the intent of the overlay is not to prevent the installation of downsized accessory facilities on sites other than that shown on the Telecommunications Overlay Map on ~~page 82~~figure X.

~~Currently, there are telecommunication facilities on North Peak consisting of an MCI tower, and a County Department of Information Services facility, tower and helistop. A Major Use Permit, P90-001, was recently approved for PacTel Cellular to build a tower and storage building next to the existing facilities.~~Currently, there are four telecommunication facilities on North Peak consisting of a Crown Castle tower and facility, two American Tower facilities and towers, and a County facility with antennas and tower.

In the Cuyamaca Sponsor Group Area, North Peak is the only peak with telecommunication facilities that is owned by a private land owner. All other peaks in the Subregion are either in the Cleveland National Forest or in the Cuyamaca Rancho State Park and are not subject to County land use regulations.

While residents in the Subregion recognize the need for telecommunications facilities, they have concerns over telecommunication facilities because of potential interference with electronic instruments, potential health damages, the visual impact of such facilities and the degradation of the wilderness experience, and because of the possible impact of service trucks on local roads that may be narrow and poorly improved.

Policies and ~~S~~standards for the development of telecommunications facilities can be found in the San Diego County Zoning Ordinance and ~~Regional~~ Land Use Element~~ Text~~. In addition~~ to these standards~~, the following policies are to be applied to discretionary permits for telecommunication facilities in the Subregion.

POLICIES ~~AND RECOMMENDATIONS~~

1. Each tower operator shall maximize compatibility between towers, support facilities and structures and the surrounding environment by utilizing colors and building materials on all towers, support facilities and structures which visually blend into the surrounding landscape. [~~C~~PP]

2. Visual impacts from roads identified as scenic shall be minimized. [~~C~~PP]

3. All landscaping of telecommunication sites must utilize species of plants native to the local area. [~~C~~PP]

4. All landscaping of telecommunication sites must be watered until firmly established and maintained during the life of the facility unless it is required to be removed by a fire protection district. [~~C~~PP, B]

5. Applications for new facilities or expansion of existing facilities shall be reviewed for light pollution by the Laguna Mountain Observatory. [~~C~~PP]

6. Structures should be screened to the maximum extent possible by landscaping or other natural features and accessory buildings shall not be allowed on ridgelines. [~~C~~PP]

7. Dishes set at ground level or set as close to the ground as possible or under a lip instead of on towers should be considered whenever feasible. [~~C~~PP]

8. Impacts on local roads shall be fully mitigated to the extent caused by construction and maintenance of telecommunications facilities as opposed to that caused by other users, and to the extent that environmental constraints allow road improvements. [~~C~~PP,DPW]

9. Co-location and joint use of facilities is strongly encouraged unless co-location or joint use is found to negatively impact a community. [~~C~~PP]

10. Master planning of telecommunications sites is strongly encouraged. [GEN~~CP~~]

11. In the absence of a master plan for a site, future Major Use Permits, Major Use Permit Modifications, and renewals must include a plan to co-locate the proposed facilities with any existing facilities on-site, on a nearby site, or to jointly use these facilities. It is the responsibility of the applicant to demonstrate that the proposed new facilities cannot be jointly used, or co-located with the existing facilities on-site or on a nearby site. [~~C~~PP]

12. Any new Major Use Permit or Major Use Permit Modification shall assess the viability of existing facilities within the permit boundary. It is intended that any unused facility shall be either retrofitted or removed from the site. [~~C~~PP]

13. The County of San Diego is obligated to comply with the above policies when and if its facilities are expanded. [GEN]

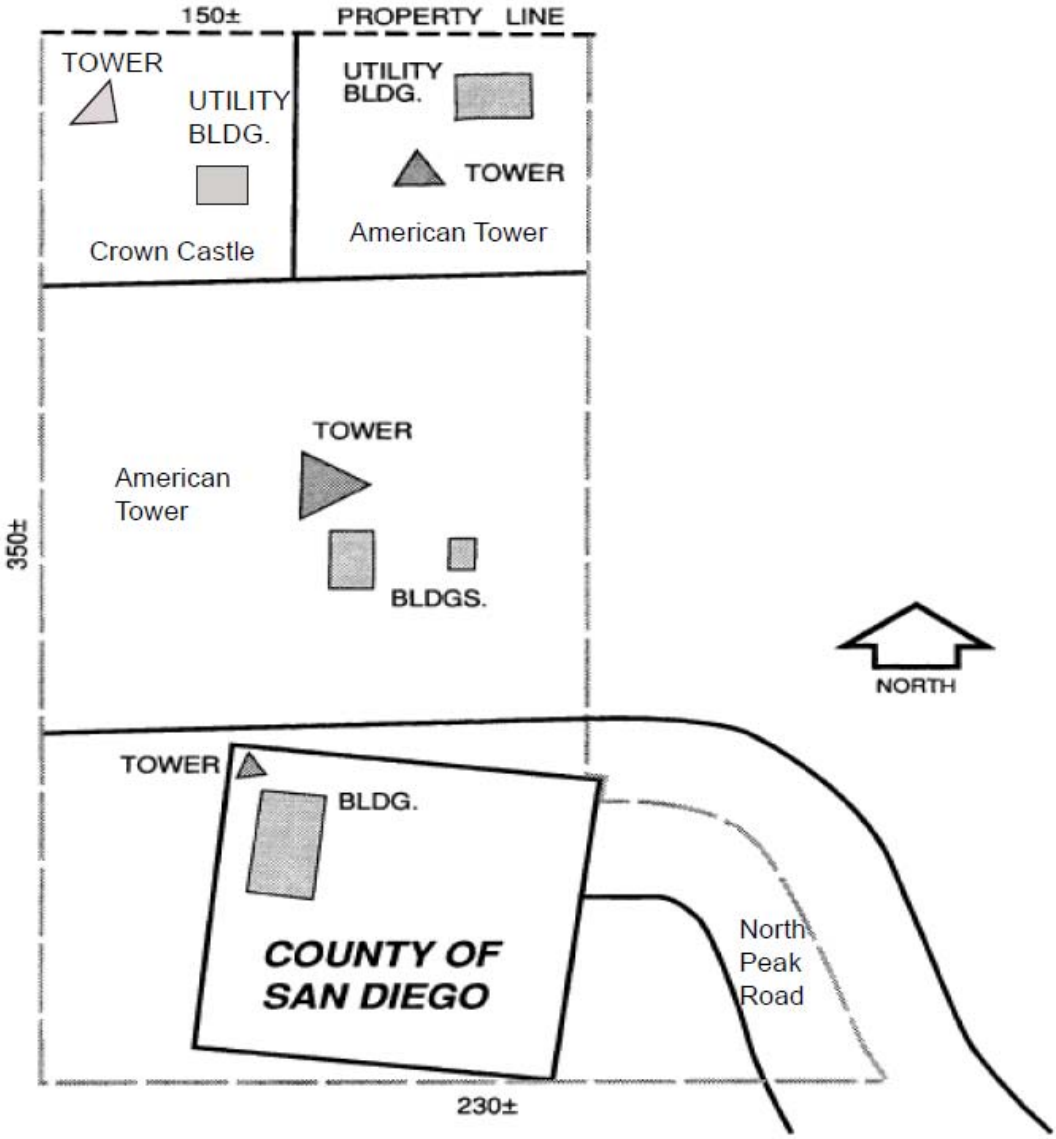
14. ~~Consider l~~Limit~~ing~~ all new Major Use Permits, Major Use Permit Modifications and renewals to a 10-year expiration date, if safety standards and visual impact were identified as issues by the DPLU during the review of

the project. If the applicant proposes to renew the permit, a review of the original permit will be conducted. The 10-year review shall ensure that each permit meets the recognized National Safety standards in effect at the time of the review and shall include an assessment of any new technological advances which may allow the facilities to be downsized. [~~C~~PP]

15. The downsizing of facilities as technology changes is strongly desired. [GEN]

NORTH PEAK TELECOMMUNICATIONS OVERLAY

CENTRAL MOUNTAIN SUBREGIONAL PLAN



7. **SAFETY**

GOAL

~~PROMOTE THE ESTABLISHMENT OF~~ EMERGENCY AND PREVENTATIVE PROCEDURES THAT~~O~~ REDUCE DAMAGES FROM GEOLOGIC HAZARDS, MEDICAL EMERGENCIES, AND OTHER DISASTERS.

FINDINGS

Faults -- No known active faults are found within the Subregion, although there are a few minor inactive faults in the southeastern corner of the Pine Valley Sponsor Group area.

Adjacent to the Subregion, however, is the Elsinore Fault, the largest active fault in San Diego County, which runs in a northwest-southeasterly direction down Banner Grade (Hwy 78) at a distance of approximately six miles northeast of the center of Cuyamaca. This fault presents a significant potential for major earthquake activity. Numerous epicenters have been located along the fault with the largest recorded earthquake magnitude measuring 6.02 on the Richter scale. Future activity along the Elsinore Fault has been estimated at a maximum credible Richter Scale magnitude of 7.6 sometime within 100 years. A major earthquake of this magnitude could potentially result in serious damage including disrupted utility services, failure of earthen dams, landslides, as well as structural damage in the Cuyamaca or Mount Laguna areas. Although precise evaluation of specific earthquake risks for the Central Mountain area is difficult due to the incorporation of many interactive factors such as ground response, distance from earthquake epicenter, disturbance magnitudes, and structural capabilities, it should be noted that a considerable potential for damaging seismic activity does exist within parts of the Planning Subregion.

Landslides -- Without the benefit of extensive studies, landslide areas are primarily known only from evidence of previous landslides. In the Central Mountain area these areas have been mapped. The most prominent areas are the north and south faces of North Peak in Cuyamaca, the area north of Sherilton Valley, and the western slopes of Guatay Mountain. Care should be exercised in interpreting such a map, however, as areas that have experienced past landslides may be at equilibrium and, thus, might not experience any further movement. Further in-depth studies, at the time of project application, would have to be performed to determine the potential for future landslides.

~~**Emergency Services** -- The Julian Cuyamaca FPD, Rural FPD, Mt. Laguna Volunteer Fire Department, and Pine Valley FPD provide emergency medical services. However, emergency service response time can be over 20 minutes in some areas of the Subregion.~~

~~POLICIES AND RECOMMENDATIONS~~

~~1. Until emergency service response times can be improved, residential densities should be limited to 1 dwelling unit per 20 acres in areas with response times greater than 20 minutes. [CP]~~

8. CONSERVATION

GENERAL CONSERVATION

GOALS

1. ~~ENSURE~~ THE CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE PLAN AREA THAT~~O~~ PREVENTS WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES, AND ~~TO~~ PRESERVES THEM FOR FUTURE GENERATIONS.

2. ~~ESTABLISH~~ RESOURCE CONSERVATION AREAS THAT~~O~~ ENSURE THE PROTECTION AND PRESERVATION OF HIGH QUALITY NATURAL RESOURCES AND SIGNIFICANT CULTURAL RESOURCES.

3. A COMMUNITY THAT IS ABLE TO FUNCTION WITHOUT OUTSIDE WATER AND OTHER ENVIRONMENTAL RESOURCES

FINDINGS

The Central Mountain Subregional Planning Area possesses large areas of land of great scenic beauty in their natural state. These scenic resources are of vital ecological importance in providing (a) needed habitat for a rich variety of plants and animals, and (b) essential uncontaminated watershed. Groundwater is of critical importance in this region as the sole source of water supply. Archaeological and historical resources are also abundant in the area.

Groundwater Resources are not expected to be supplemented through any outside resource. The community must be able to function on what it has plus any recharge that occurs. Sustainability must be maintained and conservation used in the face of severe drought and overdraft.

Conservation may be defined as the foresighted utilization, preservation, and/or renewal of natural or biological resources, for the greatest good of the greatest number, on a sustainable basis. No generation should be allowed to needlessly damage or reduce the future general wealth or welfare by the way it uses or misuses any natural resource. Because of the local and regional significance of natural resources within the planning area, conservation of these resources is of vital importance to the Central Mountain Subregion.

The County Board of Supervisors has adopted Resource Conservation Areas (RCAs) for a number of areas within San Diego County. These RCAs identify

lands that possess significant natural resources which require special attention so that they can be preserved or utilized in a manner best serving public and private objectives.

Resource Conservation Areas are designed to identify sensitive resources. They are not intended to restrict property rights. However, RCAs warrant special scrutiny to insure that a proper balance is struck between individual rights and the conservation, protection, and preservation of particularly sensitive resources. In the Central Mountain Subregion, RCAs have been identified to protect wildlife habitat, native plants and animals, scenic slopes, and landmarks.

The intent of the RCA overlay is to conserve resources in a manner best satisfying public and private objectives. This may be accomplished by any one of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, application of special land use controls such as the Scenic Area Regulations or the proposed Sensitive Resources Area Regulations or by incorporating special design into Subdivision Maps or Specific Plans.

RCAs are delineated on the RCA Map (Appendix B). The map identifies the RCAs by number. Appendix B contains the number, name, and description of each area and the resource or resources that should be protected. The RCA Map is an Overlay Map to the Land Use Map. An RCA overlay does not change the underlying land use designation of the Land Use Map; rather the overlay identifies sensitive resources and guides development.

POLICIES ~~AND RECOMMENDATIONS~~

1. Apply appropriate Rural and Semi-Rural land use designations ~~The Environmentally Constrained Area (ECA) Regional Category shall be applied~~ to areas identified as containing rare and endangered plant and animal species, archaeological sites, agricultural preserves, and other environmentally sensitive sites that could be adversely impacted by development. [CP]

2. The County and other public or non-profit agencies should consider purchasing the Resource Conservation Areas identified in Appendix B as funds become available. [GEN]

~~**AIR QUALITY**~~

~~GOALS~~

~~1. DISCOURAGE THE PRODUCTION OF LOCAL AIR-POLLUTING EMISSIONS IN THE PLANNING AREA.~~

~~2. ENCOURAGE A REGIONAL APPROACH TO THE CONTROL AND REDUCTION OF AIR POLLUTING EMISSIONS, INCLUDING THE SUPPORT OF AIR POLLUTION CONTROL DISTRICT POLICIES.~~

~~FINDINGS~~

~~Air pollution is mobile and pervasive. Air pollution from one community does not stop at that community's borders. Because of this, one community cannot implement air pollution abatement programs and not expect to continue to be affected by pollutants. Thus, air quality issues are best addressed through regional policies. Very minor changes in air quality have been observed to have substantial adverse effects upon flora and fauna of the Subregion, especially indigenous oak and pines. In the absence of careful regional and local controls, air contaminant levels can be expected to reach even higher levels during the life of the plan.~~

~~POLICIES AND RECOMMENDATIONS~~

1. ~~Land uses shall be integrated to allow residents close access to necessary commercial and civic activities. [CP]~~

2. ~~Alternative transportation modes shall be encouraged. [T]~~

3. ~~The implementation of the Regional Air Quality Strategy (RAQS) and other Air Pollution Control District plans and policies shall be supported. [GEN]~~

4. ~~As part of the Countywide program to accomplish the objectives of the RAQS, the DPLU shall coordinate with the APCD and other agencies in the San Diego air management process to propose future plan amendments to regional, general, or community plans as new techniques in air quality planning become available that will improve air quality. This community plan shall be amended as appropriate in support of this overall effort. [RP]~~

ARCHAEOLOGY AND HISTORY

GOALS

1. THE PRESERVATION~~E~~ OF KNOWN HISTORICAL AND ARCHAEOLOGICAL RESOURCES AND THE PROVISION~~DE~~ OF ADEQUATE PROTECTION FOR NEW SITES AS THEY ARE DISCOVERED.

2. ~~IDENTIFY AND~~ THE PRESERVATION OF~~E~~ ARCHAEOLOGICAL AND HISTORICAL RESOURCES THROUGH THE IDENTIFIACTION OF RESOURCES AND REGULATORY REVIEW OF DEVELOPMENT PROJECTS.

FINDINGS

The Subregion has a long history of human habitation from the early Kumeyaay people through the arrival of Spanish and Mexican explorers to the present. Riparian and Oak woodland biotic communities served as rich food resource areas and centers for habitation. Rock outcroppings in and around oak woodland areas were frequently used as grinding sites. Historical information was only

available for the community of Descanso at the time of preparation of the Plan Text.

The publication of the book "Descanso: Place of Rest" has led to the identification of numerous historic sites, and further research is being done on the history of Descanso. The Descanso Town Hall has been proposed for State and County historic designations. Past archaeological studies have reported significant archaeological sites and future studies will undoubtedly reveal additional sites.

The Community of Descanso and the County Historical Board find the following resources of historical importance:

a. The Town Hall -- on Viejas Grade, 1898.
b. Ellis Cemetery -- east of Highway 79, 1871.
c. First Schoolhouse -- foundation is west of Highway 79, late 1870s or early 1880s.
d. Descanso Station Restaurant -- on Highway 79, early 1930s.

The Community of Descanso finds the following resources of historical interest:

a. The Jackass Mail Route -- part of the Old Viejas Grade, 1857-61.
b. Magdalena and Esther Mines -- on Viejas Grade across from the Ranger Station, c1899.
c. The Descanso Hotel -- on Viejas Grade, c1926-68.
d. Perkins Store -- on present site at Viejas Grade and Viejas Boulevard, 1928.
e. The "Red" Schoolhouse -- west of Sweetwater River and south of the bridge, 1898-1935.
f. Elementary School-on Viejas Blvd., 1936 ~~Present Descanso Elementary School -- on Viejas Boulevard, 1935.~~ (Descanso CPG 05-26-09)

POLICIES ~~AND RECOMMENDATIONS~~

~~1. Archaeological studies will be required where appropriate. [CP]~~

2. Appropriate historical resources shall be nominated to the State and/or National Register of Historic Resources. [RP]

~~3. Archaeological sites of significance should be protected and properly studied by qualified archaeologists. [CP]~~

4. Significant historic and prehistoric sites located within the Subregion shall be evaluated for Historic Landmark Status under Ordinance 7105 and if qualified shall be designated and rezoned in accordance with Section 7550 and regulated under Section 5700 of The Zoning Ordinance. [RP]

~~5. Unique archaeological resources as defined in the County of San Diego Archaeology/History Procedures located within the Subregion shall be~~

~~preserved in protective open space easements and may be capped with topsoil where threatened by vandalism, and recorded at the regional office of the State Historic Preservation Office. [CP]~~

6. ~~The County will e~~Encourage public agencies and private property owners to make significant archaeological and historic resources available to the public for educational purposes. [CP,~~R~~PP]

~~7. Owners of unique archaeological sites shall be encouraged to work with conservancy organizations in order to better manage the archaeological resources. [CP,RP]~~

~~8. Property owners who discover objects or structures which may have historical, cultural or archaeological significance on their properties are encouraged to record the finds with the California Site Survey, Social Science Laboratory, San Diego State University, and pass the information on to the County of San Diego. [GEN]~~

~~9. Alternative methods of making historic structures safe for occupancy shall be encouraged when they fail to meet standard codes. [B,RP]~~

~~10. Owners of Historic Landmarks Sites shall be encouraged to seek Mills Act Tax benefits as an incentive for long-term preservation. [RP,CP]~~

11. Create RCAs to protect unique or otherwise scientifically valuable archaeological sites that are identified in CEQA studies, scientific investigations, or from institutional records. [CP]

12. Create management plans to protect archaeological sites from future land development and vandalism. [CP,RP]

~~13. Encourage scientific investigations of archaeological and historic resources representatives by qualified archaeologists and native americans. [GEN]~~

~~14. Encourage the development of public outreach educational exhibits and programs for community benefit in projects with archaeological and historical resources. [GEN]~~

~~15. Develop adequate curation of archaeological collections from protected sites that maintain the materials for long-term public benefit. [GEN]~~

DARK SKY

GOAL

THE PRESERVATION~~E~~ OF DARK NIGHT SKIES THAT~~O~~ MAINTAIN COMMUNITY CHARACTER IN THE CENTRAL MOUNTAIN AREA AND ~~TO~~ INSURE THE CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION

BY THE MOUNT LAGUNA OBSERVATORY AND LOCAL ASTRONOMERS.

FINDINGS

Minimal light pollution is an important aspect of the quality of life within the ~~Planning~~ Subregion, and continued regulation is necessary for the retention and protection of the rural character. In the absence of careful regional and local controls, light pollution levels can be expected to reach higher levels during the life of the plan. The Descanso detention facility and the La Cima Honor Camp are already a major light pollution source in the Planning Area according to some residents.

Optical astronomy remains a basic and important field of research. The mountain region of San Diego County is one of the best visual astronomical research areas in the United States. The Mount Palomar and Mount Laguna astronomical research stations represent major capital investments which should be protected.

Light and air pollution are the chief threats to astronomical research in the United States. Light pollution is cumulative in that existing sky brightness is increased by each new source; it is incorrect to assert that any additional light, however minor, will be lost in the glow which presently exists.

POLICIES ~~AND RECOMMENDATIONS~~

1. Strictly enforce the County's Light Pollution Ordinance. [~~C~~PP]

2. Lighting shall be strictly limited to what is absolutely necessary for safety. [~~C~~PP]

3. The use of technology advances (such as motion sensitive night lighting systems) which will reduce present and future light pollution will be encouraged. [~~C~~PP]

4. The impacts of future development upon the dark sky characteristics of the planning area shall be minimized. [~~C~~PP]

5. The creation of new roads in the planning area will be kept to an absolute minimum. [CP,~~T,~~DPW]

6. Future road and construction plans within the planning area should include revegetation elements containing plant and tree types at locations which will mitigate associated light pollution. [CP,DPW]

7. Forestation of areas adjacent to existing roads, structures and grading sites will be encouraged in order to block associated light pollution. [~~C~~PP]

8. The impact of all facilities upon the dark sky characteristics of the planning area shall be reduced. [~~C~~PP,GEN]

MINERALS

GOAL

THE EXTRACTION OF MINERAL RESOURCES WITHIN THE CENTRAL MOUNTAIN SUBREGION THAT DOES ~~SHOULD~~ NOT ADVERSELY IMPACT THE OTHER CONSERVATION GOALS.

FINDINGS

The Central Mountain Subregional Planning Area is for the most part underlain with fractured rock and granitic rock of volcanic origin.

The Subregion contains many mines, such as the Esther and Magdelena gold mines in Descanso and the Stonewall mine in the Cuyamaca Rancho State Park, which ceased operation in the early 1900's. Also present are small quantities of precious stones.

There are many quartz outcroppings in the Subregion which are highly valuable as aesthetic resources.

There are significant sand, rock, and gravel deposits in the Subregion. Mining of these deposits in the planning area would severely impact the aesthetic resources, wildlife habitat, plant communities, water and soils. Mining activities also generate dust, noise, blasting vibrations, and truck traffic, which makes them incompatible with the overall intention of resource conservation for the Subregion.

POLICIES ~~AND RECOMMENDATIONS~~

1. Extraction of minerals shall comply with existing laws regulating such an activity. [CP]

2. Heavy truck traffic, frequent blasting, repeated noise and dust shall be discouraged in new mining operations. [CP]

3. Limit mineral resources and large scale mining operations that are not compatible with the quiet, rural community character in Central Mountain. Require mining and trucking minerals such as sand to wholly mitigate unacceptable impacts.

SOILS

GOAL

THE ~~PRESERVE~~ PRESERVATION OF NATURAL LANDFORMS, WATER RESOURCES, AESTHETIC RESOURCES, AND SOILS BY PREVENTING EROSION DUE TO THE DEVELOPMENT PROCESS.

FINDINGS

The soil of the Central Mountain Subregion consists mostly of well-drained cobbly fine sandy loams and stoney loams that are weathered into place from various other rock types. These soils occur on mountainous uplands and are found to have slopes from 9 to 65 percent in most cases, generally between the elevations of 2,500 and 8,000 feet. Soil characteristics and depth are described in more detail in the general soil summary of the Environmental Impact Report (EIR) prepared for this Community Plan and in the U.S. Department of Agriculture's soil survey of the San Diego area.

None of the soils found in the Central Mountain Subregion are classified as having special use constraints by the U.S. Department of Agriculture. Only a few areas in Descanso have been classified as "prime agricultural land," that is, having the best combination of physical and chemical features for the production of agricultural crops.

Many of the mountains in the Subregion are formed from gabbroic rock, a type of rock (and associated soil) endemic to San Diego County and containing a high percentage of iron ore. While many plant species cannot tolerate the iron, some endemic species have adapted to the higher concentrations and, thus, are able to out-compete those species which cannot grow in soils which have a high iron concentration. For this reason, these endemic plants tend to be found in higher concentrations on gabbroic soils.~~ Figure 19, in Section F of the Plan EIR,~~

~~indicates the locations of gabbroic soils and geologic substructures within the Subregion.~~

POLICIES ~~AND RECOMMENDATIONS~~

1. Large-scale developments, or those with a large potential to create excessive run-off or erosion, shall provide the following analysis as part of the environmental review process: [PP]

    a. Run-off calculations -- this includes run-off volumes, rates, and peak run-off flows.

    b. Soil Loss Predictions -- this includes the annual soil loss in tons per acres (or fractions thereof) from the site prior to, during, and after construction per the County Grading Ordinance.

    c. Design Management Facilities -- this includes modification of the proposed project as necessary to reduce soil loss by such mitigating measures as slope stabilization, vegetation protection, revegetation, and other techniques which will reduce soil loss to natural or lower levels.

2. Future road construction and improvement plans within the planning area should include revegetation elements containing plant and tree types at locations which will mitigate associated soil erosion and degradation. [~~C~~PP,DPW]

3. Forestation of areas adjacent to existing roads, structures, and grading sites will be encouraged in order to reduce soil erosion. [CP]

VEGETATION AND WILDLIFE

GOALS

1. THE PREVENTION OF THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE PLANNING AREA.

2. ~~WHENEVER POSSIBLE~~ THE PROTECTION OF ALL SENSITIVE LANDS AND HABITAT SUCH AS CONIFEROUS FORESTS, HIGH MONTANE MEADOWS, NATIVE GRASSLANDS, DIEGAN SAGE SCRUB, OAK WOODLANDS, MONTANE CHAPARRAL, RIPARIAN WOODLANDS, VERNAL POOLS, AND ANY OTHER WETLANDS, WHENEVER POSSIBLE.

3. ~~CREATE~~ OPEN SPACE CORRIDORS OF SUFFICIENT SIZE TO MAINTAIN BIOLOGICAL DIVERSITY AND FUNCTIONAL ACCESS FOR WILDLIFE TO AND FROM WATER, FOOD, AND BREEDING AREAS, AND TO PREVENT THE CREATION OF BIOLOGICAL ISLANDS.

4. THE IDENTIFICATION~~Y~~ AND ~~PRESERVE~~ PRESERVATION OF ENDANGERED, THREATENED, OR SENSITIVE HABITATS, AND SPECIES OF PLANTS AND WILDLIFE.

5. ~~ENCOURAGE~~ THE USE OF VEGETATION NATIVE TO THE CENTRAL MOUNTAIN SUB~~-~~REGION FOR REVEGETATION AND LANDSCAPING, INCLUDING TREES, SHRUBS, AND GROUNDCOVER.

FINDINGS

A rich diversity of biological resources exists within the Central Mountain Subregion. The Descanso area is of particular biological interest because it lies in the transition from lower to upper Sonoran Life Zones and as a result has a complex ecology.

There are a number of plant communities in the Central Mountain Subregion. Of these, coniferous forest, ~~O~~oak woodland, ~~R~~riparian woodland, and meadow/grassland are particularly important due to their scarcity in San Diego County and their value as wildlife habitat. Chaparral is also ecologically significant and is declining due to the brushing and grading associated with development throughout the County.

A number of sensitive animal and plant species have been identified in the Central Mountain Subregion. Based on habitat requirements others which have not been identified may occur here. The identification of these species and their habitat requirements is the first step in their preservation. Once this has been determined the development of a habitat preservation and/or recovery plan is necessary to prevent their extirpation.

A number of sensitive plant species found in the Subregion are, for example, Rattleweed Locoweed, which is endemic to San Diego, and Cuyamaca Cypress, a rare and endangered plant found in the King Creek watershed and possibly in other parts of the Subregion.

The plant communities provide habitat for numerous species of wildlife including species which are listed as Special Animals by the California Department of Fish and Game, Natural Diversity Data Base. Some examples of listed animals found or expected to be found in the plan area include the great blue heron, golden eagle, Cooper's hawk, least Bell's vireo, yellow warbler, American badger, Pacific kangaroo rat, Southern rubber boa, and San Diego horned lizard. The least Bell's vireo is federally listed as rare and endangered. The mountain lion is also found in the plan area. It is a protected species who's status is of statewide concern. Other valuable species of wildlife found in the plan area include the mule deer, bobcat, coyote, and gray fox.

The plant communities and associated wildlife species found in the Subregion represent a valuable resource to the people of San Diego County and the State of California. Their continued viability is threatened due to habitat loss or alteration from development. For the purpose of preserving biodiversity, the viability and importance of habitats increase proportionately with the area of the habitat. Presently not subject to the environmental review process, removal of native vegetation for agricultural or residential development produces the most serious impact on local wildlife. Care must be taken to preserve these resources for the future and minimize the impacts upon them.

The wide variety of habitat types in the Central Mountain Subregion support a tremendous diversity of plant and animal species. Open space corridors will help ensure that this diversity is maintained. Open space corridors along waterways such as the Sweetwater River will protect one of the most valuable habitat types, riparian woodland, and will also help to preserve and sustain groundwater supplies. Open space corridors provide wildlife migration routes between wild areas. The lack of these corridors between wild areas could isolate wildlife populations causing a loss of genetic diversity and population decline.

The use of native vegetation provides habitat for animals; increases the species population, thus ensuring a larger breeding population; reduces the visual impacts of development by helping structures blend into the surrounding environment; conserves water; and retains community and regional character.

The use of vegetation native to the Central Mountain Subregion in landscaping and erosion control plans for future private and public developments can significantly preserve and replenish biological resources.

Many plant communities, most notably chaparral, require periodic burning as a natural regrowth renewal process. Artificial fire suppression to protect private property has resulted in an accumulation of this high fuel content vegetation resulting in a fire hazard to other vegetation -- some of which requires very long regrowth periods, and some endangered species. Therefore, a comprehensive fire-fuel management plan of controlled burning is necessary for this plan area to address the natural regrowth process and avoid catastrophic wild fires on both private and public lands.

The aesthetic value of the impressive mature oak and pine trees for which the Subregion is well known is difficult to translate into dollars. The importance of protecting vegetation that has spanned generations cannot be overstated and will be enjoyed by generations to come. Education regarding open space requirements and groundwater needs is necessary to sustain the trees' ecosystem, especially in periods of drought.

POLICIES ~~AND RECOMMENDATIONS~~

1. Grading for structures should be limited to the building footprint, garages and driveways. [~~C~~PP]

2. In chaparral, clearing of brush shall be limited to that required for fire protection. [~~C~~PP]

3. Cut/fill slopes shall be limited to five feet whenever possible. [~~C~~PP]

4. Cumulative effects of habitat disturbance should be addressed during evaluation of environmental impacts of development projects. [~~C~~PP]

5. County agencies reviewing site plans, landscaping plans, and grading plans shall favor the retention of existing native vegetation, especially mature, healthy trees. [CP]

6. Selective cutting and regeneration may be encouraged for reasons of wildlife and forestry management. [CP]

7. For any project requiring environmental review, biological studies will be required that specifically address wildlife movement corridors and areas of wildlife concentration whenever applicable. [~~C~~PP]

8. Any identified wildlife corridors shall be preserved by the granting to the County of an open space easement. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus a 50 foot buffer on either side of the corridor where feasible. [~~C~~PP]

9. Biological studies addressing corridors shall attempt to identify where the corridor continues off-site for a distance of one half mile beyond the borders of the property. [CP, PP]

10. Ensure that open space easements for corridors will continue on adjacent parcels by mapping all identified corridors on a Master Corridor Map. [CP]

11. Biological studies shall be required for discretionary permits where deemed necessary by County environmental review staff. These studies shall specifically address, but not be limited to, the identification of endangered, threatened, and sensitive species. [~~C~~PP]

12. Spring surveys shall be required in areas where sensitive species are known to exist. [~~C~~PP]

13. ~~A~~Require all biological resources ~~shall~~ to be recorded on a Resources Map ~~by the County environmental review staff~~and~~.~~ ~~B~~biological reports ~~shall~~ to be kept for public record and use. [~~C~~PP]

~~14. All "D," "B" and "G" designators should require applicants to use native vegetation for landscaping. [CP]~~

VISUAL RESOURCES

GOAL

THE PREVENTION OF VISUAL BLIGHT AND THE RETENTION OF THE VISUAL RESOURCES IN THE CENTRAL MOUNTAIN SUBREGION.

FINDINGS

The Central Mountain Subregion is one of the most visually significant areas in southern California. Claiming six of the ten highest peaks in San Diego County, the Subregion offers residents and visitors undisturbed views of mountains, meadows, chaparral-covered hills, Oak woodlands, and Riparian canyons. The Subregion also offers a glimpse of the rural America that is quickly disappearing in southern California.

The Central Mountain Subregion receives hundreds of thousands of visitors yearly, both from San Diego County and from elsewhere in the country. These visitors are attracted to the recreational open space found here, seeking physical

and mental relief from urban and suburban environments. The undeveloped visual resources of the area contribute greatly to the value of the area as a recreational resource.

Urban development east of Greater San Diego stops at the border of the Cleveland National Forest, coinciding with the boundary of the Central Mountain Subregion. To prevent the continuation of such development and the suburbanization of Descanso, Pine Valley, and adjacent lands, fairly strict regulations addressing visual blight may need to be adopted.

POLICIES ~~AND RECOMMENDATIONS~~

1. Planned residential developments and Specific Plan areas shall blend harmoniously with the natural contours of the land, preserve native vegetation in an undisturbed state wherever possible, and ~~encourage~~ require the use of native plant species and natural scenic geological formation in the project's landscape design. [~~C~~PP]

~~2. Development shall be designed to follow the natural contours of the land and preserve hillsides, ridgetops and horizons. [CP]~~

3. Billboards ~~and permanent Adopt A Highway signs~~ are not desired in the Subregion. Adopt a Highway signs are small; and the program with its signs of acknowledgement encourage volunteers in the community to pick up litter. [GEN,CAL]

4. Development along scenic roads and highways shall be designed so as not to detract from the appearance of open spaces. [CP]

~~5. The standard condition that utilities be undergrounded should not be waived. [CP,DPW]~~

9. OPEN SPACE

GOALS

1. ~~MINIMIZE THE URBANIZATION OF~~ RURAL LANDS OUTSIDE OF ESTABLISHED COMMUNITIES WHERE DEVELOPMENT IS MINIMAL.

2. ~~ENCOURAGE~~ A SYSTEM OF OPEN SPACE THAT PRESERVES UNIQUE NATURAL FEATURES, ENHANCES RECREATIONAL OPPORTUNITIES, CONSERVES SCENIC RESOURCES, AND RETAINS THE PEACEFUL BEAUTY OF THE SUBREGION.

FINDINGS

Open Space is defined herein as lands reserved for agricultural activities, outdoor recreation, and the protection of natural resources. Open Space is the primary factor contributing to the rural character of the Central Mountain Subregion. Communities are well defined by large expanses of intervening public and private lands that are undeveloped. Open Space is highly valued by the residents because it provides rich wildlife and vegetative habitats, and contributes immensely to the ~~tranquillity~~tranquility and beauty of the Subregion.

Open Space for outdoor recreation is discussed in the Recreation Chapter. Open space for the preservation of natural resources is discussed in the Conservation Chapter and in the Scenic Highways Chapter. Open Space for Agriculture is discussed in the Agriculture Section of the Land Use Chapter.

Most of the Open Space in the Subregion is managed by the California Department of Parks and Recreation (Cuyamaca Rancho and Anza Borrego State Parks) and by the United States Department of Agriculture (Cleveland National Forest). Open Space in private ownership is of sufficient high quality to warrant protection and to ensure that Open Space links between public and private resources are preserved.

The rural component of San Diego's Regional Open Space Plan recognizes that there must be ultimate limits to the extent of urbanization in this region, and that the rural component provides a necessary edge and contrast to the urban landform. Each is defined by, and has its quality and value improved by, the other. Rural open space also functions to make the San Diego region different and of a higher quality than other metropolitan areas, where the urban form has been allowed to stretch continuously and uninterrupted from one end of a region to the other.

POLICIES ~~AND RECOMMENDATIONS~~

1. To minimize the urbanization of rural lands outside of established communities and maintain the open space character of the Subregion, the land use pattern should be limited as follows:

~~a. No industrial land uses or basic economic generators should be allowed other than custom manufacturing, extractive or agriculture-related uses, and tourist uses which are dependent upon and maintain the rural function and character of the land and its rural communities. [CP]~~

a. Residential development outside of rural communities should be at the lowest planned densities, and associated with defined, viable rural land uses on the same land. Residential development in towns should be limited in number of units and extent to maintain the small size of the

town, and should have a scale and character of structure consistent with the rural setting; generally excluding multi-family or attached units, and generally limited to one or two stories in height. [CP]

b. Commercial development should be limited to Country Towns or individual stores/operations at highway crossroads; there should be no regional centers or malls. Commercial uses generally should be on small, individual lots such as along a "main street". Structures should be of a size and character to fit and maintain the rural or rural setting. [CP]

Cuyamaca

1. Protect the integrity of Lake Cuyamaca as a valuable environmental and recreational resource

2. Encourage the coordination of planning between the Cuyamaca Subregional Community and the Inaja and Cosmit tribal lands in order to minimize impacts of regional activities.

3. Encourage privately and public owned open space to retain the existing rural character of Cuyamaca

10. RECREATION

GOALS

1. ENCOURAGE COORDINATION AMONG PUBLIC AGENCIES PROVIDING RECREATIONAL AMENITIES.

2. ENCOURAGE THE USE OF SCHOOL SITES FOR ACTIVE RECREATION.

3. PROTECT LOCAL RESIDENTS FROM THE ADVERSE IMPACTS OF REGIONAL RECREATIONAL ACTIVITIES.

4. PROTECT STATE AND FEDERAL LANDS FROM ENCROACHMENTS BY ADJACENT PROPERTY OWNERS AND PROTECT PRIVATE LANDS FROM ACTIVITIES OCCURRING ON PUBLIC LANDS.

5. ENHANCE THE PHYSICAL, MENTAL AND SPIRITUAL WELL BEING OF THE RESIDENTS BY PROVIDING AND PRESERVING OPPORTUNITIES FOR RECREATION, REST, PHYSICAL ACTIVITY, EDUCATION AND RELATIONSHIPS WITH THEIR NEIGHBORS.

6. PROVIDE A SYSTEM OF PARKS, OPEN SPACE, RIDING AND HIKING TRAILS, INDOOR AND OUTDOOR RECREATION FACILITIES WHICH WILL PRESERVE THE RURAL MOUNTAIN LIFE STYLE SOUGHT BY THE RESIDENTS OF THE PINE VALLEY AND DESCANSO PLANNING AREAS.

~~7. ENCOURAGE THE DEVELOPMENT OF PRIVATE FACILITIES TO AUGMENT THE EXISTING PUBLIC RECREATIONAL FACILITIES WITHIN THE AREA.~~

8. ESTABLISH A LOCAL PARK IN EACH COMMUNITY. DESCANSO IS DEFICIENT IN LOCAL PARKLAND WITHIN THE COMMUNITY.~~CENTRAL MOUNTAIN LOCAL PARK PLANNING AREA~~

9. DEVELOP A TRAILS ELEMENT WITHIN THE PRIVATELY OWNED AREAS WHICH WILL PERMIT CONTINUED ACCESS TO PUBLIC LANDS AS FUTURE DEVELOPMENT OCCURS PROVIDED THAT LIABILITY FOR THESE TRAILS REMAINS WITH THE COUNTY OF SAN DIEGO. .

10. ESTABLISH, PROTECT AND MAINTAIN AN ENJOYABLE, EFFICIENT AND SAFE NETWORK OF RECREATIONAL PUBLIC TRAILS.

FINDINGS

Existing Facilities and Trails

The Central Mountain Subregion contains almost all of Cuyamaca Rancho State Park's 25,000 acres, a portion of Anza Borrego State Park and approximately 120,000 acres of the Cleveland National Forest. The County of San Diego owns and maintains the Pine Valley Regional Park, and has a Joint Powers Agreement with the mountain Empire School District for local park facilities at Descanso Elementary School. The Lake Cuyamaca Recreation and Park District manages the Lake Cuyamaca Recreation Area. Existing local park facilities are shown on page 108.

The Parks, Open Space, and Recreation section of the County General Plan ~~Recreation~~ Conservation and Open Space Element ~~recommends the standards~~establishes a goal of ~~15~~ ten acres of local park land for every 1000 persons. Aggregate totals for the Central Mountain Subregion show that it currently has 19.7 acres of local park land for the current population. ~~The current local park need is 64 acres, and by 2010 this will increase to 97 acres to meet the need for the estimated population of 8,789.~~ The current regional park need for the region is met by the available State and Federal park facilities. ~~Therefore, at present time, the subregion requires additional local park land to meet the above standards. Park needs estimates based upon current and projected population are shown on pages 106 and 107.~~

Residents of the Subregion strongly support hiking and riding trails, additional facilities to meet the needs of the young, and conserving as much open space as feasible.

Cuyamaca Rancho State Park offers many recreational activities: over 100 miles of riding and hiking trails; a small museum ~~exhibits~~ at the Stonewall Mine, ~~the park's~~ an interpretive center at Paso Picacho, and a museum at the park's

headquarters; family campsites at Paso Picacho and Green Valley; group campsites at Paso Picacho; environmental campsites; primitive trail camps at Arroyo Seco and Granite Springs; ~~family equestrian campsites at Los Caballos on the California Riding and Hiking Trai~~l; and group equestrian camping at Los Vagueros. Nearly 13,000 acres are classified as Wilderness where no vehicles, including bicycles, are allowed. There is the Equestrian Los Vaqueros Campground, with an 80 person capacity and family ang group campsites at Arroyo Seco and Granite Springs ~~Cuyamaca Rancho State Park leases land for a Boys Scout Camp and a City/County Outdoor Camp.~~ Approximately 600,000 visitors enjoy the park's amenities per year. ~~A map of the boundaries of Cuyamaca Rancho State Park can be found on page 34.~~

There are approximately 120,000 acres of the Cleveland National Forest within the Subregion~~, as shown on page 34~~. Most of this acreage lies in the Descanso Ranger District. Land within the Forest is managed as wilderness areas (Pine Creek Wilderness), developed recreation complexes (Laguna Mountain Recreation Area), general forest unroaded areas (Noble Canyon Area) where maintenance of natural qualities and conditions for wildlife are emphasized, general forest roaded areas (all areas not classified otherwise) where motorized access is allowed, and research natural areas (King Creek - Cuyamaca Cypress) to protect and maintain sensitive vegetation. There are 60 miles of riding and hiking trails in the Descanso Ranger District, including 37 miles of the Pacific Crest Trail, and miles of the California Hiking and Riding Trail, two trails for four-wheel drive vehicles, other motorized vehicles, hikers, riders, and mountain bikes (Bear Valley and Los Pinos Routes), and two trails for all uses except four-wheel drive vehicles, Kernan Cycle and Spur Meadow Cycle Trails. Remote camping is allowed along some of these trails. The Forest also offers campgrounds and picnic areas, and visitor activities such as nature walks.

Problems exist because of the proximity of private lands to State and ~~F~~federal lands. Private landowners sometimes use public lands as extensions of their own backyards, by clearing vegetation and using non-designated areas for riding. These encroachments are especially damaging to wilderness areas. Encroachments also occur when visitors to State and ~~F~~federal lands trespass onto private property. Problems also arise from changes in resource management priorities. Additionally, persons used to riding on certain trails do not always accept the closure of these trails. Conflicts arise partly because State and ~~F~~federal Rangers are more aware today than in the past of sensitive vegetation and habitats, and because there has been, and will continue to be, a significant increase of visitors. This increase in visitors causes periodic changes in resource management priorities.

~~Pine Valley Regional Park is a 17-acre park, located at the westerly entrance to Pine Valley. It consists of family and group picnic areas, a tot lot, tennis court, ballfields, horseshoe pits and shuffleboard areas. On weekends, it attracts visitors from outside the Subregion and from Mexico.~~

The Lake Cuyamaca Recreation and Park District manages Lake Cuyamaca as a recreational resource. It stocks the lake with fish, operates two campgrounds, rental cabins a permit, boat rental and tackle shop, and leases space to a private restaurant concession. It provides picnic areas, a hiking trail and duck hunting.

Descanso Elementary

The County of San Diego Parks and Recreation has a Joint Powers Agreement (JPA) with the Mountain Empire Unified School District. It was signed August 8, 1995 and expires 20 years from that date, August 8, 2015. A 2 acre portion of the school site offers a multi-purpose field, play equipment and ball field. This site has limited hours of operation. Portable toilets have been removed and picnic tables are behind locked gates. The field and bleachers are in need of repair and, as is, are safety concerns.

Pine Valley Elementary

The site of this elementary school is not large enough to offer recreational opportunities to the residents of Pine Valley.

Future Facilities and Trails

The Central Mountains subregion meets the ~~desired standards~~General Plan goal for available regional park land of 15 acres per 1,000 population in 20~~1~~30. The Subregion contains large acreages of public lands (State and ~~F~~federal), much of which is available for public recreational uses. The Planning Area contains approximately 24,677 acres of partially developed State park and 183 acres of developed Cleveland National Forest lands. Cuyamaca Rancho State Park proposes to open Seal Camp, which is no longer used by Navy Seals, as a small group campground. A large area of undeveloped Cleveland National Forest land is also available for future development. Consequently, County Parks and local planning and ~~S~~sponsor ~~G~~groups feel that review of regional park and recreation needs should concentrate on facility development rather than acquisition and that any regional type development proposals should be coordinated with the State and Cleveland National Forest Service, however park facilities should also be considered for each individual community.

Descanso Community Planning Group Recommendation:

Descanso Planning Group does not feel that review of regional park and recreation needs should concentrate solely on facility development; acquisition for each community should also be reviewed. The Descanso Planning Group feels that each community needs a local park and/or a local snow-recreational location, not a regional park benefiting only one community in the Subregion. Acquisition could be coordinated with the state

and Cleveland National Forest, but not exclusively. Park Land Dedication Ordinance (PLDO) funds are paid into by residents of each community in the Central Mountain Subregion and are currently benefiting only one community PLDO funds must be distributed in a more fair and equitable manner. Redistribution of these funds will give residents of Descanso, Guatay, and Lake Cuyamaca revenue for development of local Community Parks

A. Parks and Recreational Facilities

~~The Subregion requires the acquisition and development of 97 acres of local and community parks by the year 2010. Currently, the area is deficient of 64 acres. Acquisition should proceed as soon as funds become available.~~ Development of needed facilities will occur as funding for maintenance and operation become available. The priorities for Pine Valley, Descanso, Cuyamaca, and Guatay communities are ~~shown on the Park and Recreational Facilities Map on page 108 and are as follows~~identified below:

1. Pine Valley: Although Pine Valley Park is a County-owned Subregional park maintained by the County Parks Department, it contains local park day use facilities that are available to the Pine Valley community residents. However, further improvement to these facilities such as a ball park, senior center, and swimming pools could occur in accordance with community recreational needs if the new facilities do not add County maintenance responsibilities to the park. A possible solution to Pine Valley's local park needs would be to coordinate future recreational uses at a future school site and by expanding the existing community park.

2. Descanso: Develop support for the maintenance and operation services of the Descanso Community Park in accordance with the needs of the citizens of the Descanso community. Develop additional facilities such as a community center at the site of the abandoned house at the road station ~~Maintain support for the maintenance and operation services of the fully developed Descanso Community Park in accordance with the needs of the citizens of the Descanso community. Efforts will be made to provide additional facilities such as a community center at the site of the road station, tennis courts, lighted volleyball fields, swimming pools and support facilities and an equestrian staging area. Some of these needs may be met at the Public Works Maintenance Station which may be vacated, and at the school site. Other possible sites for these expanded facilities are shown on the County Parks and Recreational Facilities Map.~~

3 Cuyamaca: Develop a local snow-recreational location to provide an appropriate area for winter recreational use for local residents and visitors, including sufficient on-site parking, refuse disposal, and restroom facilities. At this time, an appropriate site would be Hual-cu-cush, which is part of the Cuyamaca Rancho State Park.

~~3~~4. Guatay: Assist in developing a local park on the west side of the community to serve the immediate population. An operations and maintenance entity must, however, be established prior to creating a park facility.

B. Trails

The Cuyamaca Rancho State Park has over 100 miles of trails for hikers, bikers and equestrians.~~formed the Southern Trails Task Group which has agreed upon seven new trails to access the southern portion of the Park. These new trails are: Green Valley ByPass, Dead Horse Meadow, Hurlburd Grove, Descanso Ridge, Blue Ribbon, Descanso Creek, and Oakzanita Peak. The Park also proposes additional trailheads and campgrounds, and is developing a mountain bike plan.~~

~~The Forest Service has proposed eight new trails: Oak Creek for hikers and equestrians and six trails for hikers, equestrians and mountain bikes. The proposed Sunshine ORV Trail is of great concern to many people, and the three Sponsor Groups in the Subregion have expressed opposition to this trail.~~

POLICIES ~~AND RECOMMENDATIONS~~

A. Parks and Recreational Facilities

~~1. Through the cooperation of the San Diego County Parks Department and the local Sponsor Groups, the appropriate service levels of recreational programs, park use, access and maintenance and other services are to be provided. [DPR]~~

2. All new recreational facilities should be coordinated between the San Diego County Parks Department, the local Sponsor Group and ~~-~~School District, and other qualified agencies in order to promote joint use of recreational facilities. [DPR,CP]

3. Future development and maintenance of park and recreational facilities is to be coordinated with the Cleveland National Forest and State of California Parks and Recreation Department in order to eliminate duplication of existing facilities and services and avoid concentration of recreational facilities and services in areas where the standards have been executed. [DPR]

4. Before dispersing Park Land Dedication Ordinance Funds to develop local park facilities, County Services Areas, alternative taxing agencies, or other organizations capable of providing ongoing park maintenance and operation services need to be created for each community requiring park facilities within the Subregion. [DPR]

5. In order to proceed with any local park improvements at this time, joint powers or cooperative agreements will be required with the affected community organizations. These agreements may be prepared when local groups have been established to provide maintenance and operations. [DPR]

6. Recreational uses shall be of a type and scale ~~that is~~ compatible with surrounding low density residential uses and the National Forest, State Park lands, and private holdings. [DPR]

7. Existing public facilities such as State and Federal lands, a part of the State Park next to Descanso Elementary, and unused facilities such as the County maintenance station at Viejas Grade Road in Descanso ~~may~~ be given priority to study for acquisition as new park land and development of a community center. [DPR]

8. Acquisition of lands suitable for local park and recreation purposes will be encouraged to meet the current and projected recreation needs of the community. [DPR]

9. Specific Plans should provide sites for public park facilities to the satisfaction of the community, the Department of Planning and Land Use, and the Department of Parks and Recreation. [CP,DPR]

10. Discourage construction, installations, conversions, and other types of uses which will prohibit or restrict public access within sections of Parks and Public Recreation Areas, whenever possible. [CP]

11. Discourage construction, installations, conversions, and other types of uses which will prohibit or restrict public access to mountain tops and/or scenic areas, especially those areas that provide scenic panoramic views. [CP]

12. Develop the Descanso Valley Trail to provide walkability in Descanso.

COUNTY REGIONAL PLAN UPDATE
POPULATION AND PARKS NEED ESTIMATE
FOR
CENTRAL MOUNTAIN SUBREGIONAL AREA

I. DESCANSO COMMUNITY — COMMENTS

A. Population Estimate

1990	2010	
2,500	2,950	2.9% a year based on Census figures obtained from San Diego Assn. of Governments (SANDAG) for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

Inventory	1990 Need	1990 Deficiency	2010 Need	2010 Deficiency	
2	37.5	35.5	44.25	42.25	Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

Inventory	1990 Need	2010 Need	
0	37.5	44.25	Coordinate activities with National Forest Service to develop regional needs for the area.

II. PINE VALLEY COMMUNITY

A. Population Estimate

1990	2010	
2,000	3,180	2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

Inventory	1990 Need	1990 Deficiency	2010 Need	2010 Deficiency	
17.7	30	12.3	47.7	30	Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

Inventory	1990 Need	2010 Need	
0	30	47.7	Coordinate activities with National Forest Service to develop regional needs for the area.

III. CUYAMACA COMMUNITY

COMMENTS

A. Population Estimate

1990	2010	
300	474	2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

Inventory	1990 Need	1990 Deficiency	2010 Need	2010 Deficiency	
0	4.5	4.5	7.1	7.1	Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

Inventory	1990 Need	2010 Need	
0	4.5	7.1	Coordinate activities with National Forest Service to develop regional needs for the area.

IV. GUATAY COMMUNITY

A. Population Estimate

1990	2010	
750	1,185	2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

Inventory	1990 Need	1990 Deficiency	2010 Need	2010 Deficiency	
0	11.3	11.3	17.8	17.8	Based on County Standards of 15 acres/1,000

~~people.~~

~~C. Regional Park Need Estimate in Acres~~

~~Inventory~~	~~1990 Need~~	~~2010 Need~~	
~~0~~	~~11.3~~	~~17.8~~	~~Coordinate activities with National Forest Service to develop regional needs for the area.~~

~~SOURCE: County Department of Parks and Recreation~~

~~PARK MAP~~

11. **NOISE**

GOAL

~~PROVIDE CONTROL OF NOISE SOURCES TO MAINTAIN~~ AN ENVIRONMENT FREE OF EXCESSIVE NOISE THROUGH THE CONTROL OF NOISE SOURCES.

FINDINGS

Noise pollution could become a significant environmental problem in the Central Mountain Subregion, and is an issue of great concern and importance to its residents. Maintaining minimal noise pollution levels is an important aspect of the quality of life within the Subregion, and continued regulation is felt by many residents to be necessary for the retention and protection of the rural character. Some residents find that noise pollution and noise contamination levels in the Subregion are already at significant and unacceptable levels.

In the absence of careful regional and local controls, noise pollution levels can be expected to reach even higher levels during the life of the plan. The primary noise sources that have been identified are along and adjacent to Interstate Highway 8, Old Highway 80, Highway 79, Riverside Drive, and Viejas Boulevard. Private airports, ~~and~~ helipads, and sport motorcycles are two types of uses that have been specifically identified as being a significant source of noise pollution and therefore are detrimental to the rural character of the subregional planning ~~subregion~~area.

POLICES ~~AND RECOMMENDATIONS~~

1. ~~Support r~~Regulat~~ory mitigation of~~e noise impacts along the main thoroughfares (Old Highway 80, State Highway 79, Sunrise Highway, River Road), ~~and~~ those associated with development and enforce regulations to reduce these impacts. [~~C~~PP]

2. Private airports, heliports, helipads, and helistops shall be discouraged in the Central Mountain Subregion except for emergency services. [~~C~~PP]

3. Large projects shall be reviewed for possible noise impacts on the whole community. [~~C~~PP]

4. The appropriate agencies and the Cuyamaca Planning Group will work with property owners to determine appropriate animal noise reduction measures.

5. Discourage the development of Private Off Road Vehicle Parks in the Central Mountain Subregion.

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code within brackets [ ] has been placed at the end of each policy within the Plan Text to identify which county department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in development or plan implementation.

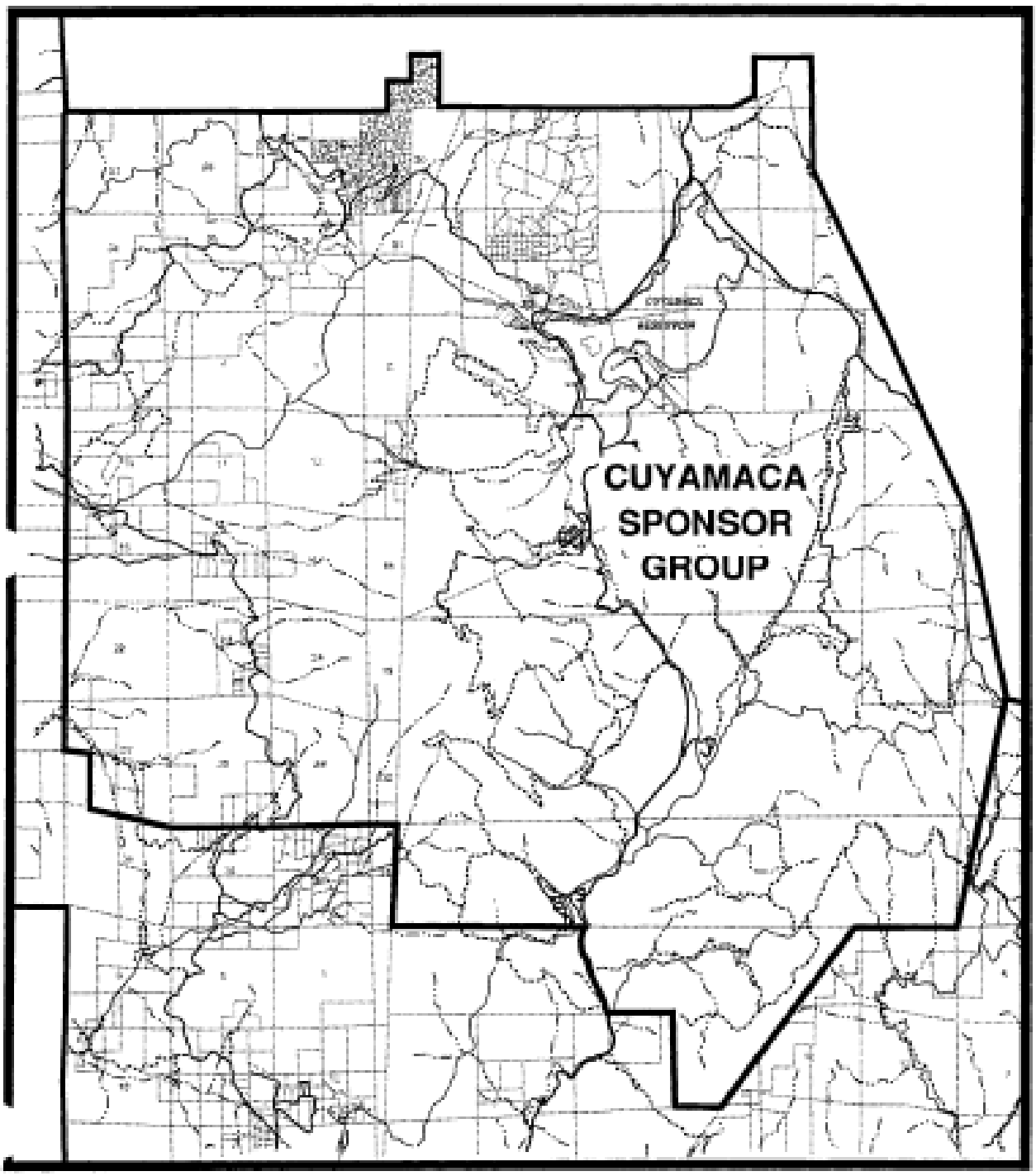
This approach will assist in providing detailed information regarding policies easier to locate, and aid staff in overseeing the progress of the plan.

CODE

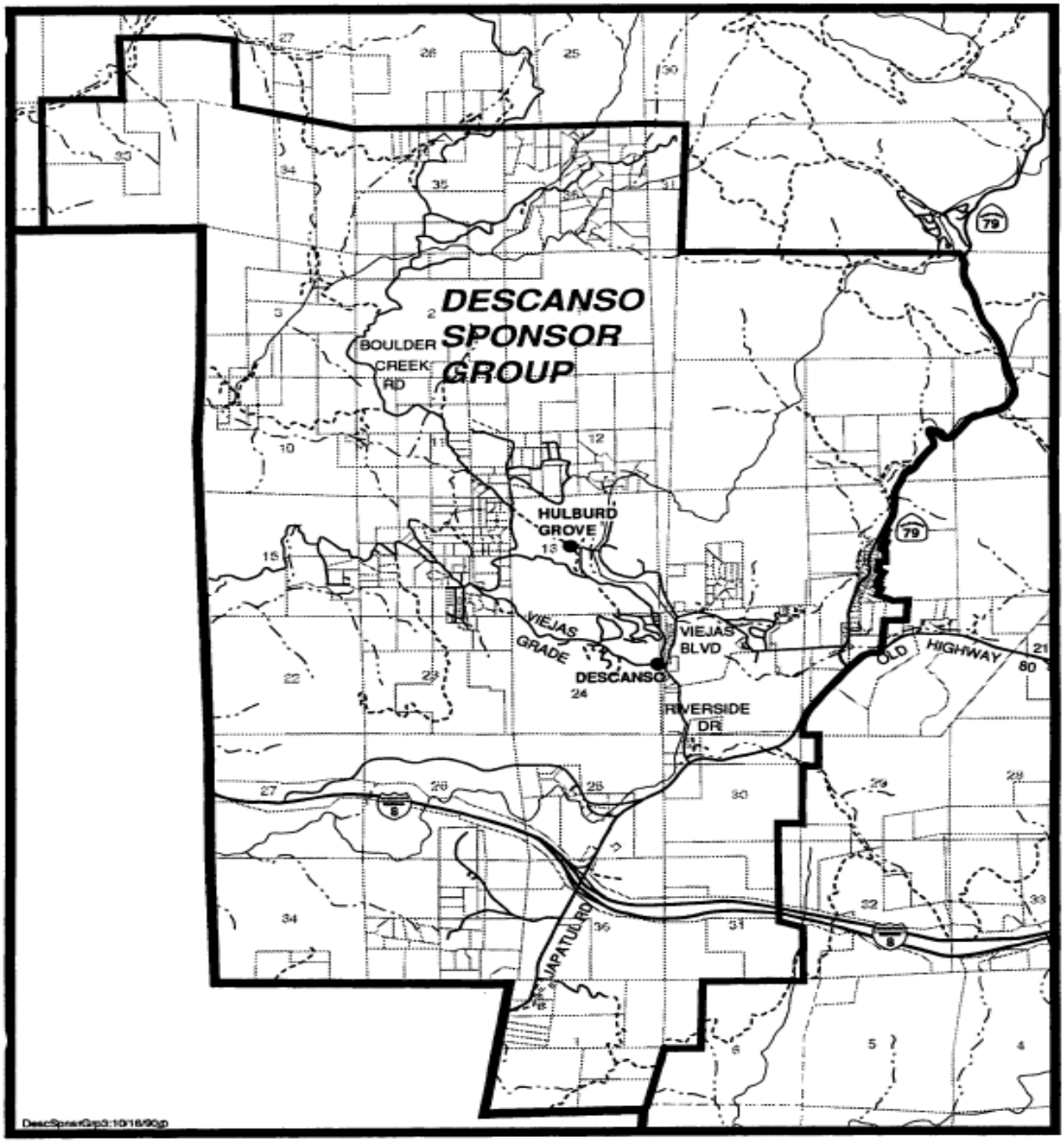
GEN	POLICY OF GENERAL APPLICATION	
DPW	DEPARTMENT OF PUBLIC WORKS	
DPR	DEPARTMENT OF PARKS AND RECREATION	
DHS	DEPARTMENT OF HEALTH AND HUMAN SERVICES	
DA	DEPARTMENT OF AGRICULTURE	
HCD	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	
DPLU	DEPARTMENT OF PLANNING AND LAND USE	
C		Code Enforcement
PP	-	Project Planning
AP	-	Advanced Planning
B	-	Building Division

APPENDIX A - SUBREGIONAL GROUP AREA MAPS

CUYAMACA ~~SPONSOR~~ SUBREGIONAL GROUP AREA

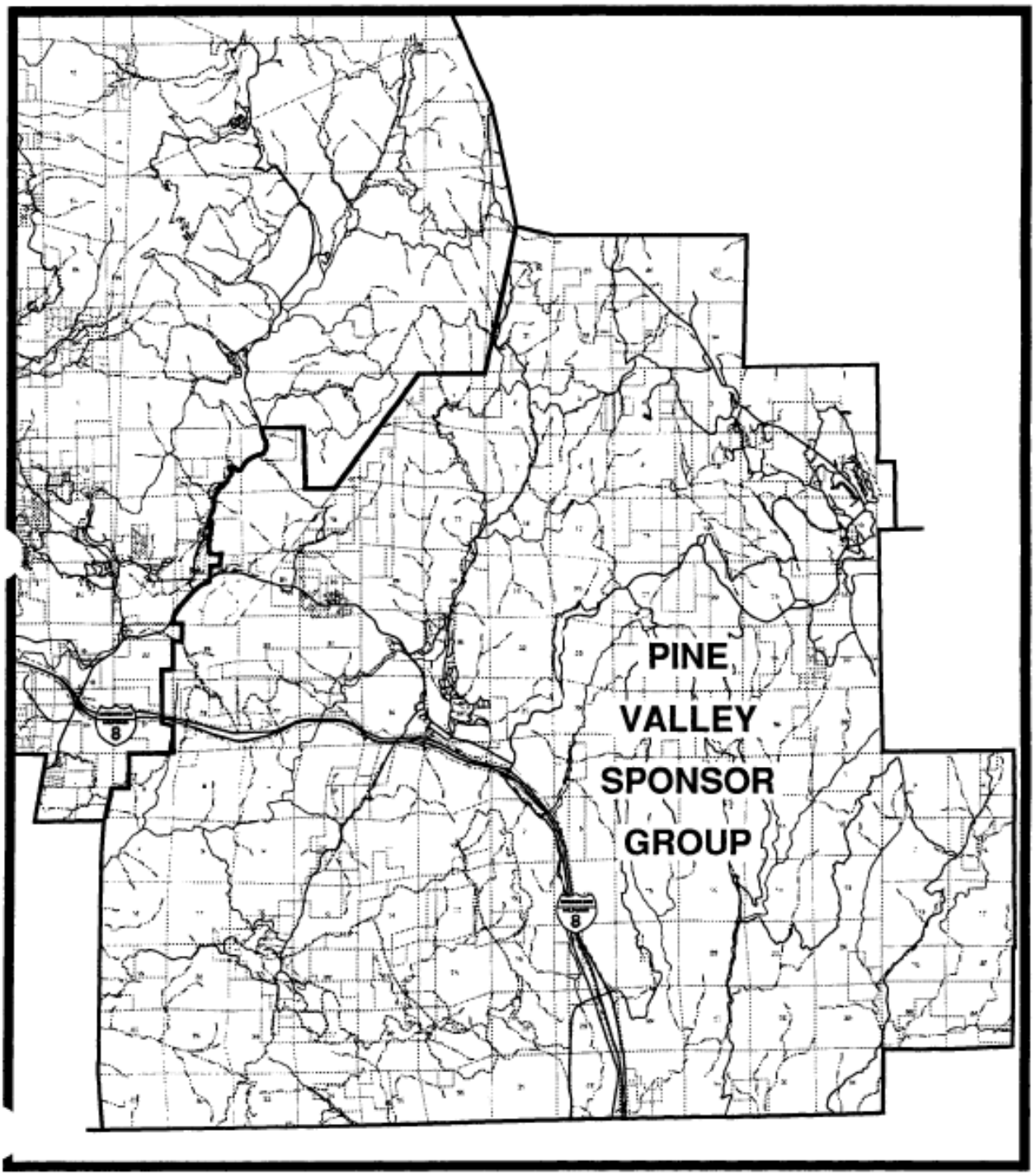


Descanso ~~Sponsor~~ Subregional Group Area



~~2000' Wide Area of Mutual Concern Between Descanso and Pine Valley Sponsor Groups~~

PINE VALLEY ~~SPONSOR~~ SUBREGIONAL GROUP AREA



APPENDIX B - RESOURCE CONSERVATION AREAS

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as 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. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section (3) of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

-- Areas necessary for the protection of wildlife and representative stands of native vegetation.

-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

a. in large blocks, if possible;
b. wide, rather than long and narrow to minimize adverse effects along their margins; and
c. in contact with other wild areas and floodplains to provide migration corridors.

Areas containing mineral resources. Conservation measures should ensure future availability.

Areas which provide the scenic mountainous backdrop to development within the community

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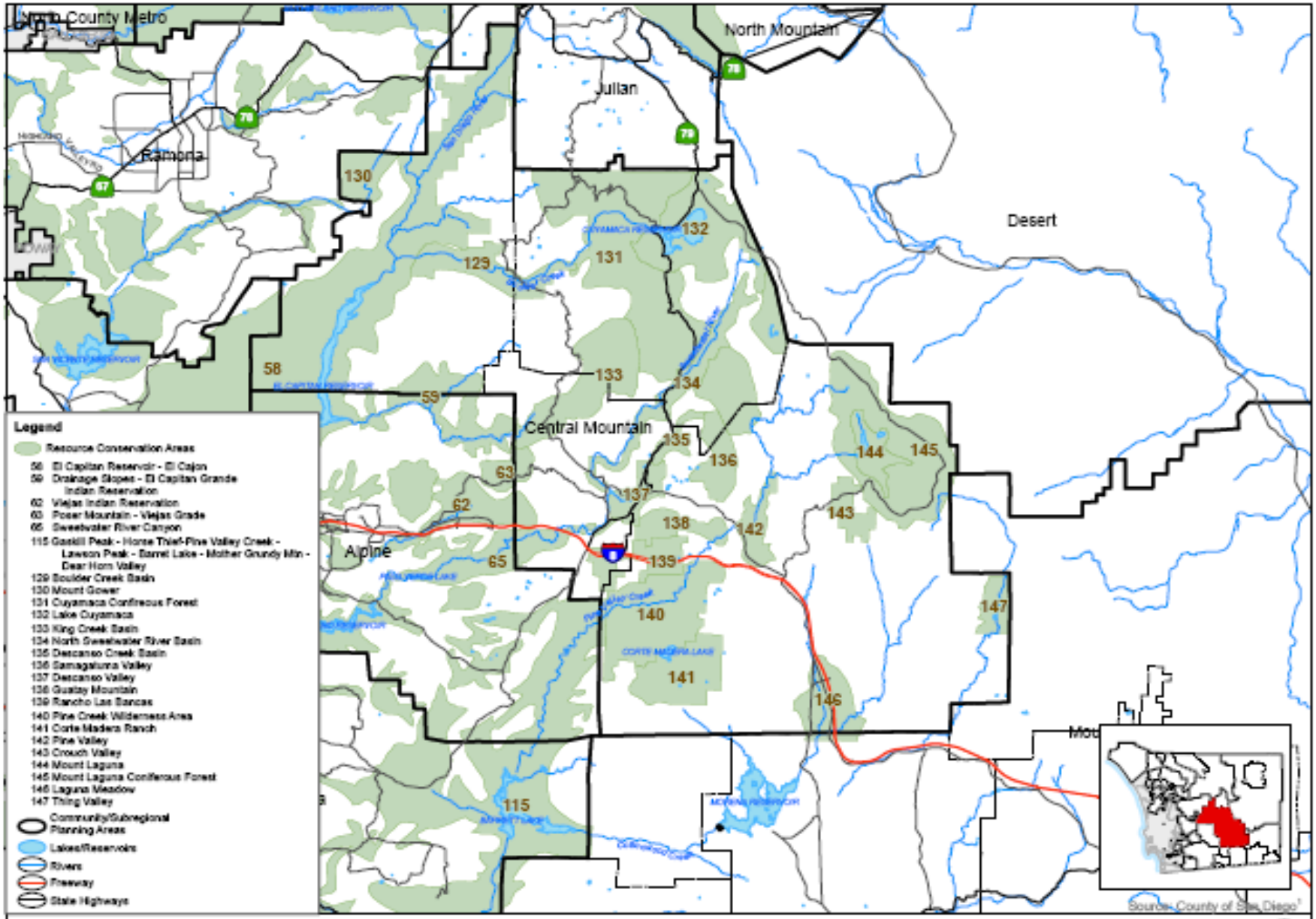

CENTRAL MOUNTAIN RESOURCE CONSERVATION AREA MAP

San Diego County General Plan

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58.~~88.~~ El Capitan Reservoir – El Cajon

This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (*Ceanothus syaneus*), the threatened Morena current (*Ribes canthariforme*), the Felt leaf rock mint (*Monardella hypoleuca ssp. lanata*) and Adders tongue fern (*Ophioglossum californicum*), the very rare and endemic Dense reed grass (*Calamogrostis densa*) and the rare Ramona cinquefoil (*Horkelia truncata*). The area contains historical and existing golden eagle nest sites. The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region. Resources in this area include Lake Jennings Reservoir and surrounding habitat, and the north facing slope on the south side of the San Diego River. Wildlife to be conserved in this area include several species of raptorial birds. These areas have been included in open space easements for several approved housing developments.

~~91~~59. Drainage Slopes - El Capitan Grande Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Principal drainage and adjacent slopes in Capitan Grande Indian Reservation, include for high archaeological potential and high wildlife value. (sic)"

62~~96~~. Viejas Indian Reservation

Viejas Indian Reservation and surrounding areas have many known archaeological sites and highest potential for sites yet undiscovered. Surface artifacts and evidence of previous early Indian occupation have been disturbed.

65~~98~~. Sweetwater River Canyon

This canyon contains undisturbed Chaparral, Virgin Riparian and Oak woodlands as well as a pristine perennial stream and aquatic ecosystems. Any type of development to disturb the vegetation in this canyon would also alter the dramatic view which can be partially sensed at the Highway 8 roadside viewpoint.

115. ~~127.~~Gaskill Peak - Horse Thief-Pine Valley Creek - Lawson Peak - Barrett Lake - Mother Grundy Mountain - Deer Horn Valley

Lawson Peak is a scenically important mountain as well as biologically important

area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This resource conservation area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek. The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA.Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, as well as rare and endangered plants such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea.

129~~140~~. Boulder Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, Boulder Creek extends westward to the San Diego River. Like the San Diego River, Boulder Creek's watershed also contributes to El Capitan Reservoir. The area also contains steep slopes, Diegan sage scrub, and Riparian woodland. Mildred Falls and Devil's Jump-Off are two of the area's significant geologic features, as is the Devil's Punchbowl, a natural rock hollow, found along the creek just west of Boulder Creek Road. Boulder Creek is also one of only two creeks in San Diego County in which the California Newt (Taricha torosa) is found. Parts of the basin also contain historic, though now defunct, goldmines.

~~141~~130**.** Mount Gower

Located in the northwestern-most corner of the sub-region, adjacent to the Ramona Planning Area, Mt. Gower (3,103 ft.) contains steep slopes, oak woodland, and chaparral.

~~157~~131. Cuyamaca Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~149~~132. Lake Cuyamaca

Biologically one of the most important areas in San Diego County (counting fifteen sensitive plant species), Lake Cuyamaca and its surrounding meadows are also of major importance as a watershed (Lake Cuyamaca is owned and

operated as a Reservoir by the Helix Water District), a viewshed, and a recreational resource (Lake Cuyamaca Recreational District operates the lake as a picnic, fishing, and hunting area). Because of the area's sensitivity, the Cuyamaca State Park has proposed to the California Department of Parks and Recreation the creation of a Nature Preserve on lands owned by the Park. Such a preserve would preclude any development on this land. Any development of this area should be very limited. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park, Anza Borrego State Park and the Cleveland National Forest shall be protected and preserved.Sensitive, rare, and endangered plant species found around the lake include:*Blennosperma nanum*, *Brodiaea orcuttii* (Greene) Hoover, *Calochortus invenustus*, *Clarkia purpurea ssp*. *viminea*, *Cryptantha affinis* (Gray) Greene, *Delphinium hesperium Gray ssp*. *cuyamacae* (Abrams) Lewis & Epling, *Downingia concolor Greene ssp*. *brevior* (McVaugh) Beauchamp, *Echinocereus engelmanii* (Parry) *Ruempler var. munzii P.& F.Grindelia hallii Steyermark, Horkerlia bolanderi ssp*. *clevelandii*, *Hymenothrix wrightii*, *Lewisia brachycalyx Engelm*. ex Gray, *Lilium* parryi *Wats*. var. *parryi*, *Linanthus dichotomus*, *Limnanthes gracilis* T.J. Howell ssp. *parishii* (Jeps.) Beauchamp, *Montiastrum lineare*, *Navarretia tagetina*, *Orthocarpus lasiorhynchus* Gray, *Plagiobothrys hispidulus*, *Psoralea rigida* Parish, *Rubus glaucifolius Kell*. var. ganderi (Bailey) Munz, *Thermopsis macrophylla* H. & A. var. *semota* (Jeps.) Beauchamp.

~~145~~133. King Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, King Creek extends westward through Sherilton Valley to El Capitan Reservoir. Besides acting as a watershed, the area contains steep slopes, oak woodland, and riparian woodland. Large areas of gabbro soils are also found within this proposed RCA, on which there is a high likelihood of finding endemic plant species.The eastern boundary of this RCA, nearest the Cuyamaca Rancho State Park, is also that of the National Forest Service's King Creek Research Natural Area. This area has been created because of the presence of the Cuyamaca Cypress (*Cupressus arizonica ssp. stephonsonii*), a species found only here. Care should be given to prevent any impacts to this species due to development. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

~~142~~134. North Sweetwater River Basin

Extending from East Mesa in Cuyamaca Rancho State Park down to Descanso Valley, the North Sweetwater River Basin is the headwater basin for the entire Sweetwater River system. Resources found along this stretch of the river include Riparian woodland, Oak woodland, montane meadows, and, of course, the watershed itself. Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or

pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

~~143~~135. Descanso Creek Basin

Like the Sweetwater River, the Descanso River has its beginning in the Cuyamaca Rancho State Park. From here it continues down to the Descanso Valley where it joins the Sweetwater River and Samagatuma Creek. Riparian woodland, Oak woodland, and the watershed are the resources of note. Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

~~148~~136. Samagatuma Valley

This proposed RCA is found predominantly on the Samagatuma Ranch. Though other resources are present, including Oak woodland, Riparian woodland, and steep slopes, this RCA has been created primarily because of the presence of gabbro soils, a strong indicator of endemic plant species. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

~~144~~137**.** Descanso Valley

The Descanso Valley is the centerpiece of the community of Descanso. It is currently used for dry farming and cattle and horse pasture. Scattered "rural" structures (barns, storage sheds) dot the borders of the fields which add to the bucolic character of the area. The valley is also the confluence of three waterways: The Sweetwater River, the Descanso Creek, and the Samagatuma Creek. Thus, the resources to be protected in this area are the viewshed, the watershed, Oak woodland, and community character. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved. As the valley is essentially flat, grading

will not be much of an issue. Still, due to the importance of the watercourses, care should be given to minimize any impacts due to grading (erosion, run-off, and sedimentation). If a property was to be developed, community character could be best preserved by retaining as much of the open fields and hills as possible. This can be accomplished by encouraging a project design which clusters structures at the base of the foothills. Clustering would be feasible provided the property was annexed to the Descanso Water District and percolation tests proved smaller parcels feasible. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

~~147~~138. Guatay Mountain

Located just north of I-8 near S-79, Guatay Mountain, with its steep slopes rising to a pinnacle, is a visual landmark to the communities of Guatay and Descanso. Believed to be held in reverence by the early Native Americans of the area, the mountain is covered almost exclusively by gabbro soils, a strong indicator of endemic plant species. In fact, Guatay Mountain is one of only four places where the Tecate Cypress (*Cupressus guadalupensis ssp. forbesii*) is found. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~159~~139. Rancho Las Bancas

Like Roberts' Ranch, Rancho Las Bancas is also a richly diverse area containing Riparian and Oak woodland (both Coast Live and Engleman oaks), moist meadows, non-native grasslands (with remnants of some native species), and chemissal chaparral. This diversity of habitat supports a diverse flora and fauna. Any development should be sensitive of this diversity and supply ample open space easements, including wildlife corridors. Care should be given to minimize visual impacts from the National Forest and I-8. The integrity of the Forest, and especially the adjacent Pine Creek Wilderness area and Guatay Mountain should also be respected. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~153~~140. Pine Creek Wilderness Area

The boundary of this 13,000 acre RCA coincides with that of the U.S. Forest Service's Pine Creek Wilderness Area. Resources are the watershed, oak and riparian woodland, steep slopes, Diegan sage scrub, archaeological sites, and wilderness.

~~146~~141. Corte Madera Ranch

Corte Madera Ranch is a relatively undisturbed area south of I-8 in the Pine Valley Sponsor Group Area. As it is in the western foothills of the Cuyamaca Mountains, it is in a transition zone between lower and higher-elevation plant communities. Examples of almost all the ecosystems found within the Central Mountain Sub-Region are found in this one area, including: Diegan sage scrub, chaparral, Oak woodland, grassland, vernal pools, moist meadow, oaks, riparian woodland, and coniferous forest. Other resources include gabbros soils, extensive archaeological resources, and geologic features (Corte Madera Mt.). Corte Madera Lake is also an important migratory bird habitat. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~152~~142. Pine Valley

Much of the present, open character of Pine Valley derives from the fact that most residences are hidden among trees, with the vast central montane meadow serving as open space. This not only provides clear views of the mountains beyond, but gives Pine Valley the appearance of being much smaller than it actually is. Any development in the meadow should take this factor into consideration, and should minimize impacts to this character. Any development on the slopes of the valley should minimize grading and be of a scale, form, and color that will enable it to blend into the background. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved. Additionally, this valley acts as a watershed for Pine Valley and Pine Valley Creek. A number of wells, owned by the Pine Valley Municipal Water District, are located in the meadow. Any development should be careful not to impact water quantity or quality. Wetland indicator plant species are found on portions of the Meadow. The Meadow is also a feeding ground for many raptors, and the northern parts of it contain one of the western-most examples of Great Basin sage scrub habitat in the County.

~~150~~143. Crouch Valley

High in the Laguna Mountains, Crouch Valley is the first large meadow one sees when approaching the Laguna Mountain Recreation Area from the south. Its vast grassland/meadow is currently used for cattle grazing, but it is also important biologically as one of the few alpine meadows left in San Diego County. The Valley is also important visually, as it serves as a gateway to the Laguna Mountain Recreation Area, and is easily visible from the Sunrise Highway, a proposed National Scenic By-Way. Furthermore, it acts as the watershed for the Cottonwood Creek and Scove Canyon, which furnishes water for Pine Valley and others towns downstream. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~155~~144. Mount Laguna

~~156~~145. Mount Laguna Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

~~154~~146. Laguna Meadow

In biological terms, the Laguna is equally important as the Cuyamaca meadows. As is the case at Cuyamaca meadow, about 15 sensitive, rare, or endangered plant species can be found at the Laguna meadow, many being different than those at Cuyamaca. Additionally, the meadow is the centerpiece of the Cleveland National Forest's Laguna Mountain Recreation Area, a major recreation resource for San Diego County.

~~151~~147. Thing Valley

On the eastern-most edge of the Central Mountain Sub-Region, Thing Valley is a choice example of a desert/chaparral transition zone, displaying elements of plant communities found in both ecosystems (oak woodlands, grasslands, and desert wash). Steep slopes also occur `here. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

APPENDIX C - CNF COLOR STANDARDS

CNF COLOR STANDARDS
FOR
SUMMER HOME CABINS

I. ROOF COLORS

A. Fiber Glass Asphalt Shingles similar in color to Celotex:
1. "Rustic Wood" shingles with medium to dark brown roof trim from following lists;
2. "Chestnut Brown" shingles with dark brown from following lists;
3. Black (only with gray color scheme) with black roof trim.
*"roof trim" in this case includes the facia on the gables and along the eaves, the gutters, roof vents and any other features closely associated with the roof.

II. SIDING AND TRIM COLORS

A. Colors similar to Frazee Exterior Flat Paint:

	Siding		Trim
1.	112 Mesquite	with	133 Bark
2.	111 Cocoa	"	140 Oxford Brown

B. Colors similar to Olympic Semi-Transparent Stain:

	Siding		Trim
1.	#916 (warm gray)	with	#913 (dark gray)
2.	#710 (med greenish brown)	"	#711 (dark brown)
3.	#716 Naturaltone Cedar	"	#725 (brown)

C. Colors similar to Olympic Solid Color Stain:

	Siding		Trim
1.	Beige Gray	with	New Bark
2.	Fawn	"	Coffee
3.	Cocoa	"	Coffee
4.	Beachwood	"	Coffee or Ebony if black roof is used
5.	Sage	"	Coffee for roof trim and Avocado for other trim and/or small amount of white for windows.

D. Colors similar to Olympic Overcoat Housepaint:

	Siding		Trim
1.	Beige Gray	with	Oxford Brown
2.	Clay	"	Oxford Brown

E. Colors similar to Sears Exterior Solid Color Stains:

	Siding		Trim
1.	Sand Dune 2215	with	Espresso Brown 2227
2.	Adobe Brown 2256	"	Espresso Brown 2227
3.	Autumn Beige 2220	"	Espresso Brown 2227
4.	Teaberry Green 2250	"	Espresso Brown 2227 for roof trim
	or		Sagebrush Green 2217 for other trim
5.	Georgian Moss 2252		Small amount of white

F. Colors similar to Sears Exterior Paints:

	Siding		Trim
1.	061 Desert Sand A	with	066 Saddle Brown A
2.	080 Graystone A	"	029 Tudor Brown A

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