

SANTA FE VALLEY SPECIFIC PLAN AMENDMENT

SPA 14-001

Prepared For:

County of San Diego
Department of Planning and Development Services

August 14, 2017

Prepared By:

County of San Diego

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CERTIFICATE OF ADOPTION

I hereby certify that this text includes amendments to the Santa Fe Valley Specific Plan approved by the Board of Supervisors with the adoption of Specific Plan Amendment (SPA) 14-001 on _____ .

Mark Wardlaw, Director
Planning and Development Services

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Chapter 1

Executive Summary

1.1 INTRODUCTION

The Santa Fe Valley Specific Plan sets forth a comprehensive concept for the development of a residential community in northern San Diego County. The Specific Plan provides policies and guidelines for development within the 3,160-acre multi-ownership Specific Plan Area (SPA) in areas which will have the least impact on sensitive environmental resources and will be adequately supported by public and private infrastructure, facilities, and services (See Figure 2-5, Santa Fe Valley Specific Plan Map).

The Specific Plan Conservation and Open Space Element (Chapter 3), provides for protection, management, and long-term conservation of sensitive biological, cultural, and visual resources within the SPA. The Conservation and Open Space Element also provides for the establishment of an important segment of the San Dieguito River Park within Santa Fe Valley SPA, providing visual and recreational amenities to the region.

The Specific Plan Land Use Element (Chapter 4) establishes permitted land uses for the development of a high quality, compatible residential community, support commercial, and community facilities in the Santa Fe Valley SPA.

The Specific Plan Circulation Element (Chapter 5) establishes detailed standards for provision of adequate transportation service in Santa Fe Valley.

The Public Facilities Element (Chapter 6) provides standards and phasing thresholds for the provision of adequate public services to support the planned land uses in Santa Fe Valley. This chapter also includes comprehensive policies and implementation measures to require the development of infrastructure facilities, accommodating the proposed Specific Plan land uses, in a planned and orderly manner with least impact on the environment.

The Community Design Element (Chapter 7) contains comprehensive community design policies to promote the creation of a cohesive community in Santa Fe Valley. Development is planned to be compatible with existing environmental resources, the natural features, and adjoining communities.

The Specific Plan Development Program (Chapter 8) sets forth the required phasing and procedural process of implementing the Specific Plan. This chapter requires the development of public and private facilities and services to be provided concurrent with need.

The Financing Plan (Chapter 9) provides a coordinated financing strategy for financing facility improvements as required by the Specific Plan through equitable participation of all affected property owners. The Financing Plan also identifies financing options and recommendations for implementing these facilities and services.

1.2 BACKGROUND

The Santa Fe Valley Specific Plan Area (SPA) is one of several Specific Plan Areas within San Diego County's San Dieguito Community Plan Area. Santa Fe Valley SPA is located in northern San Diego County, immediately north of the City of San Diego's jurisdictional boundary (See Figure 2-1, Regional Location Map).

Santa Fe Valley is located among several planned projects and existing communities. The planned community of Rancho Cielo is to the north and Fairbanks Ranch is southwest of Santa Fe Valley. Rancho del Rio and Rancho Santa Fe are located west of Santa Fe Valley, with the 4S Ranch Specific Plan Area and 4S Business Park to the east. Further east of Santa Fe Valley is the City of San Diego's Rancho Bernardo community. The Santa Fe Valley SPA surrounds the partially developed Santa Fe Hills community on three sides, located adjacent to Lusardi Creek north of planned Black Mountain Ranch project in the City of San Diego's North City Future Urbanizing Area (NCFUA) (See Figure 2-2, Subregional Context Map).

The existing and planned developments surrounding Santa Fe Valley within the unincorporated area of the County are generally characterized by estate residential development to the north, west, and southwest and industrial, commercial, and medium to high density residential development to the east. South of the SPA, the City of San Diego's NCFUA development is planned for higher residential densities as well as commercial and institutional uses.

Generally, the SPA consists of steep canyons and ridges surrounding the San Dieguito River and its tributaries in the north, and gently rolling hillsides in the central, southern, and western portions. Most of the steeper portions of Santa Fe Valley, in the north and east, are currently undeveloped and contain native coastal sage scrub, chaparral, and grassland habitats. Current and past agricultural operations exist mainly in the central and western portions of the SPA (See Figure 2-3, Physical Features Map).

Authority

On December 16, 1987, the San Diego County Board of Supervisors amended the San Dieguito Community Plan to designate this area as General Plan Land Use Designation (21) Specific Plan Area. This action was primarily in recognition of several important factors including: 1) presence of sensitive environmental and visual resources in this area; 2) the proposed San Dieguito River Park; 3) Santa Fe Valley's multiple land ownership patterns; 4) need for joint planning of infrastructure, public services and facilities; 5) encroaching urbanization from the east and south; and 6) neighboring communities' concerns for comprehensive planning, compatible land use, and coordinated phasing of development.

The Board of Supervisors directed the County staff to prepare the Specific Plan with property owners funding the planning effort. Pursuant to California Government Code Section 65451 and the County's Regional Land Use Element, the (21) SPA General Plan Land Use Designation is applied to lands where a Specific Plan must be adopted by the Board of Supervisors prior to any further division of land.

Also, once land is designated as a SPA, reclassification to more intensive zones cannot be approved except in accordance with an adopted Specific Plan.

Specific Plan Purpose

Generally, specific plans provide a more flexible method of implementing the General Plan than conventional zoning. The intent of the (21) SPA General Plan Land Use Designation is to establish a planning framework for developing a comprehensive Specific Plan text and map for Santa Fe Valley SPA consistent with the objectives and policies established by the *San Dieguito Community Plan* and the *County of San Diego General Plan*.

The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed to address open space, conservation, and recreation, residential and commercial development, circulation and access, community facilities and infrastructure, development phasing and financing, as well as site planning and community design.

Specific Plan Process

Santa Fe Valley Specific Plan has been developed in accordance to an adopted specific planning process. This process was developed pursuant to a survey of SPA property owners, adjacent communities, environmental organizations, public and private organizations, and other interested individuals. The Board of Supervisors adopted this specific planning process to allow for the development of a comprehensive Specific Plan for Santa Fe Valley.

Specific Plan Development Phases

The process for preparation of the Santa Fe Valley Specific Plan was conceived as a four-phase planning effort. Phase 1 consisted of an environmental and planning inventory analysis, in which relevant environmental and physical data was collected, mapped, and evaluated. Also a number of additional studies were prepared as part of this initial phase, including the *Santa Fe Valley Market Study*, *Santa Fe Valley Environmental Opportunities and Constraints Study*, and several reports on existing public facilities, infrastructure and community support systems. The umbrella document for these studies and reports is the *Santa Fe Valley Existing Conditions Report*.

Phase 2 involved the identification and evaluation of alternative land use, open space, and circulation concepts which ultimately resulted in the preparation of a Preferred Concept Plan. Also as part of this phase property owner's individual plans for their properties were reviewed for consistency with the goals and objectives of the Specific Plan and incorporated in the Preferred Concept Plan.

Phase 3 consisted of the refinement of the Preferred Concept Plan, through several workshops by San Dieguito Planning Group and its Santa Fe Valley Subcommittee to produce a draft Specific Plan and Environmental Impact Report (EIR) for public to review and comment. Phase 4 of this process entailed the public hearing and adoption process as well as the preparation of the final Specific Plan text and map and the final EIR.

Citizen Participation

The preparation of the Santa Fe Valley Specific Plan included an extensive citizen participation process. In addition to community workshops held during each development phase of the Specific Plan, a series of meetings were held by the San Dieguito Community Planning Group Santa Fe Valley Subcommittee to discuss issues related to the Specific Plan. Additional meetings were held with both affected property owners individually and the property owners committee. The property owners committee consisted of representatives from various Planning Areas (See Figure 2-4, Planning Areas & Parcel Lines Map).

Appendix A is an acknowledgment of the many participants in the Santa Fe Valley Specific Plan development process.

1.3 SPECIFIC PLAN AMENDMENTS

Introduction

This section describes in chronological order the Specific Plan Amendments approved for the Santa Fe Valley Specific Plan to date. It is intended to be updated whenever an Amendment is approved, in order to provide a mechanism for tracking changes throughout the implementation of the Santa Fe Valley Specific Plan.

Specific Plan Amendment SPA 99-004

On June 14, 2000, the Board of Supervisors approved Specific Plan Amendment (SPA) 99-004, which exchanged the land use designations of the existing fire station and neighborhood park sites, located on the west side of Four Gee Road within Planning Area IV. Also approved was the addition to the fire station site of approximately 0.5 acres previously designated as Open Space II.

Specific Plan Amendment SPA 01-002

On March 9, 2003, the Board of Supervisors approved SPA 01-002. The purpose of the SPA was to delete the Resort/Hotel designation established by the original Santa Fe Valley Specific Plan. This designation was applied to 26 acres located between the 18-hole golf course and the Del Dios Connection Road, (Bing Crosby Blvd.) in the northern part of Planning Area II. The Resort/Hotel was envisioned as serving retreats and conferences. It was planned to consist of 80-250 rooms, a guest-oriented restaurant, retail shops, a Tennis Center, and a golf instruction facility. Updated market analysis indicated that there would not be adequate demand to support this use. Consequently, the land use distribution within Planning Area II was re-examined and the following changes to the Santa Fe Valley Specific Plan were approved:

- Deleted the Resort/Hotel designation, while retaining the Tennis Center component by establishing a new Tennis Center designation.
- Relocated the golf course Clubhouse from west of the San Dieguito River to the previous resort/hotel site.
- Designated the previous Clubhouse site as Low-Medium Residential (S88) with three dwelling units. This Subarea allows for the development

of an active recreation area (Open Space II) and Neighborhood Commercial within the Subarea and a transfer of three units to Subarea II.32, for a period of five years from the adoption of SPA 01-002.

- Seventy-one dwelling units were relocated from Subarea II.30 to other subareas. Residential subarea of Subarea II.30 changes from High to Medium-High Density Residential.
- Twenty-nine dwelling units were relocated from Subarea II.17 to other subareas. Residential density of Subarea II.17 remains in the High Density Residential designation.
- Two residential dwelling units were transferred to Subarea II.12. Residential density of Subarea II.12 remains in the Medium-High Density Residential designation.
- Thirty-five dwelling units were transferred to Subarea II.16. Subarea II.16 changes from Resort Hotel designation to High-Density Residential designation.
- Sixty dwelling units were transferred to Subarea II.32. This new Subarea is designated as High-Density Residential.

In addition, the following minor revisions were made in order to incorporate changes required by the environmental agencies prior to issuance of the project’s 404 Permit:

- Redesignated 6.9 acres of vernal pool land and corridor from Medium Density Residential and Open Space II to Open Space I.
- Open Space II area increased by approximately 3.3 acres due to revisions in other subareas.

Specific Plan Amendment SPA 04-003

The purpose of this SPA is to transfer seven units from Subarea II.16 to Subarea II.30. Subarea II.16 is categorized as Medium High Density Residential (2.1-5 dwelling units per acre). The change results in a reduction of the actual density of Subarea II.16 from 8.5 dwelling units per acre to 6.8 dwelling units per acre. The actual density of Subarea II.30 is increased from 2.5 dwelling units per acre to 3.4 dwelling units per acre.

Specific Plan Amendment SPA 03-002

This Amendment redistributes land uses within Planning Area V as follows:

Subarea	Land Use	Acreage	Units
V.2	Low Density Res.	48.1 ac.	22
V.3	Open Space –I	17.1 ac.	0
V.4	Low Density Res.	32.7 ac.	15
V.5	Open Space-I	471.4 ac.	0

It should be noted that some of the Open Space-I acreage is located within residential lots.

These changes were required to reduce impacts to sensitive steep slopes and to comply with the slope encroachment requirements of the Resource Protection Ordinance. This Specific Plan Amendment supersedes SPA 04-003.

Specific Plan Amendment SPA 07-002

The purpose of the SPA is to allow for a community entry guardhouse to be located at the northern entrance of The Lakes Subdivision, on Old Course Road off of Bing Crosby Boulevard. The following

revisions were made to the specific plan for the implementation of this amendment.

- Re-designate the project site from a “Neighborhood Entry” to a “Community Entry”
- Include a “private gates” symbol at the project site for the development of a guardhouse.

Specific Plan Amendment SPA 11- 001

The purpose of this SPA is to allow for the transfer of ten (10) dwelling units from Subarea II-32 to Subarea II-31. Subarea II-31 would be increased from 3 to 13 units, whereas Subarea II-32 would be reduced from 60 units to 50 units. No new additional units are proposed. Due to the resulting increase in units in Subarea II-31, the land use category change from LM (Low Medium 1 dwelling unit per 1.9 acres) to M (Medium High, 2.1-5.0 DU’s/Acre). The land use category for II-32 would change from H (High, 5.1-10.0 DU’s/Acre) to MH (Medium High 2.1-5.0 DU’s/Acre). The existing option for development of Subarea II-31 as a mixed use neighborhood commercial and active recreation land use has expired and therefore all references to this land use option have been deleted.

Specific Plan Amendment SPA 14-001

The purpose of this SPA is to allow for a religious assembly use in Subarea V, with the approval of a Major Use Permit. The religious assembly use is allowed within approximately 9 acres, located within the southeastern most portion of Area V.6., specifically: north of the City of San Diego, east of Four Gee Road, south of Campania Avenue, and west of the 4S Ranch.

Chapter 4

Land Use Element

4.1 EXISTING CONDITIONS

Regional Land Use Element

The *Regional Land Use Element* of the County's *General Plan* defines a Specific Plan Area (SPA) as an area designated on the map of a Community Plan which requires more detailed planning prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. Community or Subregional Plans implement the SPA designation by identifying those areas that must have a Specific Plan adopted prior to further subdivision of any lands designated as (21) Specific Plan Area.

Santa Fe Valley is also designated as Estate Development Area (EDA) on the Regional Land Use Element Map. Lands with this designation are intended for low density residential and agricultural land uses with parcel sizes of two to twenty acres. The EDA designation does, however, permit clustering of dwelling units. Clustering is intended to locate smaller lots on the more level areas in compensation for larger lots on the steep slopes. Clustering is also used for protection of sensitive environmental and scenic resources.

San Dieguito Community Plan

The *San Dieguito Community Plan* designates Santa Fe Valley as (21) Specific Plan Area. The Community Plan provides policy regarding its intentions for land use. A density designator of 0.4 dwelling units per acre was placed on the SPA with the caveat that the overall number of dwelling units could not exceed the number of dwelling units permitted by the pre- (21) SPA Land Use Designations [(17) Estate Development Area, (18) Multiple Rural Use, and (24) Impact Sensitive]. The Community Plan acknowledges that a mixture of land uses may ultimately be developed and requires a feasibility (market) study to help evaluate ultimate usage and the ability of the uses to fund needed public services and facilities.

The Community Plan also states that "The focus of this plan is the San Dieguito River Regional Park". The Plan also requires that the Santa Fe Valley Specific Plan contain a recreation element that contains the goal: "Plan a Regional Park and Open Space System of a visionary nature, the focus of which will be the San Dieguito River Valley."

The residential goal of the Community Plan calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment. The Community Plan generally encourages estate type development, but emphasizes that development should be clustered to improve upon the amount and character of open space. A majority of land in the Community Plan area is either currently developed or planned for estate residential land use, with limited support commercial and industrial land uses. The Community Plan's land use policies reflect a generally low-

intensity rural residential development supported by convenience commercial, some mixed uses, and office and general commercial land uses.

In regard to the Santa Fe Valley SPA, due to the multi-ownership nature and the concern for achieving a viable Specific Plan, the Community Plan requires completion of certain studies prior to establishing land use objectives and policies for Santa Fe Valley. As part of the Santa Fe Valley specific planning process, these studies have been completed and are referred to in the proceeding chapters.

Existing Land Use in Santa Fe Valley

Currently, the majority of land in Santa Fe Valley is generally undeveloped; there are ten dwelling units that will remain scattered throughout the Santa Fe Valley SPA. Agricultural uses in the flatter portions of the area consist of nurseries, truck crops and orchards. There are some areas in the western portion of Santa Fe Valley which were dry farmed but are now fallow.

Surrounding Land Use

The existing and planned developments surrounding Santa Fe Valley are generally characterized by planned and developed high-amenity, estate residential communities to the north and west. Low, medium, and high density residential and commercial development is planned for areas within the City of San Diego's Future Urbanizing Area immediately south of Santa Fe Valley and to the east in 4S Ranch (See Figure 2-4, Subregional Land Use Context).

The developed residential communities of Rancho Santa Fe and Fairbanks Ranch are located to the west and southwest of Santa Fe Valley. These communities are characterized by predominantly one and two-acre parcels of estate housing with such amenities as golf courses, trails, and parks. Other existing nearby residential developments are located in the City of San Diego's Rancho Bernardo Community to the east and the City of Escondido to the north which are typically developed at higher suburban densities.

Planned development projects adjacent to Santa Fe Valley within the unincorporated area of the County include the 2,846 acre Rancho Cielo SPA project, a hillside estate community to the north; and the 2,900 acre 4S Ranch SPA to the east. The 4S Ranch project is being planned as a mixed-use residential, commercial, and light industrial community.

South of the Santa Fe Valley, the adjoining City of San Diego's 12,000 acre Future Urbanizing Area includes the Black Mountain Ranch, an approved planned residential and commercial community. Development of the Future Urbanizing Area beyond the existing permitted level of development (one dwelling per ten acres or one dwelling unit per four acres for clustered projects) is subject to voter approval under Proposition "A" which was passed in 1985. In 1994, a ballot measure which proposed a land use density increase was defeated by the City of San Diego electorate.

The Rancho Cielo and 4S Ranch SPAs, and the City of San Diego's Future Urbanizing Area, are planned to provide community retail services. The community of Rancho Bernardo commercial areas and City of Escondido's North County Fair currently provide

neighborhood, community, and regional shopping services in the vicinity of the Santa Fe Valley. Further south of Santa Fe Valley within the I-15 corridor the Carmel Mountain Commercial Center also provides additional regional shopping services. Also, the community of Rancho Bernardo and the 4S Ranch Business Park provide existing and planned employment opportunities. Additional employment uses are planned in the City of San Diego's Future Urbanizing Area and the undeveloped portion of the 4S Ranch. South of Rancho Bernardo the communities of Carmel Mountain and Rancho Penasquitos also include additional existing and planned employment opportunities within the I-15 corridor.

Market Study

The *Santa Fe Valley Market Study* conducted in 1992 during Phase 1 of the planning process assessed the demand for residential and appropriate ancillary and complimentary uses for a 20-year planning period.

Residential

Due to oversupply in 1992, there was limited demand in the near term for estate homes over 3,500 square feet on lots over one acre in size. Greater market support existed for a more affordable diversified housing program of smaller lots ranging from 0.2 to 1.0 net acres and a smaller, single-family detached house size up to 2,500 square feet. The Market Study also identified the demand for patio or single family attached housing. The demand for housing at a relatively higher density would depend on an external amenity package to attract active senior adults at the higher end of housing affordability. This concept

would target this market by offering a small lot detached patio house, and/or duplex housing product mix of 1,800 to 2,600 square feet in size on 5,000 to 6,000 square foot lots. This is interpreted to a density of seven to nine dwelling units per acre.

The combination of the housing mix described above could generate an estimated absorption rate of up to 100 dwelling units per year in Santa Fe Valley. However, off-site conditions could affect this projection such as rebound of the currently sluggish local economy, phasing of surrounding approved planned projects and future voter approval of development at urban densities of the Future Urbanizing Area in the City of San Diego.

The Market Study recommended a diversified development approach, about half of the residential development should be estate lot type development and the other half should be high-end detached and attached clustered housing.

Retail

The Market Study also discusses the market potential for a retail center serving the residents of Santa Fe Valley. This retail center would mitigate the number of vehicular trips residents would have to make outside of the valley. Due to the limited population allowed in Santa Fe Valley, the retail center should be no larger than a neighborhood or convenience center, and provide items residents need on a frequent basis, such as food, personal and professional services, pharmaceuticals, selected specialty retail outlets, and dining.

Congregate Care

The Market Study also indicated a potential land use demand for a congregate care or group housing, located within the SPA to accommodate the aging population of this area. This facility could include varying levels of service or care extending from housekeeping to skilled nursing.

the existence of sensitive environmental, visual, and cultural resources; land use compatibility; marketability; feasibility; accessibility; natural physical features such as topography and floodplains; and man-made features such as utility corridors, roads, lakes, and agricultural activities.

The development suitability criteria are summarized in Table 4-1, Summary of Development Suitability Criteria, which is based on the *Santa Fe Valley Opportunities and Constraints Study* findings.

Land Use Suitability

Based on the findings of the studies required by the *San Dieguito Community Plan*, land use allocations should be based on a number of key factors including

Table 4-1: Summary of Development Suitability Criteria		
Map Title	Map Designation Identifying No or Low Development Suitability	Map Designation Identifying High Development Suitability
Percent Slope	Slopes 25 percent and greater	Slopes 0 to 25 percent
Hydrology	Areas within the 100-year floodplain	Areas outside the 100-year floodplain
Biological Resource Sensitivity	Maximum and high Sensitivity	Low or Not Sensitive
Archeological Sites	Significant-Unmitigable Significant-Possibly Mitigable	Not Significant
Planned Roadways	Proximity to Del Dios Highway	Proximity to Camino Del Norte
Major Easements	Major electrical and utility easements (SDG&E powerlines and Aqueduct)	No major easements
Composite Visual Sensitivity	High and Maximum Sensitivity	Low or Not Sensitive

4.2 LAND USE PLAN

It is intended that new development in Santa Fe Valley will be compatible with surrounding land uses and also preserve and maintain sensitive lands, cultural resources, and scenic areas associated with the San Dieguito River and Del Dios Highway. The Specific Plan land use designations and density allocations were developed in consideration of the *Santa Fe Valley Market Study* and the *Specific Plan Opportunities and Constraints Study*. The distribution, location, and extent of land uses in the Santa Fe Valley SPA are shown on the Specific Plan Map, Figure 2-5 (a larger scale version is included as part of this document). To facilitate planning for the geographically diverse and multi-ownership Santa Fe Valley, the SPA was divided into five Planning Areas: I, II, III, IV, and V (see Figure 2-4). Each Planning Area was then further divided into Subareas to identify the designated land use. Figures 4-2 through 4-6 show the details for each of the five Planning Areas, including existing parcel lines, topography, circulation, trails, land use designations, residential densities and Subarea acreage.

Specific Plan land use designations for Santa Fe Valley include: Open Space, Residential, Commercial, and Community Facilities. These planned land uses are intended to be implemented through various discretionary permits as described in the Development Program of the Specific Plan (Chapter 8). The Specific Plan land use designations are described as follows:

Open Space

As described earlier in Chapter 3, two open space land use designations are identified by the Specific Plan: Open Space I are those lands suitable for conservation and permanent protection of environmental resources with no development allowed except for a vehicular river crossing, essential infrastructure and public facilities, trails, and a trail staging area. Approximately 1,382 acres or 44% of the SPA is designated Open Space I.

Open Space II areas are those lands suitable for passive and active recreational uses, located to provide a buffer between developed areas and the permanent open space areas of the Open Space I designated lands. Some of the Open Space II areas contain environmental resources that are required to be protected to the extent feasible. The planned land uses in Open Space II include recreational trails, public and private golf courses, golf practice range, essential public facilities, and 18 dwelling units transferred from other residential areas within Planning Area III. The transfer of units to Open Space II in this Planning Area is allowed only in the event the golf course is not developed.

PLANNING AREA TABLE

AREA I			
Subarea	Grav. Ac.	Land Use	Dwelling Units
I.1	47.0	ML	12
I.2	42.3	R	7
I.3	21.1	SR	5
I.4	38.0	R	6
I.5	10.0	ML	2
I.6	3.8	L	1
I.7	47.1	L	13
I.8	264.0	OS-I	0
Subtotal:	473.3		46

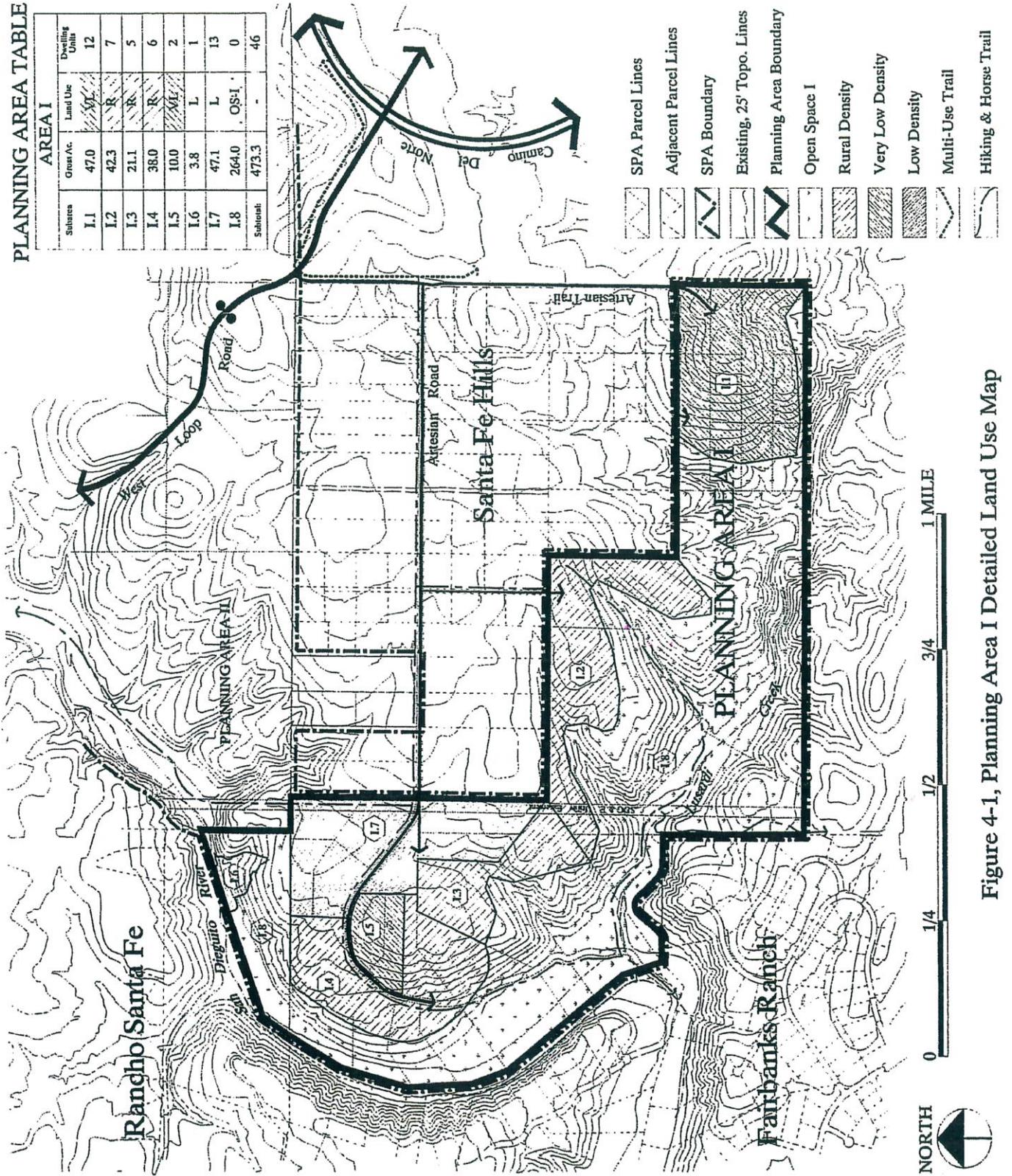
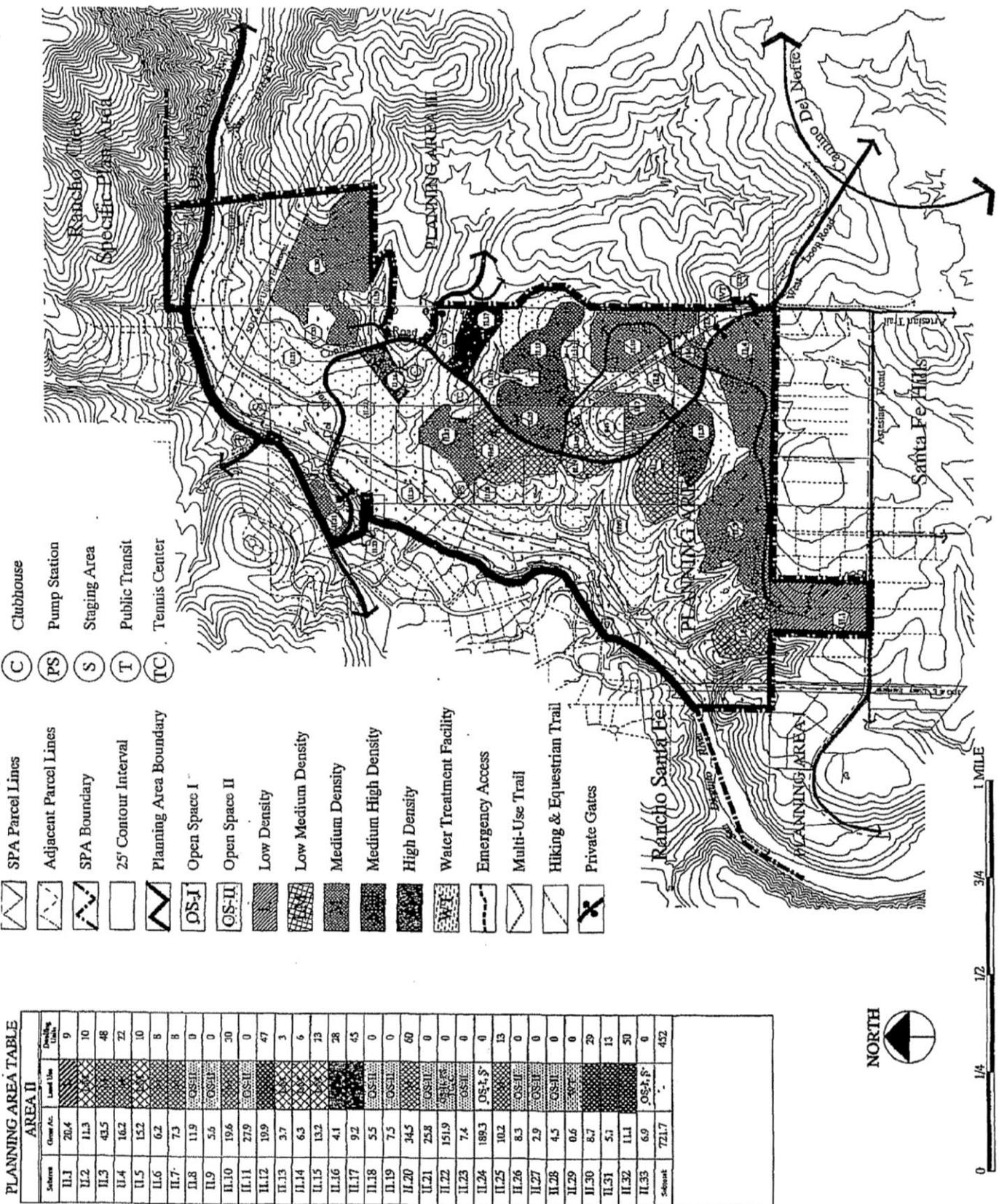


Figure 4-1, Planning Area I Detailed Land Use Map



PLANNING AREA TABLE

AREA II

Subarea	Open Ac.	Land Use	Density Units
II.1	20.4	[Symbol]	9
II.2	11.3	[Symbol]	10
II.3	43.5	[Symbol]	48
II.4	16.2	[Symbol]	22
II.5	15.2	[Symbol]	10
II.6	6.2	[Symbol]	8
II.7	7.3	[Symbol]	8
II.8	11.9	[Symbol]	0
II.9	5.6	[Symbol]	0
II.10	19.6	[Symbol]	30
II.11	27.9	[Symbol]	0
II.12	19.9	[Symbol]	47
II.13	3.7	[Symbol]	3
II.14	6.3	[Symbol]	6
II.15	13.2	[Symbol]	23
II.16	4.1	[Symbol]	28
II.17	9.2	[Symbol]	45
II.18	5.5	[Symbol]	0
II.19	7.5	[Symbol]	0
II.20	34.5	[Symbol]	60
II.21	25.8	[Symbol]	0
II.22	19.9	[Symbol]	0
II.23	7.4	[Symbol]	0
II.24	189.3	[Symbol]	0
II.25	10.2	[Symbol]	13
II.26	8.3	[Symbol]	0
II.27	2.9	[Symbol]	0
II.28	4.5	[Symbol]	0
II.29	0.6	[Symbol]	0
II.30	8.7	[Symbol]	29
II.31	5.1	[Symbol]	15
II.32	11.4	[Symbol]	50
II.33	6.9	[Symbol]	0
Subtotal	721.7		452

Figure 4-2, Planning Area II Detailed Land Use Map

PLANNING AREA TABLE

AREA III		
Subarea	Gross Ac.	Dwelling Units
III.1	32.0	33
III.2	110.8	0
III.3	270.3	0
III.4	9.5	16
III.5	94.0	79
III.6	15.9	0
III.7	42.3	34
III.8	40.0	116
III.9	31.5	23
III.10	20.4	23
III.11	39.8	33
III.12	13.0	30
III.13	7.3	0
III.14	4.4	0
III.15	8.6	0
Subtotal:	739.8	387

- SPA Parcel Lines
- Adjacent Parcel Lines
- SPA Boundary
- 25' Contour Interval
- Planning Area Boundary
- Open Space I
- Open Space II
- Medium Density
- Low Medium Density
- Medium High Density
- Group Care
- Emergency Access
- Multi-Use Trail
- Hiking and Equestrian Trail
- Private Gates
- Equestrian Facility
- Clubhouse
- Public Transit

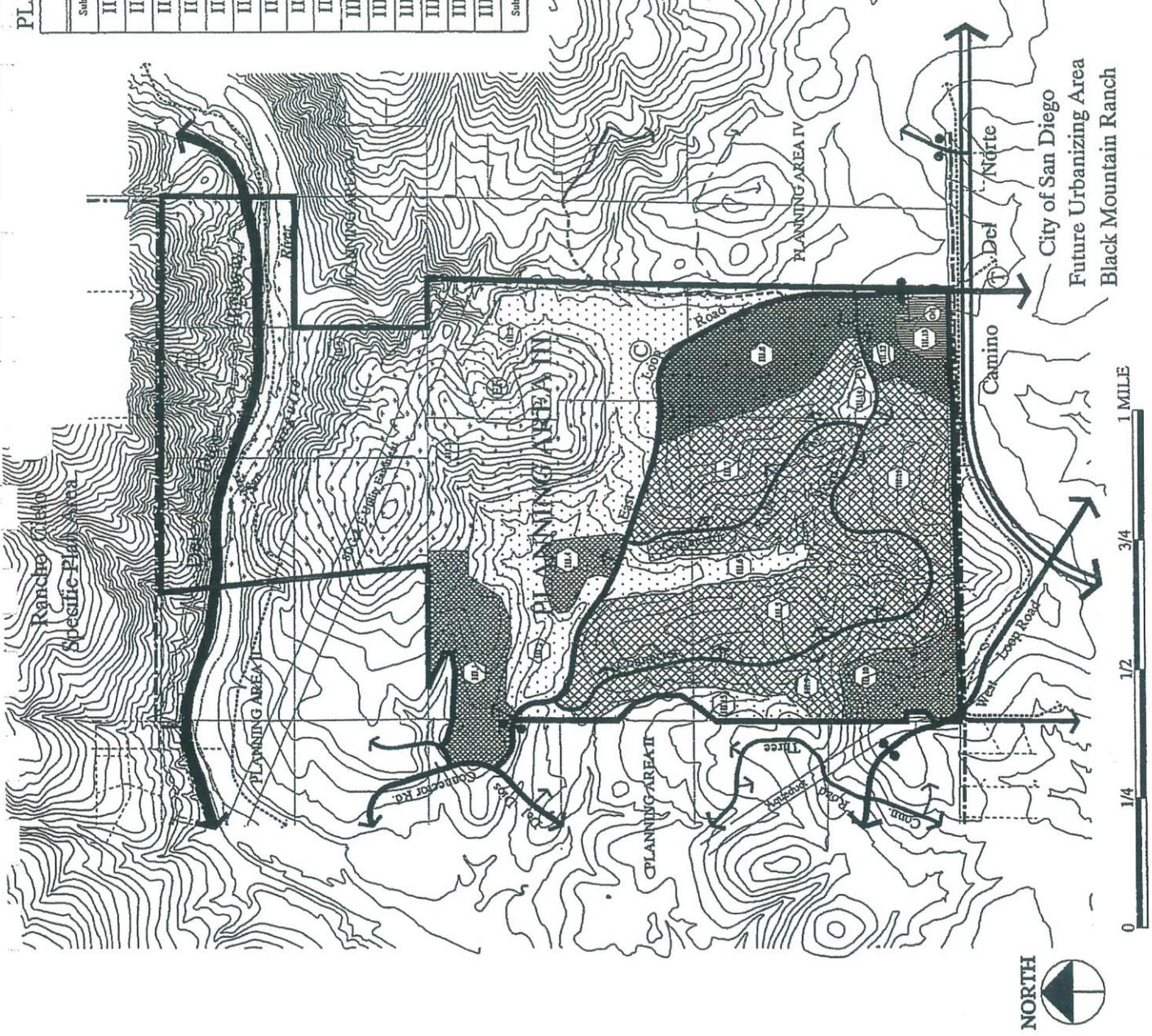


Figure 4-3, Planning Area III Detailed Land Use Map

PLANNING AREA TABLE

AREA IV		
Subarea	Area AC	Designing Unit
IV.1	161.3	OS-I
IV.2	2.5	L
IV.3	16.5	0
IV.4	65.1	W
IV.5	2.9	E
IV.6	3.2	F
IV.7	37.5	W
IV.8	12.1	W
IV.9	10.5	W
IV.10	7.0	0
IV.11	8.0	0
IV.12	10.9	OS-II
Subtotal:	337.5	-
		165

- SPA Parcel Lines
- Adjacent Parcel Lines
- SPA Boundary
- 25' Contour Interval
- Planning Area Boundary
- Open Space I
- Open Space II
- Low Density
- Low Medium Density
- Medium Density
- Neighborhood Commercial
- Multi-Use Trail
- Hiking and Equestrian Trail
- Emergency Access
- Public Transit
- Sewage Treatment Plant
- Neighborhood Park
- Elementary School
- Water Storage Site
- Fire Station
- Private Gates

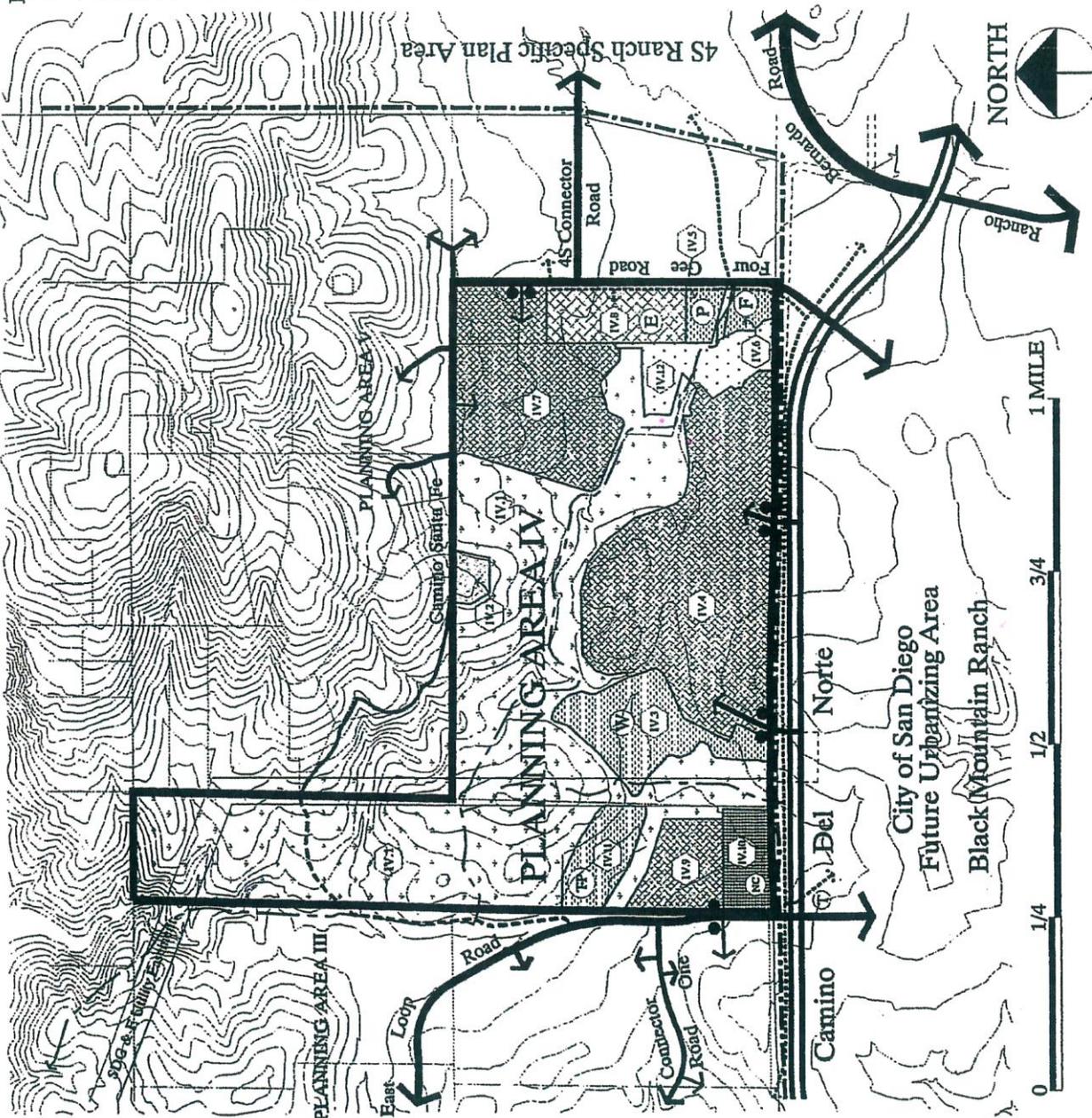


Figure 4-4, Planning Area IV Detailed Land Use Map

PLANNING AREA TABLE

AREA V		
Subarea	Gross Ac.	Dwelling Units
V.1	207.9	41
V.2	48.1	22
V.3	17.2	0
V.4	32.7	15
V.5	471.4	0
V.6	71.0	67
V.7	4.4	1
V.8	25.3	4
V.9	0.5	0
V.10	0.5	0
V.11	8.4	0
Subtotal:	887.4	150

Open Space Within Residential Lots

- V.5*
- SPA Parcel Lines
- Adjacent Parcel Lines
- SPA Boundary
- 25' Contour Interval
- Planning Area Boundary
- Open Space I
- Existing Low Density
- Existing Rural Density
- Existing Very Low Density
- Existing Low Medium Density
- Water Storage Site
- Emergency Access
- Multi-Use Trail
- Hiking and Equestrian Trail



1 MILE

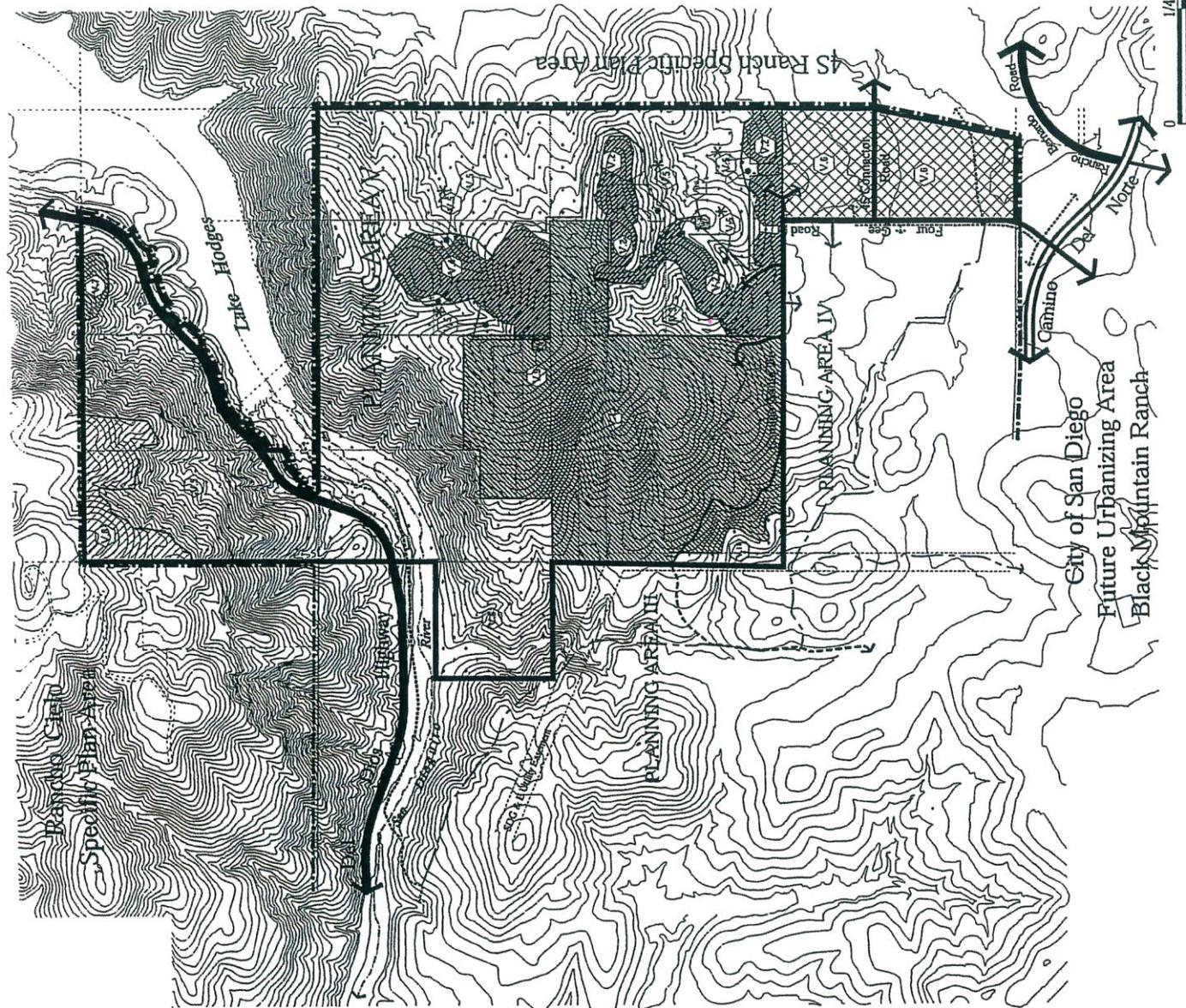


Figure 4-5, Planning Area V Detailed Land Use Map

Residential

The Specific Plan provides for a maximum of 1,200 dwelling units. The maximum number of dwelling units was derived from calculating the theoretical maximum number of dwelling units the SPA acreage could have yielded under the pre- (21) SPA Land Use Designation. The 1,200 dwelling units permitted within the SPA are allocated to the many subareas within the five Planning Areas. The allocated dwellings are spread among the seven residential density designations shown on the Specific Plan. However, the residential density designations on the Specific Plan are provided simply to categorize the various subarea dwelling unit density allocations. The allocated number of dwelling units within each subarea reflects the intent of the Specific Plan by stating the maximum number of dwelling units that are permitted within each subarea.

In addition, Appendix C indicates the allocated number of dwelling units by Assessor Parcel Number (APN) and by groups of APNs or ownerships as appropriate indicating generally where, at the time of allocation, dwelling unit development was anticipated to occur through SPA implementation.

In consideration of the *San Dieguito Community Plan*, permitted development has been clustered away from sensitive lands creating large contiguous open space areas, especially in the areas in which the owners are processing tentative subdivision maps concurrent with the Specific Plan. In addition, transferring of dwelling units within individual subareas and between adjacent subareas in the same

Planning Area is allowed by the Specific Plan in order to assist in furthering the open space objectives for this area or to improve land use compatibility. Clustering is encouraged in the areas not concurrently processing subdivision maps with the Specific Plan in order to assist in furthering the conservation and open space objectives of the Specific Plan.

Notwithstanding the above, the transfer of dwelling units from one residential subarea to another may be permitted in Planning Area III (18 dwelling units from residential areas to Open Space II, in the event the 9-hole golf course is not constructed), and in Planning Area IV, Subarea IV.8 (for transfer of 12 dwelling units in the event the elementary school is developed on this site).

All proposed transfers of dwelling units are subject to the criteria and processes provided in Policies LU-2.4-2.5 herein. The intent in permitting the transfer of dwelling units is the same as for permitting clustering of dwelling units, i.e., to protect environmentally sensitive lands, to increase contiguous open space areas, and to enhance land use compatibility.

Commercial

The Specific Plan proposes a number of commercial land uses to accommodate a variety of commercial facilities. The commercial land uses are described as follows:

Neighborhood Commercial

To serve the future commercial needs of the Santa Fe Valley residents, a seven-acre neighborhood commercial area is proposed in Planning Area IV. The neighborhood commercial area is envisioned to offer convenient shopping and community services in convenient and accessible locations. By locating the neighborhood commercial uses in the proximity of medium to high-density residential use and entrance to the community, in conjunction with the provision of pedestrian, equestrian, and bicycle trails and public transit access, overall vehicular travel demand will be reduced.

Group Care

Considering the demographic profile of the subregion and the findings of the Market Study, there may be a need for congregate care and/or skilled nursing facilities to care for the aging population of this area. Accordingly, the Specific Plan allows for a group care facility of up to 200 rooms to be located on approximately seven acres. The group care site is to be located in the proximity of the neighborhood commercial. A group care facility may only be constructed pursuant to an approved Major Use Permit.

Tennis Center

The Specific Plan designates approximately 3.2 acres of land as a Tennis Center site within Planning Area II. This site may include up to 4 tennis courts, a pro shop, limited banquet facilities, snack bar, locker room, workout room, pool, administrative and sales office, and other outdoor activity area. The Tennis Center is designated to be owned and operated as part of the 18-hole Private Golf Club (known as the Crosby National Golf Club). A limited number of

memberships are available for purchase by residents and non-residents.

Golf Courses

Two Golf Courses are proposed in the SPA, an 18-hole Private Golf Club and a 9-hole facility in the Open Space II areas. Both Golf Courses include clubhouses and other facilities. Each clubhouse may include a restaurant, bar, and snack shop as well as a retail (pro-shop) facility, real estate sales/information office, administration office, cart storage, and locker facilities.

The 18-hole Private Golf Club may include small food and beverage facilities in addition to the clubhouse and an approximately 27 acre driving range with an estimated 65 stations for golf practice. Golf maintenance facilities for the two golf courses are also permitted including maintenance facilities at the driving range. The golf courses may be constructed only pursuant to Major Use Permits.

Equestrian Facility

A seven-acre private horse stable facility is designated to be located within an existing orchard. This private facility may include a small snack shop. Within the proximity of this equestrian facility a public horse watering facility is to be located near the public horse trail corridor. The equestrian facility may only be constructed pursuant to an approved Major Use Permit.

Community Facilities

The Specific Plan proposes several community facilities to support the Specific Plan land uses.

These facilities include educational and recreational facilities as well as public safety and utilities. These facilities have been coordinated with various service provider agencies and County Departments and are described in detail in the Public Facilities Element of this Specific Plan (Chapter 6). The following is a brief description of these facilities:

Neighborhood Park

The Specific Plan land use element designates approximately 2.9 acres of land in the southeastern portion of the SPA as a neighborhood park. This park is planned to include passive recreational facilities in the proximity of educational facilities. A conceptual park design has been developed and is included as Figure 6-4, Park Improvement Concept Plan. The park shall only be constructed in conformance with all applicable County policies and regulations and upon completion of the appropriate studies, as detailed in the Specific Plan Public Facilities Element (Chapter 6).

Fire Station

Approximately 3.2 acres of land adjacent to the neighborhood park has been designated as a fire station site. As proposed by the Rancho Santa Fe Fire Protection District this station will be permanent and is intended to replace the temporary 4S fire station. The station would serve most of Santa Fe Valley SPA as well as the 4S Ranch SPA, except the northwestern portion of the Santa Fe Valley SPA, which would be served primarily by the proposed Rancho Cielo Station. The fire station may only be constructed pursuant to an approved Site Plan.

Educational Facilities

The Specific Plan designates one potential school site within the SPA. An elementary school site is designated on approximately 12 acres near the neighborhood park site to accommodate elementary students from Santa Fe Valley and other areas. While the school site has been so designated, the school district has not committed to purchasing the site at this time. Therefore, the underlying use permits enable the property owner to proceed with development of the property. The school site is designated Low Medium residential as the underlying use. In the event the elementary school is constructed, the permitted 12 dwelling units may be transferred to one or more residential designated subareas pursuant to the transfer criteria contained in Policy LU-2.4.

Sewage Treatment Plant

In order to provide adequate wastewater treatment capacity for all planned land uses in Santa Fe Valley approximately 8 acres of land has been designated as a sewage treatment plant site. This site is located in a manner to have the least potential impact on the surrounding land use and environment, while allowing the most topographically suitable location to be utilized for collection and treatment of wastewater. Adequate buffer has been provided as part of the siting of this plant. The plant is anticipated to treat approximately 0.5 million gallons of wastewater per day. The reclaimed water is anticipated to be used beneficially for golf course irrigation purposes. The sewage treatment plant may only be constructed pursuant to an approved Major Use Permit.

Water Storage

There are several water storage sites designated in the SPA in addition to the existing storage reservoirs and tanks. The largest storage site is located within the proximity of the sewer treatment plant site to store reclaimed water during the rainy season. This site is estimated to store up to 100 acre-feet of reclaimed water. Additional water storage reservoir sites have been designated in the SPA both as part of the permitted golf course in the Open Space II and Community Facilities areas and as aesthetic addition to the residential neighborhoods.

Pump Station

A sewer pump station site is designated in the SPA. This site is located within the Open Space II area of the Planning Area II to facilitate the collection and treatment of wastewater in the SPA. This site is intended to allow for construction of a wastewater pump station and appurtenances pursuant to an approved Minor Use Permit.

Water Treatment Facility

The Specific Plan designates the existing Olivenhain Municipal Water District water chlorination station as a water treatment facility site. This facility is located near the Second San Diego Aqueduct Easement, which traverses the SPA. The Specific Plan does not anticipate an expansion of this facility at this time.

Trail Staging Area

A trail staging area intended to provide access to the San Dieguito River Park Coast to Crest Trail is designated within the Santa Fe Valley SPA. This staging area would be developed on approximately two acres of disturbed habitat land located south of the San Dieguito River and east of the existing Del Dios Highway “fruit stand” river crossing. The

staging area may only be constructed pursuant to an approved Major Use Permit.

Religious Assembly

The Specific Plan allows for a religious assembly use on the approximate 9 acre section of the southeastern most portion of Subarea V.6 upon approval of a Major Use Permit. The site allows for the development of buildings and facilities for religious assembly and associated activities.

Floating Designators

The Specific Plan identifies several land uses as “floating designators” on the Specific Plan Map. Although the designators are placed on the Specific Plan Map where a specific use is anticipated, this designator is being used to allow for some flexibility in future siting of these uses. Furthermore, in the event any of the floating designator uses are not ultimately sited in the SPA, the underlying Specific Plan land use designation shall supersede. The land uses that are designated with the floating designator are the elementary school, staging area, and equestrian facility.

Land Use Tabulations

Table 4-2 provides detailed land use tabulations by Planning Areas in the Santa Fe Valley SPA.

Table 4-2: Land Use Distribution By Planning Areas

Planning Areas	Area I		Area II		Area III		Area IV		Area V		Total	
	Gross Acres	DU No.	Gross Acres	DU No.	Gross Acres.	DU No.	Gross Acres	DU No.	Gross Acres.	DU No.	Gross Acres	DU No.
Open Space	264	0	455.7	0	410	0	172.7	0	497	0	1,799.4	0
Open Space I	264.0	0	196.4	0	270.3	0	161.3	0	497	0	1,389	0
Open Space II	0	0	259.3	0	139.7	0	11.4	0	0	0	410.4	0
Residential	209.3	46	265.7	452	322.5	387	127.7	165	389.4	150	1,314.6	1,200
Rural	101.4	18	0	0	0	0	0	0	25.3	4	126.7	22
Very Low	57	14	0	0	0	0	0	0	212.3	42	269.3	56
Low	50.9	14	20.4	9	0	0	2.5	1	80.8	37	154.6	61
Low Medium	0	0	49.7	42	207.6	169	12.1	12	71	67	340.4	290
Medium	0	0	137.5	189	61.9	72	113.1	152	0	0	312.5	413
Medium High	0	0	44.8	132	53	146	0	0	0	0	97.8	278
High	0	0	13.3	80	0	0	0	0	0	0	13.3	80
Commercial	0	0	0	0	7.3	0	7.0	0	0	0	14.3	0
Neighborhood Commercial	0	0	0	0	0	0	7.0	0	0	0	7.0	0
Resort/Hotel	0	0	0	0	0	0	0	0	0	0	0	0
Group Care	0	0	0	0	7.3	0	0	0	0	0	7.3	0
Clubhouse ⁺	0	0	+	0	+	0	0	0	0	0	+	0
Equest. Facility ^{+*}	0	0	+	0	+	0	0	0	0	0	+	0
Comm. Fac.	0	0	0.6	0	+	0	30.1	0	1	0	31.7	0
Local Park	0	0	0	0	0	0	2.7	0	0	0	2.7	0
Fire Station	0	0	0	0	0	0	2.9	0	0	0	2.9	0
Elem. School ^{♦ *}	0	0	0	0	0	0	◆	0	0	0	◆	0
Staging Area ^{♦ *}	0	0	0	0	0	0	0	0	0	0	0	0
Water Storage ⁺	0	0	0	0	+	0	16.5	0	1	0	17.5	0
Water Treatment	0	0	0.6	0	0	0	0	0	0	0	0.6	0
Pump Station ⁺	0	0	+	0	0	0	0	0	0	0	+	0
Sewage Plant	0	0	0	0	0	0	8.0	0	0	0	8.0	0
TOTAL	473.3	46	722	452	739.8	387	337.5	165	887.4	150	3,160	1,200

Notes:

* Indicates Floating Designators, which are uses with unspecified site size and exact location.

+ Acreage of these land uses is included within the Open Space II acreage for each Planning Area.

♦ Acreage of this land use is included in Low Medium acreage in Planning Areas IV.

• Acreage of the Staging Area is included within the Open Space I acreage in Planning Area II.

4.3 LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL

Provide for the orderly development of the Santa Fe Valley Specific Plan Area compatible with the existing and planned character of adjacent communities and consistent with community and resource agency open space planning goals and objectives.

Objective LU-1 *Conserve significant environmental resources as an essential component of the regional open space planning efforts, the goals of the San Dieguito Community Plan, and the San Dieguito River Park, while permitting limited compatible use of the open space areas.*

Policies

LU-1.1 Contiguous significant environmental resources shall be designated Open Space I, such that a minimum of 44% of the SPA is designated for permanent protection.

LU-1.2 Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit, open space easements shall be granted to the County of San Diego over Open Space I areas within the subject property, permitting only the land uses identified in Policy CO-1.1.

LU-1.3 Lands designated Open Space II that contain significant environmental resources shall be planned in

a manner to minimize impacts to the significant resources and to the extent feasible, provide additional undisturbed areas contiguous to Open Space I areas.

LU-1.4 Portions of a site designated Open Space II that contains significant environmental resources not necessary for the ultimate development shall be preserved in permanent open space easements.

LU-1.5 Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit within the subject property, open space easements shall be granted to the County of San Diego over Open Space II areas, planned for preservation as described in Policies LU-1.3 and LU-1.4, and shall permit only the land uses identified in Policy CO-4.2.

LU-1.6 In Subarea V.6, prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit, open space easements shall be granted to the County of San Diego on the non-contiguous land within the Specific Plan, but under the same ownership at the time of the adoption of this Specific Plan, (APNs 265-320-03, 678-020-02 and 03 and 678-021-02 and 03), and shall permit only the land uses identified in Policy CO-1.1

Objective LU-2 *Provide for residential development at a density consistent with the San Dieguito Community Plan that is considerate of environmental constraints, and that is compatible with adjacent existing and planned communities.*

Policies

LU-2.1 Residential development within the Specific Plan shall be limited to 1,200 dwelling units. The Specific Plan Map identification of six residential densities is provided only to illustrate the range of densities created by the allocation of the 1,200 dwelling units. The number of dwelling units allocated by subarea within each of the five Planning Areas overrides any discrepancy with the density designation. The density designations are:

Rural (R): 1 dwelling unit per 6 acres and larger

Very Low (VL): 1 dwelling unit per 4 - 5.9 acres

Low (L): 1 dwelling unit per 2 - 3.9 acres

Low Medium (LM): 1 dwelling unit per 1 - 1.9 acres

Medium (M): 1.1 - 2 dwelling units per acre

Medium High (MH): 2.1 - 5 dwelling units per acre

High (H): 5.1 - 10 dwelling units per acre

LU-2.2 The number of dwelling units shall not exceed the Specific Plan Map allocations of the 1,200 dwelling units by subareas within each of the five Planning Areas, except as provided in Policies LU-2.3, LU-2.4, and LU-2.5.

LU-2.3 Transferring of dwelling units within individual subareas or one or more contiguous subareas within the same Planning Area is permitted if all of the following criteria are complied with:

- a. The transfer of the dwelling units would assist in implementing the conservation and open space objectives of the Specific Plan or when transferring would improve land use compatibility with adjacent existing or planned development.

- b. In either case, the transfer cannot create any new or unevaluated environmental impacts, unless supplemental environmental review is conducted.
- c. The transfer may only occur through concurrent discretionary review of the SPA implementing subdivision map(s). A zone reclassification may also be required.
- d. Evidence shall be provided illustrating adequacy of the following services for the receiving site: Water, sewer/septic, fire protection, and school services.
- e. Documentation adequate to the Director of DPLU illustrating consent to the permanent transfer of the dwelling units from all owners involved in the transfer of dwelling unit allocation.
- f. An open space easement(s) shall be granted on the property the dwelling unit(s) was transferred from as appropriate to insure the permanent transfer of dwelling unit allocation.

A copy of the dwelling unit transfer documentation shall be placed in the permanent records of the Santa Fe Valley Specific Plan.

LU-2.4 The dwelling unit allocation for Subarea IV.8 may be transferred to one or more residential

subareas if all of the following criteria are complied with:

- a. The school district acquires fee title to the property.

- b. The transfer may only occur through concurrent discretionary review of the SPA implementing subdivision map(s).
- c. The total number of dwelling units within the Specific Plan Area will not exceed 1,200.
- d. Evidence shall be provided illustrating adequacy of the following public services and facilities for the receiving site: Water, sewer, fire, school services and transportation facilities.
- e. The transfer of dwelling units shall not result in any land use incompatibility.
- f. The transfer of dwelling units shall not result in any new or unevaluated environmental impacts unless supplemental environmental review is conducted.
- g. Documentation adequate to the Director of DPLU illustrating consent to the permanent transfer of the dwelling units from all owners involved in the transfer shall be provided.

A copy of the dwelling unit transfer documentation shall be placed in the permanent records for the Santa Fe Valley Specific Plan.

LU-2.5 A maximum of eighteen (18) dwelling units may be transferred from one or more of Subareas III.8, III.10, or III.12 to Subarea III.2 through the granting of a Major Use Permit for a Planned Residential Development (PRD). The PRD should be planned and reviewed towards meeting Conservation and Open Space Element Objective CO-4 and Policies CO-4.1, CO-4.2 and CO-4.3.

LU-2.6 The residential subareas shall be zoned for residential use as specified in the Development Program of the Specific Plan (Chapter 8).

LU-2.7 An Administrative Permit or Major Use Permit may be utilized to require ongoing Homeowner Association ownership and maintenance of common owned lots within subdivisions.

LU-2.8 Implementing residential development projects shall comply with the Community Design Element (Chapter 7) as applicable to ensure land use compatibility with existing and planned land uses in the vicinity.

Objective LU-3 Provide complementary and ancillary uses to support the permitted residential land use in the SPA.

Policies

LU-3.1 A Neighborhood Commercial site shall be provided in Subarea IV.10 A Religious Assembly use is allowed on the approximate 9 acre section of the southeastern most portion of Planning Area V.6 upon approval of a Major Use Permit.

A. (Subarea IV.10) shall be limited to a maximum floor area ratio of 0.25. The site shall be zoned with the “S88” Use Regulation. The uses permitted within the Neighborhood Commercial site area as follows:

- 1. Permitted Uses
 - a. Civic Use Types: Child Care Center, Essential Services, Fire Protection Services,

Law Enforcement Services (see Section 6905 of The Zoning Ordinance), Small Schools.

- b. Commercial Use Types: Convenience Sales and Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales.
- c. Agricultural Use Types: Horticulture: Cultivation, Tree Crops, Row and Field Crops.

2. Permitted Uses Subject to Limitations (the number in quotes following the use type refers to the subsection of Section 2980 of The Zoning Ordinance)

- a. Commercial Use Types: Gasoline Sales “12”, Retail Sales “8”.

3. Uses Subject to a Minor Use Permit

- a. Civic Use Types: Minor Impact Utilities.
- b. Commercial Use Types: Automotive and Equipment: Parking, Participant Sports and Recreation: Indoor.
- c. Industrial Use Types: Custom Manufacturing (see Section 6300 of The Zoning Ordinance).
- d. Agricultural Use Types: Horticulture: Storage.

4. Uses Subject to a Major Use Permit

- a. Civic Use Types: Administrative Services, Ambulance Services, Clinic Services, Community Recreation, Cultural Exhibits and Library Services, Lodge, Fraternal and Civic Assembly, Major Impact Services and Utilities, Parking Services, Postal Services, Religious Assembly.
- b. Site Preparation.

LU-3.2 The group care subarea (III.13) shall be zoned with the "S88" Use Regulation and may only be developed with a group care facility as defined in The Zoning Ordinance, for up to 200 rooms. The facility may only be constructed upon approval of a Major Use Permit.

LU-3.3 The sites containing the Clubhouse and Tennis Center designations (Subareas II.22 and III.2) are designated Open Space II, permitting active and passive recreational uses. The Clubhouse and Tennis Center locations are associated with the proposed golf courses proposed in the Open Space II areas and are a permitted accessory use to a golf course. The Clubhouse use is generally defined as cart storage, restaurant, bar, snack shop, small retail (pro-shop) area, meeting room, administrative offices and parking. The Clubhouse sites shall be zoned with the "S80" Use Regulation and may only be constructed pursuant to an approved Major Use Permit.

The Tennis Center is generally defined as including up to 4 tennis courts, a pro shop, limited banquet facilities, snack bar, locker room, workout room, pool, administrative and sales office, and other outdoor activity areas.

LU-3.4 The subarea containing the Equestrian Facility (Subarea III.2) is designated Open Space II, permitted to contain active and passive recreational uses. An equestrian facility is a permitted active recreational use. The equestrian facility use is generally defined as a horse boarding facility for the residents of Planning Area III. The facility may also contain horse walking and riding rings. The facility must provide public watering facilities for users of the nearby trail. The site shall be zoned with the "S80" Use Regulation and

may only be constructed pursuant to an approved Major Use Permit.

Objective LU-4 *Provide sites for public services and facilities to provide for the infrastructure needs of the future residents of Santa Fe Valley.*

Policies

LU-4.1 A Neighborhood Park site shall be provided (Subarea IV.5) in conformance with Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The park site shall be zoned with the "S80" Use Regulation and when constructed, shall conform to all applicable County policies and regulations.

LU-4.2 A Fire Station site shall be provided (Subarea IV.6) in conformance with Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The fire station site shall be zoned with the "S80" Use Regulation and the "D3" Design Review Special Area Regulations designator and may only be constructed pursuant to an approved Site Plan.

LU-4.3 A site for an Elementary School shall be identified (Subarea IV.8). The identification consists of a "floating designator" as described in Section 4.2, Land Use Plan. The underlying permitted use is residential. Either a school may be constructed, in which case the residential density is transferred pursuant to Policy LU-2.4, or the permitted residential density and use may be implemented.

LU-4.4 A site for a Sewage Treatment Plant shall be provided (Subarea IV.11) in conformance with

Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The plant site shall be zoned with the "S88" Use Regulation and may only be constructed pursuant to an approved Major Use Permit.

LU-4.5 A Water Storage site shall be provided for the required 90-day wet-weather storage requirement for the sewage treatment plant (Subarea IV.3) and shall be zoned with the "S80" Use Regulation. The site may be graded pursuant to an approved Tentative Map and utilized for reclaimed water storage pursuant to an approved Major Use Permit for the sewage treatment plant.

LU-4.6 A Pump Station site shall be provided (within Subarea II.22) for sewage pumping facilities. The pump station may only be constructed pursuant to an approved Minor Use Permit.

LU-4.7 A Staging Area shall be identified (within Subarea II.24). Funding and construction of the staging area is the responsibility of the San Dieguito River Park JPA. The staging area may only be constructed pursuant to an approved Major Use Permit consistent with the following criteria:

- a. The trail staging area is intended to provide hiker, equestrian and bicycle access to the San Dieguito River Park Coast to Crest trail and would be developed on approximately two acres of (disturbed habitat) land just southeast of the "fruit stand" river crossing.
- b. Construction of the staging area may occur subsequent to or concurrent with the construction of the trail segment branching off northeasterly within Planning Area III along the river and

including the river crossing and will require construction of traffic signals at the river crossing site entrance at Del Dios Highway.

- c. Development of the staging area may require some grading to provide proper drainage. Conceptually, the staging area would consist of rolled gravel or decomposed granite surface, approximately 15 standard parking spaces, disabled parking, and five (5) drive-through spaces for vehicles with horse trailers.
- d. Split-rail perimeter fencing or equivalent would be provided as well as landscape screening to the south. A gate at the top of the access road will be used to regulate the hours of operation.
- e. Appropriate signage would be provided to indicate trail locations and hours of operation.

LU-4.8 Any modification to the existing Water Treatment Facility (Subarea II.29) must conform to the Specific Plan Community Design Element (Chapter 7).

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Chapter 8

Development Program

8.1 DEVELOPMENT PHASING

In order to minimize the impacts of any new development in Santa Fe Valley on the existing and proposed land uses adjacent to the SPA, a number of major facility improvements are required to support additional development. The most critical aspect of development phasing in Santa Fe Valley is the provision of adequate public and private facilities and services to support permitted land uses in the SPA concurrent with need.

Non-Geographic Phasing

Due to the multiple ownership nature of the Santa Fe Valley SPA (85 property owners and 145 parcels) the development phasing is based on a non-geographic phasing strategy. The Specific Plan Development Program establishes a phasing strategy that regulates the extent and location of development based on the ability of infrastructure and community facilities to adequately support permitted land uses.

Therefore, Specific Plan development phases are defined through a range of land uses that have been coordinated with needed infrastructure and facility improvements. The identified improvements are the minimum requirements necessary to support a particular development phase. Furthermore, these identified improvements are major facilities; additional facility improvements will be required for

specific projects (See Table 8-1, Development Phasing Strategy). Ultimate buildout is expected to occur over a 20-year period.

Phasing Strategy

The Santa Fe Valley Phasing Strategy requires new subdivision projects to improve certain facilities and infrastructure as described in Table 8-1. This phasing strategy has been developed based on specific land use thresholds expressed as range of dwelling units or a specific land use that can be supported by specific improvement requirements that are associated with each development phase. Therefore, the circulation and community facilities improvements listed in Table 8-1, must be provided or secured for as appropriate prior to permitting the land uses listed under Land Use Threshold column. Based on the rate, location, and nature of proposed development in the SPA, the County of San Diego will condition certain discretionary permits (Tentative Maps, Tentative Parcel Maps, and Major Use Permits) to improve/provide these major facilities prior to recordation of Final Maps, Parcel Maps or in the case of Major Use Permits prior to inauguration of use.

The Specific Plan development phases are described as follows:

Phase I

The first phase of the Specific Plan with circulation access to the east allows up to 100 new dwelling units through approved subdivisions or Major Use Permits to be developed in any of the five Planning Areas.

Table 8-1: Development Phasing Strategy			
Phase and Location	Land Use Threshold	Circulation System Improvements¹	Community Facility Improvements²
<i>Phase I</i> All Planning Areas with access to the east only.	Up to 100 dwelling units. ³	Improvement of two lanes (28' of Pavement) of <i>Camino Del Norte</i> as far west as necessary east to connect to the existing <i>Rancho Bernardo Road</i> in 4S Ranch SPA.	Availability interim sewer treatment capacity and/or private sewage disposal system. construction of appropriate utility mains and laterals to support Phase I.
<i>Phase II</i> All Planning Areas with access to the east and south.	101-800 dwelling units, resort hotel facility, group care facility, and 9-hole golf course with clubhouse.	Extension of two lanes (28' of pavement) of <i>Camino Del Norte</i> east from the City/County boundary to existing <i>Camino Del Norte</i> interchange in 4S Ranch SPA and westerly as far as necessary to support the proposed development project. The development condition for Planning Area II in this phase of development would require the extension of <i>Camino Del Norte</i> to <i>West Loop Road</i> .	Availability of additional sewer treatment capacity, and permanent fire station or identification of funding source. Availability of reclaimed water for irrigation of a 9-hole golf course. Construction of utility mains and laterals to support Phase II.
<i>Phase III</i> All Planning Areas with access to the east and south.	801-1200 dwelling units and 7-acre neighborhood commercial.	Additional improvement of <i>Camino Del Norte</i> (from 28' to 40' of pavement) from <i>West Loop Road</i> east to <i>Camino San Bernardo</i> in 4S Ranch and <i>Four Gee Road</i> from <i>Camino Del Norte</i> intersection to <i>Camino Santa Fe</i> and <i>4S Ranch Connector Road</i> to 4S Ranch SPA.	Availability of additional sewer treatment capacity. Construction of remaining utility mains and laterals, as well as wet-weather storage sites to support Phase III.
<i>Western Phase⁴</i> Planning Areas II & III with access to the west only.	1-300 ⁵ dwelling units and 18-hole golf course with clubhouse facility.	Bridge construction to cross San Dieguito River, and traffic signal/road improvements at the intersection of <i>Del Dios Hwy.</i> and <i>Del Dios Connector Road</i> .	Availability of fire protection services, interim sewer capacity and/or private sewage disposal system. Availability of reclaimed water for irrigation of 18-hole golf course. Construction of utility mains to support Western Phase.

Notes

1. Circulation improvements refer to minimum areawide improvements necessary to support the level of land use at each phase. These improvements are in addition to local improvements that may include private streets, community facilities, infrastructure, and services. Depending on the location of proposed development the actual improvement of roads may vary (i.e.: if western portion of SPA proceeds in the absence of the eastern portion, the first development project in the west will be required to install the minimum improvements identified above and if the first development project is in the east the level of off-site improvements shall only be required to serve that development.
2. These improvements only refer to major or areawide facilities, other required on-site improvements are not included.
3. The number of permitted dwelling units is in addition to dwelling units currently permitted on existing legal lots within the SPA.
4. The Western Phase is independent of other Phases. Subsequent to completion of required improvements the western phases may proceed with allocated development.
5. These 300 dwelling units are not in addition to the 1,200 dwelling units in Phases I-III; but become part of the Phase II or Phase III dwelling unit allocation, depending on the status of their improvement threshold reached.

These dwelling units are in addition to the existing lots in the SPA, which are allowed to proceed with a single-family residence on each existing legal lot. As long as the existing legal lots can meet the single-family development requirements, development is allowed to proceed (subsequent to obtaining a building permit).

The major facility improvements required by the Specific Plan to support the initial (eastern) phase of the SPA includes:

- The improvement of Camino Del Norte from the existing Rancho Bernardo Road in 4S Ranch SPA as far west as necessary to support the proposed subdivision project in the Santa Fe Valley SPA (portions of existing Artesian Road may be used for temporary connections, which will be abandoned as part of subsequent development phases);
- Improvement of sewer collection and treatment facilities to support specific development projects, as required by the RSFCSD (see Chapter 6);
- Improvement of water distribution facilities, as required by the OMWD (Chapter 6);

Phase II

Once development (approved Tentative Maps and/or Tentative Parcel Maps) reaches 100 dwelling units the second phase of Specific Plan major infrastructure and facilities must be initiated by including a number of improvement conditions to subsequent discretionary permits. Approved discretionary permits are required

to secure these improvements prior to recordation of Final Map(s) and/or granting of building permits.

The development phasing strategy allows for the submittal of Tentative Map(s) or Tentative Parcel Map(s) for 101-800 dwelling units, and Major Use Permits for the group care facility of up to 200 beds, and a 9-hole golf course with clubhouse facilities. Development in this phase may take place in all Planning Areas. The circulation access for this phase will be to the south (if available) and east.

As part of this development phase, the above-mentioned discretionary permits will be conditioned to improve or secure the following facilities and services:

- Additional improvements to Camino Del Norte by extending this road east to complete its connection with the existing Camino Del Norte interchange in the 4S Ranch SPA, and also western extension as necessary to support the proposed development project in the Santa Fe Valley SPA (portions of existing Artesian Road will be abandoned once the connection to the existing Camino Del Norte interchange in the 4S Ranch SPA is completed as part of Phase III);
- Additional improvement of sewer collection and treatment facilities to the satisfaction of RSFCSD;
- Construction of additional water facilities to the satisfaction of OMWD;
- Construction of reclaimed water facilities for irrigation of the golf course to the satisfaction of RSFCSD or OMWD (Chapter 6);

- Availability of a permanent fire station facility or identification of an appropriate financing mechanism to the satisfaction of RSFFPD as described in Chapter 9, Financing Plan;
- Payment of school fees and participation in the appropriate financing mechanism as described in Chapter 9, Financing Plan.

Phase III

This phase of development in Santa Fe Valley allows for development of 801-1200 dwelling units as well as a Site Plan for the neighborhood commercial area. The development in this phase may be within any of the Planning Areas. However, the access to this phase of development will be restricted to south (if available) and east.

The facility improvement conditions for this development phase include:

- Additional improvement of Camino Del Norte by widening this road from 28' of pavement (as constructed in Phase II) to 40' of pavement in the ultimate right-of-way from the intersection of West Loop Road in the western portion of the SPA to Camino San Bernardo in the 4S Ranch SPA (previously used Artesian Road to be abandoned);
- Improvement of Four Gee Road from Camino Del Norte intersection to Camino Santa Fe;

- Improvement of 4S Ranch Connector Road from Four Gee Road to the western boundary of the 4S Ranch SPA;
- Availability of additional sewer treatment capacity and construction of additional sewer mains and lateral to the satisfaction of RSFCSD, as well as construction of wet-weather storage sites;
- Additional water facility improvements to the satisfaction of OMWD.

Western Phase

The western development phase allows for development of 1-300 dwelling units and a Major Use Permit for the development of an 18-hole Private Golf Club, Tennis Center, and Clubhouse facility. Due to transportation capacity limitations associated with the Del Dios Highway, development in this phase is only allowed within Planning Areas II and III.

Temporary use of portions of the Tennis Center as a sales office and golf course clubhouse is also planned in order to facilitate construction of the western phase.

These Planning Areas are required to include controlled access gates to limit through traffic and minimize circulation impacts on Del Dios Highway. Therefore, access for this phase of development in Planning Areas II and III is to the west. From a timing and sequencing standpoint this phase is independent of other development phases in the Specific Plan.

Tentative Map(s), Tentative Parcel Map(s), and Major Use Permit conditions associated with the western phase will include:

- Construction of a bridge across the San Dieguito River and associated improvements to Del Dios Highway, installment of traffic signal improvements at the intersection of Del Dios Highway and Del Dios Connector Road;
- Construction of appropriate sewer collection and treatment facilities in accordance to the RSFCSD requirements;
- Construction of appropriate water facilities as required by OMWD;
- Construction of appropriate reclaimed water facilities for irrigation of 18-hole golf course in accordance with the requirements of RSFCSD or OMWD.
- Availability of fire protection services or participation in appropriate financing mechanism for providing the fire station.

8.2 DEVELOPMENT APPROVALS REQUIRED

The Specific Plan implementation requirements are based on the regulatory provisions of the County’s Zoning Ordinance. These provisions apply to all areas of the Santa Fe Valley SPA. The use of all land in the Santa Fe Valley SPA and any buildings or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of

any building, structure or use upon the land, should conform to the applicable regulatory provisions contained herein and the San Diego County Zoning Ordinance.

As an implementation measure the preparation of a Fire Management Plan is required prior to recordation of any subdivision map and issuance of any grading plans within the SPA.

The development approvals required in the Specific Plan are intended to allow for consistent implementation of goals, objectives, and policies as contained in the Conservation and Open Space, Land Use, Circulation, and Public Facilities Elements (Chapters 3-6).

Zoning Reclassifications

Currently the 3,160 acres of Santa Fe Valley SPA are predominantly zoned as S88 Specific Planning Area Use Regulations, requiring preparation of a Specific Plan. In order to implement the provisions of the Specific Plan Elements, the existing S88 zone must be reclassified in certain areas of the SPA. These areas include:

- Residential areas from S88 Use Regulations to RR (Rural Residential), RS (Single Family Residential), and RV (Variable Residential) Use Regulations;
- Open space areas (Open Space I and II) from S88 Use Regulations to S80 (Open Space) Use Regulations zone.

The S88 Use Regulations will remain on the sewage treatment plant, fire station, group care, religious

assembly use located on the approximate 9 acre portion of the southeastern most portion of Subarea V.6, and neighborhood commercial sites. This is due to the need for special site-specific regulations and guidelines that these uses require, which can be effectively implemented by using the S88 zone.

Figure 8-1, Generalized Zoning Map depicts the location of SPA zones in relation to existing parcels, open space, and development areas. This map is for informational purposes only. Detailed zoning maps are available in the offices of DPLU.

Development Review Process

There are several steps in the review of development within the Santa Fe Valley SPA. Depending on the nature of proposed development, one or more of the following review procedures would apply:

- **Subdivision Maps:** Includes discretionary review of proposed land subdivision and grading, which may result in an approved Tentative Map (major subdivision, creating more than four lots) or Tentative Parcel Map (minor subdivision creating four or fewer lots). The purpose of the Tentative Map and Tentative Parcel Map is to show the design and improvements of a proposed major or minor subdivision and the existing conditions in and around the project. Upon compliance with the conditions of an approved Tentative Map or Tentative Parcel Map, a Final Map or a Parcel Map may be recorded.
- **Use Permit Review:** This permit provides for the those land uses with special site or design requirements, operational characteristics, or potential adverse effects on surroundings, which

are not permitted as of right but which may be approved upon completion of a discretionary review process and, where necessary, with imposition of special conditions of approval.

- **Site Plan Review:** A procedure, where documents containing sketches, text, drawings and maps present certain elements of a proposed development. This could include physical design, siting of buildings and structures, interior vehicular and pedestrian access, provision of improvements, and the interrelationship of these elements. Site Plan review required in the Specific Plan also includes evaluation of development impacts on environmental and visual resources. The discretionary Site Plan review may be required during subdivision and/or prior to building permit review depending on the location and nature of proposed development project.
- **Administrative Permit Review:** Typically, this discretionary permit is intended to be utilized in situations where the public welfare does not require a public hearing prior to granting permit approval for uses and structures having only minor potential adverse impact on surrounding areas. Administrative Permits may also establish entities that provide for long-term maintenance of common uses or areas, such as homeowners associations.
- **Grading Permit Review:** Pursuant to the County's Grading Ordinance any grading in Santa Fe Valley is subject to ministerial grading review. This review may result in approval of a minor grading permits, generally defined as proposed grading that does not exceed 3,000 cubic yards or a major grading permit, which exceeds 3,000 cubic yards. Submittal of grading

plans is required for both minor and major grading permits.

- **Building Permit Review:** This process includes plan checks of construction documents for buildings and structures that are required to obtain a building permit. The ministerial building permit review results in the issuance of a Building Permit.

8.3 PROPOSED USES

The Santa Fe Valley Specific Plan Generalized Zoning Map depicts generalized zoning districts. The zoning districts include Special Purpose, Residential, and Commercial. (See Figure 8-1 Generalized Zoning Map). The precise Specific Plan Zoning Map is available at the County of San Diego DPLU. Any zone reclassification must be consistent with the Land Use Element of the Specific Plan and not the generalized zoning described in this section. The Santa Fe Valley Specific Plan includes the following zones:

Special Purpose Regulations

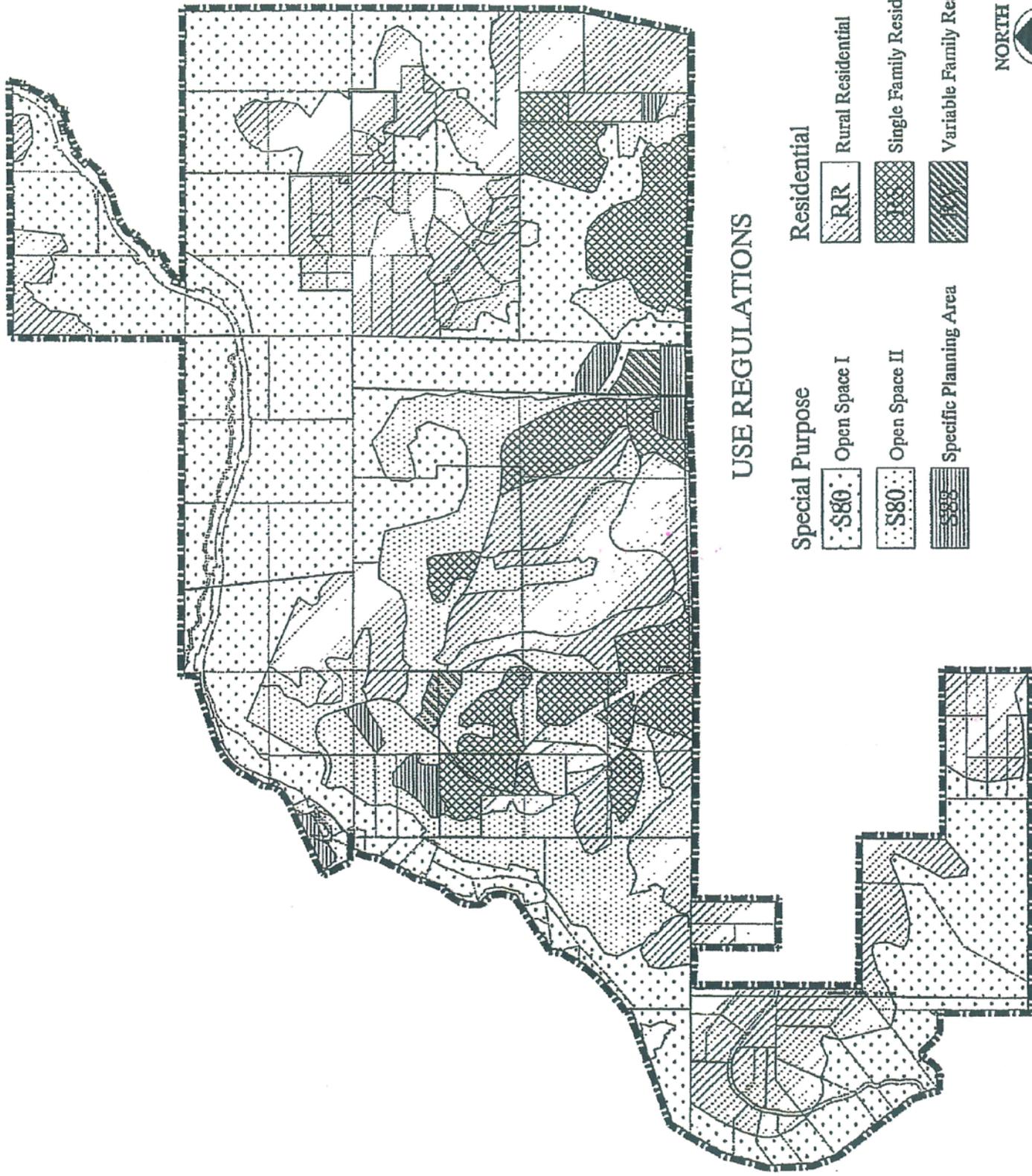
The Santa Fe Valley Specific Plan designates several areas within the SPA with Special Purpose Regulations. The purpose of these regulations is to provide detailed standards and requirements that are

tailored to a specific use and/or area. These areas include the following:

Open Space Use Regulations

Open Space I: The Santa Fe Valley Specific Plan Generalized Zoning Map designates approximately 1,382 acres of Open Space I areas as S80 Open Space. This zone applies to lands that are intended to be preserved and maintained as permanent open space. No development is allowed within these areas except for community facilities and essential services and as identified in Policy CO-1.1. In certain areas recreational trails are permitted to be constructed in the Open Space I.

As part of Tentative Map(s), Tentative Parcel Map(s) and/or Major Use Permit(s) an open space easement over the areas designated Open Space I shall be granted to the County of San Diego unless these areas have previously been conveyed to the County of San Diego. The ownership of most of the Open Space I areas is intended to be transferred to the County of San Diego or a habitat management agency acceptable to the Director of DPLU, concurrent with or prior to the recordation of the Final Map(s), Parcel Map(s) or prior to inauguration of use in the case of Major Use Permits unless a conveyance to a habitat management agency acceptable to DPLU has previously occurred.



USE REGULATIONS

Special Purpose	Residential
<ul style="list-style-type: none"> Open Space I Open Space II Specific Planning Area 	<ul style="list-style-type: none"> Rural Residential Single Family Residential Variable Family Residential



Figure 8-1, Generalized Zoning Map

Open Space II: The Specific Plan also designates approximately 410.4 acres as Open Space II. These areas are zoned as S80 Open Space Use Regulations. This designation applies to lands that are intended to allow active (golf courses and equestrian facility) and passive (trails) recreational uses and provide a buffer to permanent open space lands within Open Space I. The S80 zone provides specific use regulations for regulating land uses in planned Open Space II areas in accordance with the Specific Plan’s Open Space and Conservation Element (Chapter 3).

The S80 Use Regulations for the Open Space II areas require approval of a Major Use Permit with specific site development guidelines such as landscape design standards for the golf course, and architectural criteria for the clubhouse facilities. The development standards are described in the Community Design Element of the Specific Plan (Chapter 7).

In the event the 9-hole golf course is not developed, the Specific Plan Land Use Element (Chapter 4) allows for the transfer of 18 dwelling units to a portion of Open Space II areas (Planning Area III) pursuant to approval of a Planned Residential Development application and dedication of open space easements. Also there are certain areas (Planning Area II) within the Open Space II areas that are intended to be preserved as permanent open space. These areas are depicted in the Draft EIR and dedication of open space easements will be required to ensure protection of these areas.

Neighborhood Park: The Specific Plan designates approximately 2.9 acres as S80 Open Space Use Regulations to allow for siting a neighborhood park facility. The park site facility is intended to provide passive recreational uses. Conformance to the

Community Design Element (Chapter 7) is also required.

Trail Staging Area: To allow adequate public access to public trails, the Specific Plan designates approximately 2 acres of land near the existing “dip section” river crossing as S80 Open Space Use Regulations. This development of this site is permitted through approval of a Major Use Permit. Conformance to the Community Design Element (Chapter 7) is also required.

Pump Station: As part of Santa Fe Valley’s wastewater treatment system, Specific Plan designates approximately 1 acre of land as S80 Open Space Use Regulations. This site is permitted through approval of a Major Use Permit. Conformance to the Community Design Element is also required.

Water Storage Site: To provide adequate reclaimed water storage capacity during the rainy season, the Specific Plan designates approximately 16.5 acres of land as S80 Open Space Use Regulations. The site may be graded pursuant to an approved Tentative Map and as reclaimed water storage through the Major Use Permit for the sewage treatment plant.

Specific Planning Area Use Regulations

The Santa Fe Valley SPA is planned to be developed as a passive and active recreational-oriented residential community. To provide for community facility and support uses the Specific Plan Land Use Element (Chapter 4) allows for siting of these non-residential uses. In the Santa Fe Valley SPA these uses are designated as S88 Specific Planning Area Use Regulations and are intended to provide specific standards and/or limit potential uses of the property.

The provisions of The Zoning Ordinance shall prevail on properties zoned S88 where not specifically superseded by the Santa Fe Valley Specific Plan Text.

Group Care: To care for the aging population of this area the Specific Plan designates approximately 7.3 acres as S88 Specific Planning Area Use Regulations. This S88 zone allows for a congregate care facility of up to 200 beds to be constructed on this site pursuant to an approved Major Use Permit. Group care may include skilled nursing and full medical facilities. The site for this facility is also designated with the “D3” Special Area Designator to implement specific standards as described in the Specific Plan’s Community Design Element.

Neighborhood Commercial: The Santa Fe Valley Specific Plan Generalized Zoning Map designates approximately 7 acres of Neighborhood Commercial as a S88 Specific Planning Area zone. The use regulations for the neighborhood commercial sites allow a limited number of retail commercial goods and services. The intent of this zone is to create neighborhood commercial sites within walking or short driving distance of the residential areas within the Santa Fe Valley SPA.

The S88 zoning allows the neighborhood commercial centers to serve only a limited local market, and would permit only those uses which do not create increased traffic, noise, or other such impacts considered incompatible with the residential use in the adjacent areas. The S88 Use Regulations with appropriate development designators can create a shopping area which serves low-density

neighborhoods, more urbanized, high-density residential areas or transient users.

The “D3” Special Area Designator is included for this area and requires submittal of a Site Plan consistent with the Specific Plan’s Community Design Element (Chapter 7). The Site Plan criteria for the neighborhood commercial center address a range of site planning components including architectural, landscaping, site lighting, pedestrian circulation, parking, signs, etc.

Sewage Treatment Plant: To provide the required sewage treatment capacity to support the Specific Plan land uses, approximately 8 acres is designated as S88 Specific Planning Area Use Regulations. This S88 zone allows for siting of the facility pursuant to an approved Major Use Permit and conformance to the Community Design Element.

Fire Station: The Specific Plan designates approximately 3.2 acres as S88 Specific Planning Area Use Regulations for a fire station site to protect the eastern areas of the SPA (Chapter 6). This S88 zone allows for siting of this facility pursuant to an approved Site Plan. This site is also designated with the “D3” Special Area Designator to implement specific standards as described in the Specific Plan’s Community Design Element.

Residential Use Regulations

The Specific Plan includes three Residential Use Regulations to be applied to various areas within the SPA. These Use Regulations are intended to allow residential development consistent with Specific

Plan's Open Space and Conservation, Land Use, Circulation, and Public Facilities Elements (Chapter 3-6) goals, objectives, and policies. The Specific Plan's residential zones include:

Rural Residential Use Regulations

Santa Fe Valley Specific Plan designates approximately 1,007.1 acres as RR Rural Residential zone. The Specific Plan applies this zone to areas that are planned as large lot single-family estate development with a minimum lot size of ½ acre or larger. The areas for this zone in the SPA generally include the Planning Areas I, III, and V. Rural Residential uses are planned on larger subareas of the SPA within previously and currently farmed rolling hills of existing parcels ranging from 40-100 acres and larger (Planning Area III) and on more rugged environmentally sensitive subareas with existing residential lots ranging from 2-20 acres and larger (Planning Areas I and V).

Setback

The interior and exterior side-yard setbacks for single-family residential in Planning Area II shall be consistent with the setback designators in the San Diego County Zoning Ordinance. However, the front-yard setbacks shall vary depending on the width of the private street. Front-yard setbacks shall be the total of one-half of the private street width plus twenty feet. The minimum front-yard setback shall be 40 feet from centerline. Table 8-2 identifies the required front yard setback for private streets less than 50 feet wide within Planning Area II.

Depending on the physical features and location of these properties, certain areas of this zone include

Special Area Designators providing specific site development standards and guidelines to ensure preservation and protection of sensitive environmental and visual resources (described below). In addition, certain subareas within this zone may provide private open space and recreational amenities, such as lakes and other common open space areas. Development projects in these areas are required to establish a homeowners association implemented through an Administrative Permit or Major Use Permit.

Single Family Residential Use Regulations

The Santa Fe Valley Specific Plan Zoning Map also designates approximately 272.9 acres of the SPA as RS Single Family Residential zone. The Specific Plan applies this zone to areas where medium density, detached, single-family residential uses are the dominant use. These areas include a residential density range of 1-2 dwelling units per acre with minimum lot size ranging from 7,000 to 40,000 square feet, depending on the location and site characteristics of various subareas, except in Subarea III.12, where lot sizes may be reduced through a Major Use Permit.

Setback

The interior and exterior side-yard setbacks for single-family residential in Planning Area II shall be consistent with the setback designators in the San Diego County Zoning Ordinance. However, the front-yard setbacks shall vary depending on the width of the private street. Front-yard setbacks shall be the total of one-half of the private street width plus twenty feet. The minimum front-yard setback shall be 40 feet from centerline. Table 8-2 identifies the

required front yard setback for private streets less than 50 feet wide within Planning Area II.

An exception to the setback regulations set forth in Table 8-2 are the following regulations that pertain only to Subarea II-30 and II-31:

- Front – 20 feet minimum from the property line or edge of the sidewalk for garages with straight-in access. 8 feet for all other parts of the residence;
- Interior Side – 5 feet;
- Exterior Side/Rear-Sides – 5 feet from property line; and
- Rear/Side-Rears – 15 feet.

The provisions of Section 4835 of the Zoning Ordinance are applicable.

A portion of the RS zoned areas includes site development guidelines for protection of environmental and visual resources. Some of the residential neighborhoods under this zone will include common open space and recreational facilities. Generally, most of this area will be served by a public sewage system and will be developed pursuant to urban and semi-urban development standards.

Variable Family Residential

Approximately 62.9 acres of the SPA is designated as RV Variable Family Residential zone. In the SPA, this zone is applied to residential areas of a higher density, where attached residential uses are desired. This zone is applied to areas within the SPA that are easily accessible and have a variety of recreational amenities, such as golf courses, common open space, trails, and other planned community facilities. Compatibility with surrounding detached single-

family areas is ensured through the application of the “D3” Special Area Designator, described below.

8.4 SPECIAL AREA DESIGNATORS

Creation of new residential lots in the SPA is only permitted through Tentative Map and Tentative Parcel Map applications. As part of the subdivision review, compliance with the grading, landscaping, and lighting guidelines and standards of the Community Design Element is required. In certain areas Site Plan review and approval will be required to minimize environmental and visual impacts. The Site Plan review is implemented through application of three Special Area Designators. The purpose and application of these designators are summarized as follows:

“**D1**”: The objective of this designator is to minimize the visual impacts of residential construction on sensitive ridgeline and hillside properties in the SPA. The Site Plan standards include specific criteria for architecture, grading, landscaping, site planning, and fire prevention.

“**D2**”: The objective of this designator is to assure that all feasible measures are taken to protect sensitive habitat resources and environmentally sensitive areas approved for residential development in the SPA. The Site Plan standards include specific criteria for protection and conservation of Coastal Sage Scrub habitats as well as Vernal Pools and Wetland habitats.

“**D3**”: This designator applies to all development except single-family home development. The objective of the “D3” designator is to promote a visually unified cohesive design within the SPA. This

designator’s Site Plan standards include a number of components that are described in the Community Design Element of the Specific Plan (Chapter 7).

Development projects that include common open space areas, parkway landscaping areas and/or other

common facilities will be required to process an Administrative Permit or Major Use Permit to establish a homeowners association. The purpose of the homeowners association is to provide ongoing maintenance of these areas.

Table 8-2: Planning Area II Setback Schedule							
Designator	Front Yard Setbacks Measured from street centerline				Side Yards Setback		Rear Yard Setback
	Street Width (Feet) (street width/2) + 20 = Front Setback				Interior	Exterior(s)	Setback measured from lot line (e)
	50	46	42	40 (or less)	Setback measured from lot line	Setback measured from centerline	
H	45	43	41	40	10	35	25
I	45	43	41	40	7.5	35	25

(e) When a rear yard opens onto an alley, public park or beach, or beach, or other permanent open space, ½ of the width of such alley, public park or beach, or other permanent open space, may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback.

(s) The exterior side yards setback as measured from the nearest edge of the right-of-way shall not be less than required for the interior side yard.

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