

El Apajo Specific Plan

SPA 08-005



County of San Diego


December 10, 1997

Amended October 21, 2009

CERTIFICATE OF ADOPTION

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

Date: DECEMBER 17, 2009

Attest: 

Eric Gibson, Director
Department of Planning and Land Use

EL APAJO SPECIFIC PLAN

SP 96-001

SPA04-005

SPA 08-005

Prepared for:

County of San Diego
Department of Planning and Land Use

Prepared By:

S H A P O U R I & A S S O C I A T E S

Project Management Services

ENGINEERING • ARCHITECTURE • PLANNING



PO BOX 676221, RANCHO SANTA FE, CALIFORNIA 92067

PHONE: (858) 756-8340

FAX: (858) 756-8344

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

MINUTE ORDER NO. 3

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

OVERVIEW:

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

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

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

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

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

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

DEPARTMENT OF PLANNING AND LAND USE

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

ACTION:

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

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

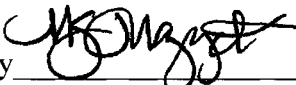
State of California)

County of San Diego) §

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

THOMAS J. PASTUSZKA

Clerk of the Board of Supervisors

By 

Marvice E. Mazyck, Deputy



Hearing Date: October 21, 2009

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA 08-005)
EL APAJO SPECIFIC PLAN)

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

WHEREAS, a Specific Plan known as the El Apajo Specific Plan (SP 96-001),
having been prepared by Shapouri & Associates for an area comprising a total of 182
acres located approximately 6 miles west of Interstate 15, and 4 miles east of Interstate
5, within the San Dieguito River Valley, was adopted by Resolution of the Board on
December 10, 1997; and

WHEREAS, the Rancho Santa Fe Fire Protection District submitted an
Amendment to the El Apajo Specific Plan (SPA 08-005) on September 2, 2008 pursuant
to Board of Supervisors Policy I-59 (Large Scale Project Review), for an area
comprising a total of 0.84 acres; and

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

1. Change the size of the specific plan area from 181 acres to 182 acres.
2. Add a discussion of the Specific Plan Amendment changes.
3. Change the range of parcel sizes within the specific plan area to account
for the larger fire station site.
4. Change the size of the fire station site from 0.36 acres to 0.84 acres.
5. Revise all maps and exhibits to account for the additional 0.45 acres of
area added to the specific plan.
6. Add a reference to Site Plan (S83-06) for the existing fire station and note
that any further expansion would require site plan review.
7. Add a section detailing the expansion of the fire station, including a
discussion of the proposed changes to the setbacks, height, lot size and
special area regulations.
8. Add a discussion of the drainage improvements.
9. Add a discussion detailing the need for a new fire station.

10. Add the fire station to the list of non-residential use types within the specific plan area that will be subject to the S88 Use Regulations.
11. Revise the number of acres outside of the flood plain.
12. Add an exception to the 30 foot height limit to allow the fire station to be built to a 35 foot maximum without changing the number of stories.

WHEREAS, pursuant to Section 65450, et seq. of the Government Code, the Planning Commission on August 28, 2009 conducted a duly advertised hearing and recommended that the Board of Supervisors approve the El Apajo Specific Plan Amendment (SPA 08-005) by a vote of 6 to 0 with 1 commissioner absent.

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

WHEREAS, the Board of Supervisors on October 21, 2009, conducted a duly advertised public hearing on the proposed El Apajo Specific Plan Amendment (SPA 08-005) and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards, and improvement and design requirements of the County of San Diego.

NOW, THEREFORE, BE IT RESOLVED AND FOUND THAT:

- (a) The Board of Supervisors has reviewed and considered the information contained in the final EIR for the Fairbanks Ranch Specific Plan certified by the Board of Supervisors on August 16, 1978 and ND for the El Apajo Specific Plan adopted by the Board of Supervisors on December 10, 1997 on file with DPLU as Environmental Review Numbers 77-8-144 and 96-8-23 and the Addendum thereto on file with DPLU as Environmental numbers 77-08-144I and 96-08-023B prior to making its decision on the project;
- (b) The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated August 28, 2009 on

file with DPLU as Environmental Review Numbers 96-08-023B and 77-08-144I including California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously certified Environmental Impact Report (EIR) is hereby adopted;

- (c) The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated August 1977 on file with DPLU as Environmental Review Number 77-8-144 are hereby adopted;
- (d) The use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;
- (e) The applicant prepared plans and documentation demonstrating that the project complies with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance; and
- (f) The "Multiple Species Conservation Planning Conformance Findings" dated August 28, 2009 on file with DPLU as Environmental Review Number 96-08-23B and 77-08-144I are hereby adopted.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the El Apajo Specific Plan Amendment (SPA 08-005) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the El Apajo Specific Plan Amendment (SPA 08-005), consisting of this Resolution and the amendments indicated by ~~strikeout~~ / underline in Exhibit A hereto.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 08-005) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to the Department of Planning and Land Use within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and maps that include any additions, deletions, or modifications shown on Exhibit A hereto.

BE IT FURTHER RESOLVED that said Specific Plan Amendment (SPA 08-005) shall be of no force or effect on October 21, 2017 unless use in reliance has been established. Use and reliance shall be established upon satisfaction of conditions associated with Site Plan Modification (S83-06w¹) if approved.

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

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the El Apajo Specific Plan Amendment (SPA 08-005), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

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

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

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

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

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY *Henry C. Reed*
SENIOR DEPUTY

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

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

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

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

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: *Catherine Santos*
Catherine Santos, Deputy



Resolution No. 09-219
Meeting date: 10/20/09 (3)

Table of Contents

List of Chapters

	<u>TITLE</u>	<u>PAGE</u>
CHAPTER 1	INTRODUCTION	1-1
1.1	Purpose	1-1
1.2	Regional Context	1-2
1.3	Planning History	1-2
1.4	Policy Framework	1-2
1.5	Project Description	1-6
1.6	Specific Plan Amendments	1-7
CHAPTER 2	PROJECT SETTING	2-1
2.1	Location	2-1
2.2	Physical Features	2-1
2.3	Land Ownership	2-1
2.4	Specific Plan Subareas	2-1
2.5	Existing Land Uses	2-1
CHAPTER 3	LAND USE ELEMENT	3-1
3.1	Land Use Plan	3-1
3.2	Land Use Objectives & Policies	3-6
CHAPTER 4	CIRCULATION ELEMENT	4-1
4.1	Existing Road & Traffic Conditions	4-1
4.2	Circulation Plan	4-2
4.3	Circulation Objectives & Policies	4-2
CHAPTER 5	OPEN SPACE & RECREATION ELEMENT	5-1
5.1	Existing Conditions	5-1
5.2	Open Space Plan	5-1
5.3	Open Space Objectives & Policies	5-3
CHAPTER 6	FLOOD CONTROL ELEMENT	6-1
6.1	Existing Conditions	6-1
6.2	Master Drainage Plan	6-1
6.3	Flood Control Objectives & Policies	6-2
CHAPTER 7	PUBLIC FACILITIES ELEMENT	7-1
7.1	Existing Conditions	7-1
7.2	Public Facilities Plan	7-2

	<u>TITLE</u>	<u>PAGE</u>
CHAPTER 8	IMPLEMENTATION	8-1
8.1	Development Approvals Required	8-1
8.2	Proposed Uses	8-3
8.3	Special Area Designator	8-6
CHAPTER 9	GENERAL PLAN CONFORMANCE	9-1
9.1	Regional Land Use Element	9-1
9.2	San Dieguito Community Plan	9-2
APPENDIX A	ACKNOWLEDGMENTS	
APPENDIX B	PUBLIC SERVICE AVAILABILITY LETTERS	
ATTACHMENT	EI APAJO SPECIFIC PLAN MAP	PACKET

Table of Contents

List of Figures

	<u>TITLE</u>	<u>PAGE</u>
CHAPTER 1	INTRODUCTION	
Figure 1-1	Regional Location Map	1-1
Figure 1-2	Subregional Context Map	1-3
Figure 1-3	San Dieguito River Park and SPA	1-6
CHAPTER 2	PROJECT SETTING	
Figure 2-1	Existing Parcels and Subarea Map	2-2
Figure 2-2	Existing Land Use Map	2-3
CHAPTER 3	LAND USE ELEMENT	
Figure 3-1	Opportunities and Constraints Map	3-2
Figure 3-2	El Apajo Specific Plan Map	3-3
CHAPTER 4	CIRCULATION ELEMENT	
Figure 4-1	Circulation Plan	4-3
Figure 4-2	San Dieguito Riding and Hiking Trails Plan	4-4
CHAPTER 5	OPEN SPACE ELEMENT	
Figure 5-1	Open Space Plan	5-2
CHAPTER 6	FLOOD CONTROL ELEMENT	
Figure 6-1	Existing Sheetflow Corridors	6-2
CHAPTER 8	DEVELOPMENT PROGRAM	
Figure 8-1	Generalized Zoning Map	8-2

Table of Contents

List of Tables

	<u>TITLE</u>	<u>PAGE</u>
Table 3-1	Specific Plan Subarea Description	3-4

Chapter 1

Introduction

1.1 PURPOSE

El Apajo Specific Plan provides policies and guidelines for development within the 182-acre multiple ownership Specific Plan Area (SPA) consistent with the goals and objectives of the *San Dieguito Community Plan* and *San Diego County General Plan*. The Specific Plan sets forth a comprehensive planning and development framework for the SPA, compatible with the existing semi-rural character of the surrounding communities and San Dieguito River Park Concept Plan.

1.2 REGIONAL CONTEXT

This SPA is located in northern San Diego County, approximately 6 miles west of Interstate 15, and 4 miles east of Interstate 5, within the San Dieguito River valley, south of the river (Figure 1-1, Regional Location Map).

Several developed communities surround El Apajo, these include the estate residential communities of Fairbanks Ranch and Rancho Santa Fe to the north, west, and east; and communities of Rancho Santa Fe Farms and Whispering Palms to the south along the San Dieguito River Valley. The City of San Diego's North City residential communities are located further south of the SPA with higher density residential areas.



Figure 1-1, Regional Location Map

The El Apajo SPA is almost entirely within the San Dieguito River Park's Focused Planning Area. A Joint Powers Authority (JPA) was established in 1989 by the County and five cities to plan and manage the San Dieguito River Park. The San Dieguito River Park boundary extends along the San Dieguito River from the ocean at the City of Del Mar to the mountains near Julian in the unincorporated area of the County of San Diego. The JPA adopted the *San Dieguito River Park Concept Plan* on February 18, 1994. The JPA must rely on its member agencies to implement the River Park's Concept Plan.

1.3 PLANNING HISTORY

In 1987, the San Dieguito Community Plan, was amended to designate El Apajo as General Plan Land Use Category (21) Specific Planning Area. The intent of the (21) Specific Plan Area land use designation is to promote the development of a comprehensive Specific Plan text and map, consistent with the County of San Diego General Plan, to guide the development of the El Apajo SPA. This General Plan Land Use Category allows for a more flexible approach to planning larger multiple ownership areas. The San Dieguito Community Plan, is a component of the Regional Land Use Element and designates this SPA with an overall density of 0.33 dwelling units per acre (Figure 1-2, Subregional Context Map).

The Community Plan's general goal for the El Apajo SPA is "to provide a systematic method of implementing the San Diego County General Plan, the San Dieguito Community Plan and the San Dieguito River Plan". The Community Plan contains specific objectives, policies, and recommendations relative to the development and conservation of land within the SPA. These policies and objectives are discussed in various chapters of the Specific Plan.

1.4 POLICY FRAMEWORK

The San Diego County General Plan, Regional Land Use Element, San Dieguito Community Plan, and San Dieguito River Park Concept Plan provide an overall policy framework for the El Apajo SPA. Relevant information and policies concerning the conformance of the El Apajo Specific Plan are discussed in Chapter 9, General Plan Conformance of the El

Apajo Specific Plan. The following sections describe background issues and policies for the El Apajo SPA from the Regional Land Use Element, San Dieguito Community Plan and the San Dieguito River Park Concept Plan.

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.

The El Apajo SPA is also designated as both Estate Development Area (EDA) and Environmental Constraint Area (ECA) on the Regional Land Use Element Map. Lands with the EDA regional category designation are intended for low density residential and agricultural land uses. Lands with the ECA regional category designation include floodplains, lagoons, environmentally sensitive lands, and areas with agricultural preserves or natural resource deposits. These areas are generally planned for open space, very low density residential, and recreational land uses.

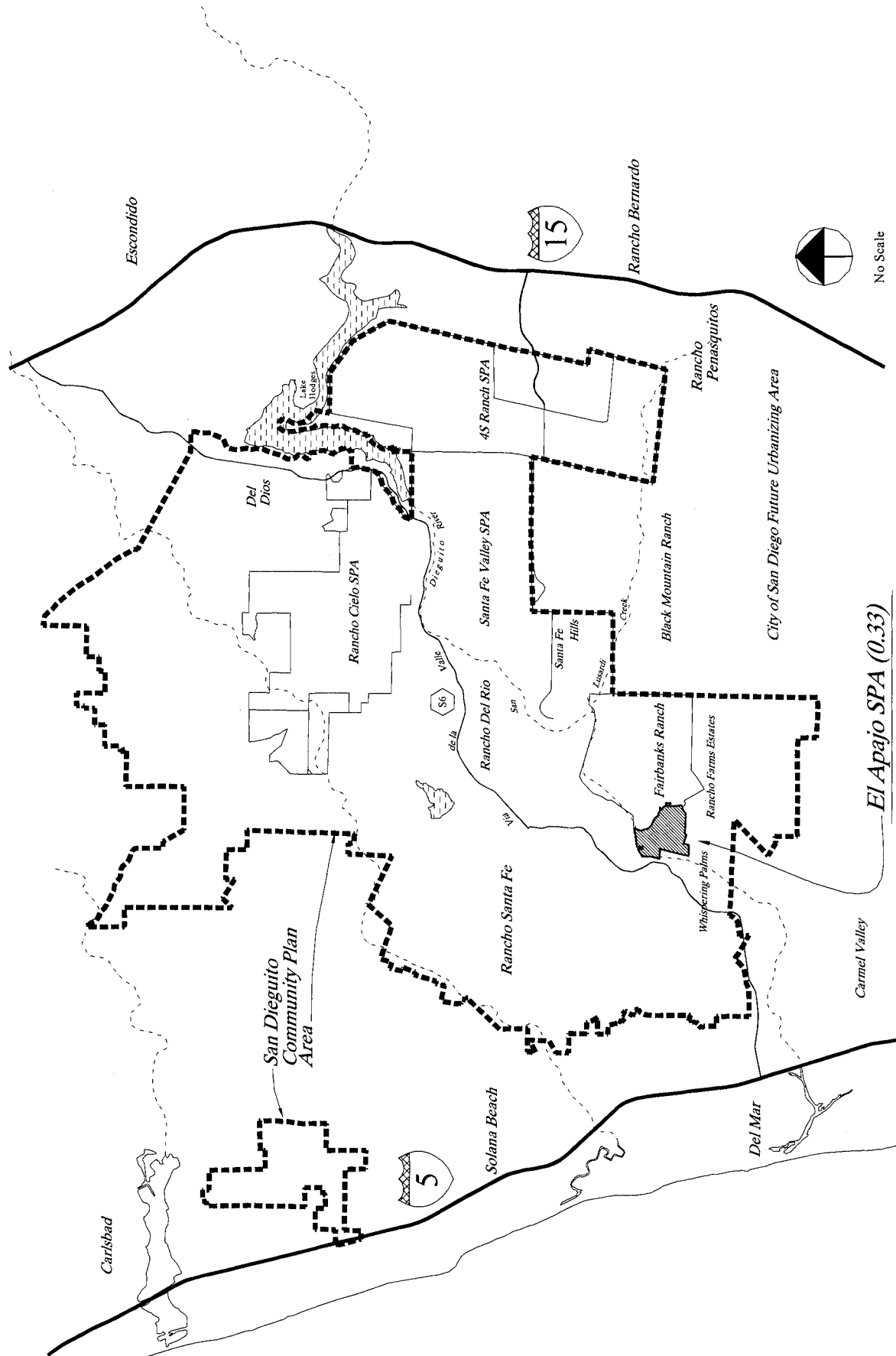


Figure 1-2, Subregional Context Map

San Dieguito Community Plan

The San Dieguito Community Plan designates El Apajo as (21) Specific Plan Area requiring the preparation of a specific plan, allowing a density of 0.33 dwelling units per acre. The Community Plan provides policy regarding its intentions for land use. The Community Plan's overall residential goal for the SPA calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment. The following Community Plan objectives provide specific policy direction for this SPA:

- *Land Use Objective:* Provide for land uses that are appropriate to an estate residential area and ensure that any adverse impacts to the scenic qualities of the San Dieguito River Valley are minimized.
- *Recreation Objective:* Encourage recreational uses that would be compatible with plans currently being formulated for the creation of a park associated with the San Dieguito River Valley.
- *Circulation objective:* Maintain traffic along El Apajo and Via de Santa Fe at levels acceptable for local needs.
- *Aesthetic Objective:* Ensure that development takes place in harmony with the unique character of the San Dieguito River Valley. In keeping with the equestrian orientation of the San Dieguito Community Plan, the Recreation Element establishes policies and recommendations regarding riding and hiking

trails. Some of the relevant Community Plan policies and recommendations include:

- Trail alignments should emphasize public lands, dedicated open space or floodplains.
 - Trails should lead to areas that have unique scenic values.
 - Maintain land adjacent to the trails in its natural state.
 - Design and locate trails to minimize negative environmental impacts on the surrounding areas.
-
- *Conservation Objective:* Maintain areas within the 100-year floodplain in an open and natural state.
 - *Flood Control:* Alleviate problems caused by flooding within the "sheetflow" area of the floodplain while maintaining the natural appearance of the landscape.

The Circulation Element of the County General Plan depicts transportation corridors for public access, planned to meet the needs of the existing and anticipated population of San Diego County. The San Dieguito Community Plan Circulation Element establishes detailed policies and recommendations for providing a transportation system that is balanced and designed to accommodate a diversity of circulation modes. Some of the relevant Community Plan policies and recommendations include:

- Minimize private driveway access onto both major and residential collector roads by strictly

adhering to the County access policy as outlined in the Public Road Standards.

- Road alignment shall minimize the necessity of altering the landscape by following the contours of the existing natural topography; thus enhancing scenic areas.
- Retain the narrow rural character of the San Dieguito roads.
- Urban-type street improvements such as gutters, curbs, sidewalks and extensive street lighting should not be installed because they would detract from the existing, highly desired rural appearance of San Dieguito.

San Dieguito River Park Concept Plan

While the San Dieguito River Park Concept Plan provides policies relevant to the SPA, it has not been adopted by the San Diego County Board of Supervisors. Almost the entire El Apajo SPA is within the Focused Planning Area of the River Park. Relevant policies of the San Dieguito River Park Concept Plan for the SPA include: establishing a continuous open space corridor throughout the length of the Focused Planning Area that protects linkages to provide compatible areas for recreation opportunities; maintaining the 100-year floodplain and sheetflow areas within the planning area in an open configuration with a natural channel and provide adequate area for the normal waters to meander through the floodplain; the 100-year floodplain and sheetflow area is recommended to be preserved for open space uses such as recreation, or agriculture. The river park's concept plan also recommends creating a scenic trail and interpretive system and

establishing recreation areas, which are compatible with the natural values of the river system. The San Dieguito River Park Concept Plan identifies the establishment of a "Coast to Crest" trail system as a primary feature of the River Park. The system is proposed to follow the San Dieguito River valley from the coastal area to the local mountains (Figure 1-3, San Dieguito River Park and SPA).

Other Applicable Policies/Ordinances

There are a number of other policies and ordinances adopted by the Board of Supervisors that establish guidelines for the development of land within El Apajo SPA. These ordinances and policies include but are not limited to the following:

Subdivision Ordinance: Pursuant to State of California's Subdivision Map Act, the County's Subdivision Ordinance regulates the subdivision of land. The ordinance addresses design, standards, improvements, etc. of proposed subdivisions within the County.

The Zoning Ordinance: The San Diego County Zoning Ordinance provides regulatory provisions. These provisions apply to all areas of the El Apajo SPA. The use of all land in the 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 of The Zoning Ordinance.

Board of Supervisors Policy I-116: Establishes criteria and guidelines for acquisition, dedication, development, operation, and maintenance of non-motorized trails and pathways.

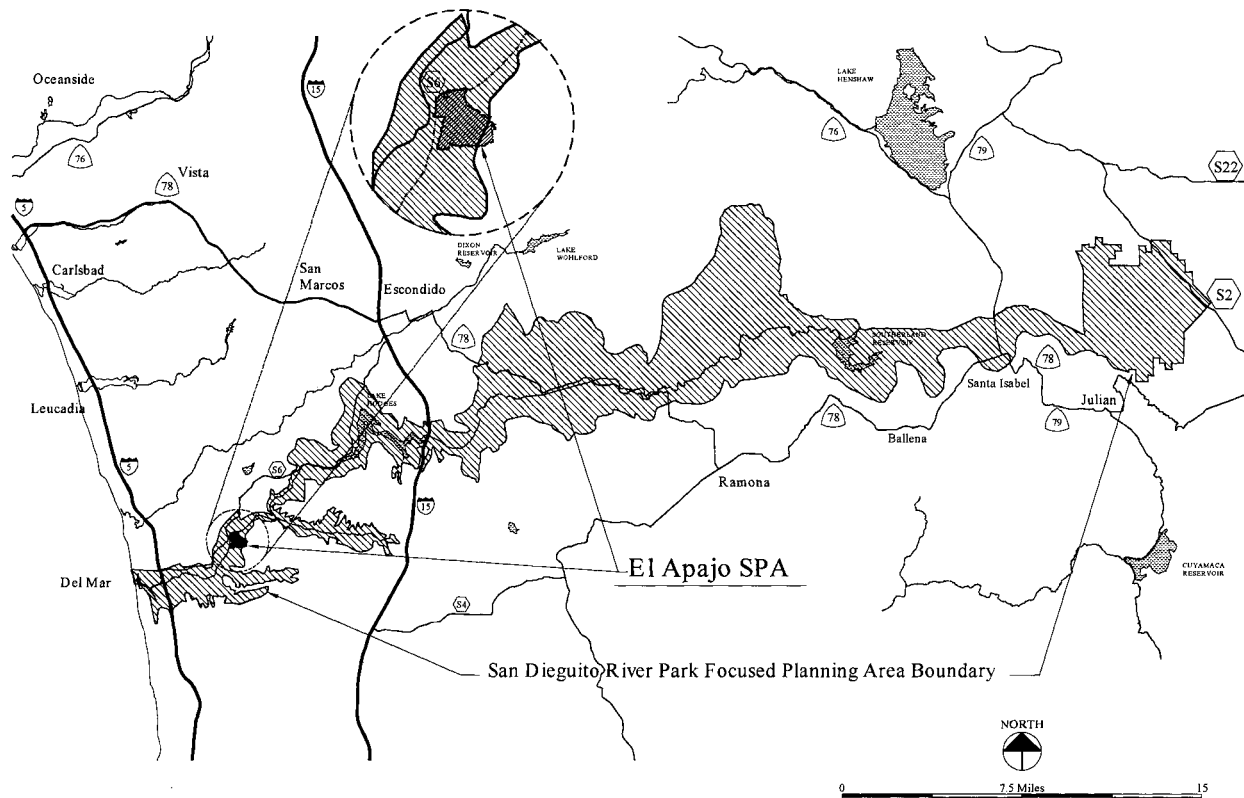


Figure 1-3, San Dieguito River Park and SPA

1.5 PROJECT DESCRIPTION

Project Goal

The overall project goal for the El Apajo Specific Plan is to provide a comprehensive Specific Plan including policies for development within the 182-acre multiple ownership SPA, which will be compatible with the existing residential communities in conformance with the San Dieguito Community Plan.

Project Objectives

The project objectives are summarized as follows:

- Provide economic feasibility for each property owner by maintaining an economic use of individual land ownership.
- Establish compatibility with the San Dieguito River Park Concept Plan's recreation, open space, and floodplain objectives and guidelines.
- Assure existing development entitlements of non-residential uses, while maintaining the existing estate, semi rural character.
- Establish open space areas consistent with the 100-year floodplain and floodway of San Dieguito River in El Apajo SPA.

1.6 SPECIFIC PLAN AMENDMENTS

This section describes in chronological order the Specific Plan Amendments approved for the El Apajo 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 El Apajo SPA.

Specific Plan Amendment SPA 08-005

This specific amendment was for the expansion of the existing Rancho Santa Fe Fire Protection District fire station located on El Apajo. The following revisions were made to this specific plan for implementation of this amendment:

- *Amend the Specific Plan to change the acreage of the Specific Plan Area from 181 acres to 182 acres.*
- *Revise all associated specific plan maps to indicate the additional area.*
- *Revise the range of parcel sizes.*
- *Revise the acreage of the Rancho Santa Fe Fire Protection District parcel from 0.36 acres to 0.84 acres.*
- *Allow an exception to the 30 foot height limit for the Rancho Santa Fe Fire Protection District fire station to allow for apparatus bays within the two-story building. The fire station will adhere to a 35ft. maximum height.*
- *Change the "C" setback designation to a "V" to establish the setbacks through a site plan modification.*
- *Change Zoning from RR.5 and RR1 to S88, Specific Planning Area Use Regulations.*
- *Allow parking within the front yard setback and a reduction in required parking with the approval of a Site Plan Modification and to revise local drainage improvements.*

Chapter 2

Project Setting

2.1 LOCATION

El Apajo SPA is in the vicinity of the intersection of El Apajo Road and Via de Santa Fe, west of San Dieguito Road and Fairbanks Ranch community, east of San Dieguito River and Whispering Palms golf course, south of Calzada de Bosque road, Chino Farms and Rancho Santa Fe community and north of Rancho Santa Fe Farms (Figure 1-2, Subregional Context Map).

2.2 PHYSICAL FEATURES

El Apajo SPA is characterized by relatively flat topography, associated with the San Dieguito River valley floodplain. This area has been farmed extensively in the past, and based on recent surveys does not contain sensitive biological and cultural resources. However, due to its proximity to the San Dieguito River floodway, a large portion of the SPA is subject to sheetflow flooding during the 100-year storm. Moreover, the 100-year floodplain affects several properties in the western and southern portion of the SPA. Additionally, there are existing view corridors both toward the river valley from existing parcels within the SPA and from the adjacent upland estate residential areas in the Fairbanks Ranch community toward the San Dieguito River and existing Whispering Palms golf course (Figure 3-1 Opportunities and Constraints Map).

2.3 LAND OWNERSHIP

The El Apajo SPA, presently consists of 33 parcels ranging in size from 0.84 to 20 acres. Approximately 22 parcels are developed with residential and non-residential uses. Currently, of the undeveloped parcels, there is one ownership with a total of approximately 50 acres located in the northern portion of the SPA. Another ownership of approximately 11 acres of undeveloped land is located adjacent to the southern boundary of the SPA. Portions of these parcels are constrained by the 100-year floodplain of San Dieguito River (Figure 2-1, Existing Parcels and Subarea Map).

2.4 SPECIFIC PLAN SUBAREAS

The Specific Plan Area is described through several planning districts or subareas. The intent of the subareas is to provide a more detailed approach to the specific planning process for this SPA. The subareas are also utilized to provide specific criteria and standards for various existing and planned land uses.

2.5 EXISTING LAND USES

Currently, the majority of land in the 182-acre El Apajo SPA has been developed with 15 estate residential dwelling units, two churches, a private school with recreational fields, and an animal care center. Rancho Santa Fe Fire Protection District's Fairbanks Ranch station is also located on a 0.84-acre parcel within the SPA. Approximately 85 acres of the SPA is currently undeveloped.

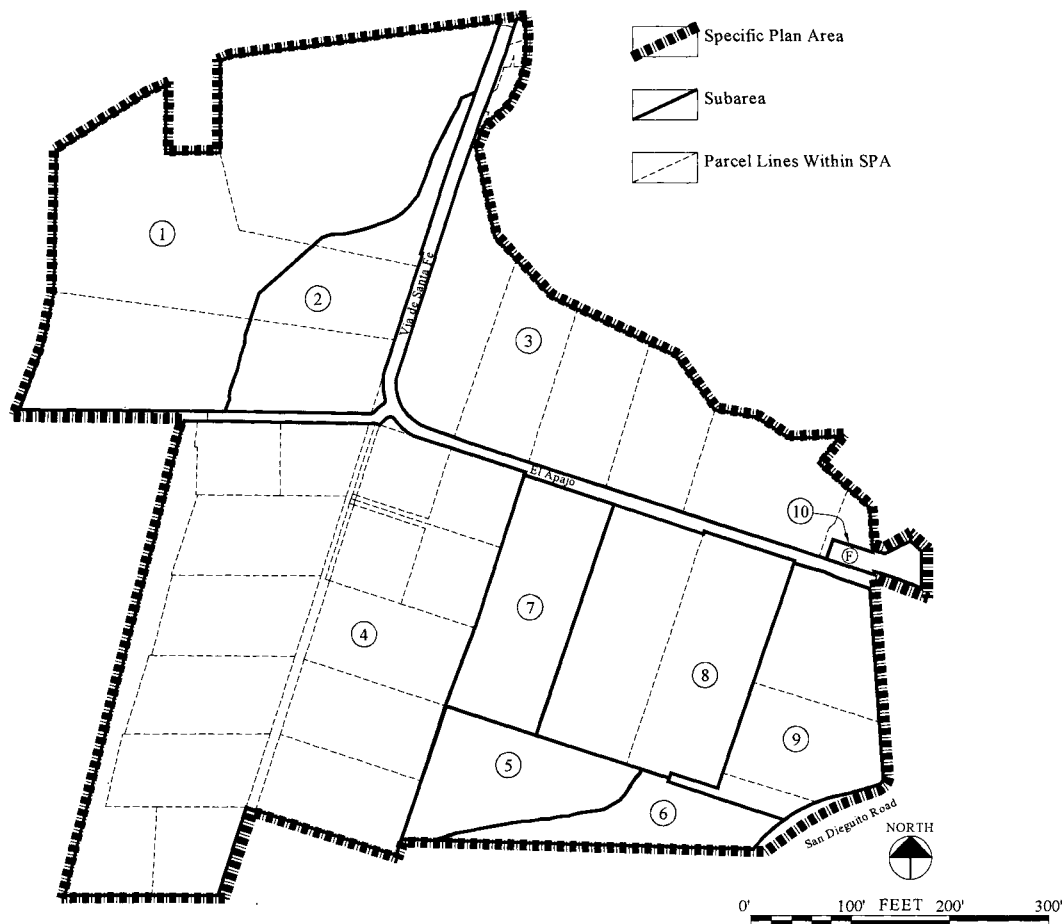


Figure 2-1, Existing Parcels and Subarea Map

Surrounding Land Use

The predominant land uses surrounding El Apajo SPA can be characterized as planned and mostly developed high-amenity, estate residential communities. North and west of the SPA, existing land uses generally consist of large-lot, estate residential development as well as agricultural activity (Chino Farms) in the Rancho Santa Fe community. Surrounding land uses in the proximity of the SPA include Fairbanks Ranch Village, a 5-acre neighborhood shopping center, a public elementary school, and estate residential development. Existing land uses immediately south and east of the SPA include dedicated open space, a horse ranch, and a

golf course. Active agricultural uses such as Chino Farms and estate residential development define existing land uses adjacent to the northern boundary of the SPA.

Higher density, golf course oriented, residential communities of Whispering Palms and Rancho Santa Fe Farms define the existing land uses south of the SPA. The Whispering Palms Sanitation District's sewer treatment and water reclamation plant is located adjacent to the southern boundary of the SPA. This facility serves El Apajo SPA and other development areas within the Whispering Palms Sanitation District (Figure 2-2, Existing Land Use Map).

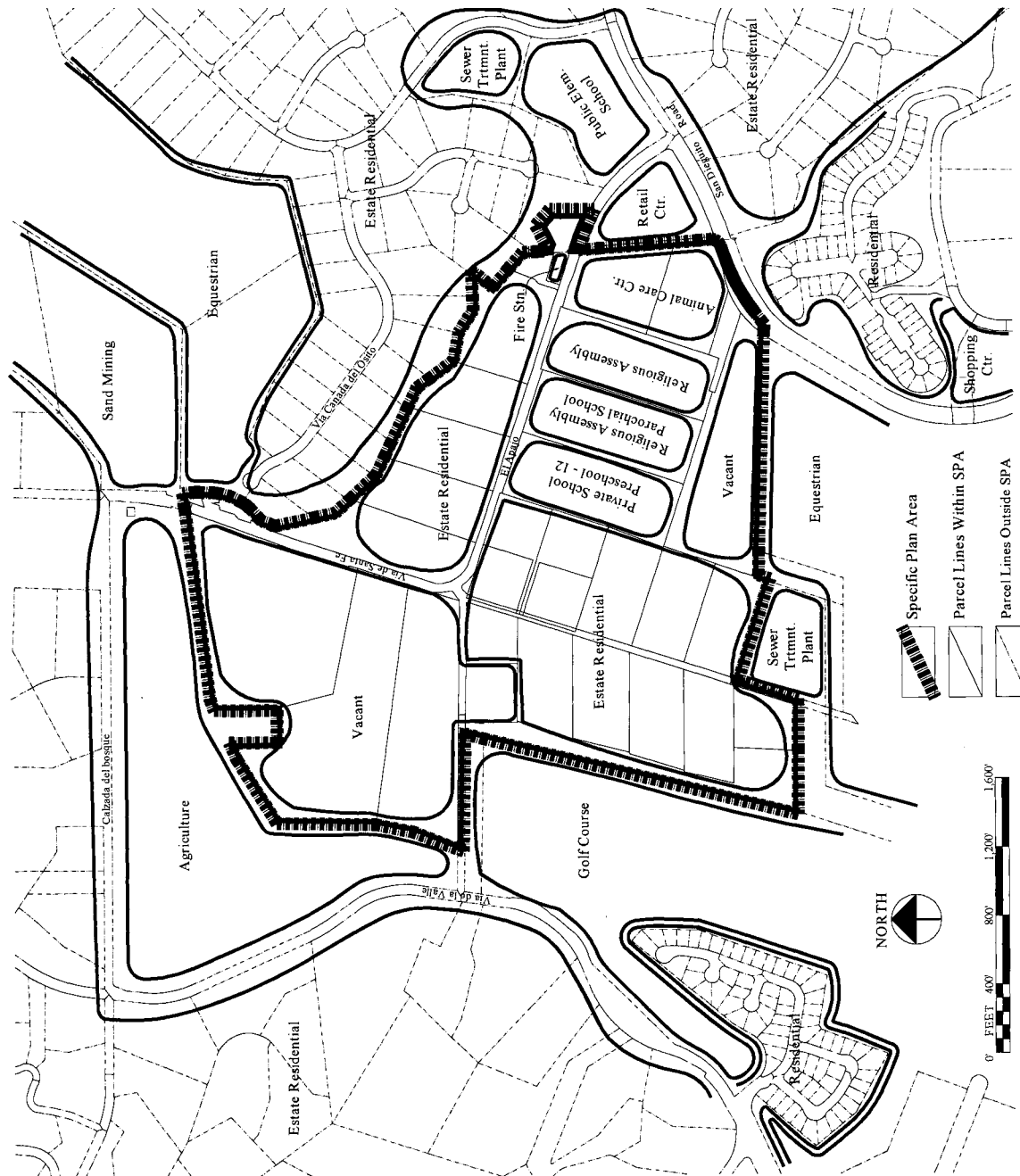


Figure 2-2, Existing Land Use Map

Chapter 3

Land Use Element

3.1 LAND USE PLAN

It is intended that new development in El Apajo will be compatible with existing land uses within and adjacent to the SPA to maintain and preserve the existing character of the area and protect scenic resources associated with San Dieguito River. The Specific Plan land use designations and density allocations were developed in consideration of an opportunities and constraints map, which was developed by the Department of Planning and Land Use in December of 1996. This analysis was based on a number of key factors including, existence of scenic resources, land use compatibility, accessibility, topography, floodplains, and existing zoning regulations (Figure 3-1, Opportunities and Constraints Map).

The distribution, location, and extent of land uses in the El Apajo SPA are shown on the Specific Plan Map (Figure 3-2 and the large scale version, included as part of this document). To facilitate planning for this multiple ownership area, the SPA is divided into ten planning Subareas. Table 3-1, Specific Plan Subarea Description, identifies size, land use designation(s), and density for various Subareas within El Apajo SPA. Specific Plan land use designations for El Apajo include Open Space/Recreation, Estate Residential, Civic, and Fire Station uses, which are described as follows:

Open Space/Recreation

The Specific Plan identifies approximately 41.5 acres as open space and recreational land uses. It is the intent of the Specific Plan to preserve the natural floodway and 100-year floodplain of San Dieguito River. This land use designation prevents any development within the open space areas with the exception of compatible recreational uses consistent with the San Dieguito River Park Concept Plan. Other recreational uses that are functionally consistent with the adjacent existing and planned land uses may also be allowed. None of the designated open space areas contain sensitive biological or cultural resources, all of this area is within the 100-year floodplain of San Dieguito River. The majority of the designated open space area is located north of the SPA adjacent to the river's floodway. There is also approximately a 5-acre designated open space area in the southeastern portion of the SPA

Note: Any future change in the mapped 100-year floodplain resulting from flood impacts, erosion, or improvements made pursuant to the Master Drainage Plan, will directly result in a comparable change in the Specific Plan Open Space/Recreation subarea boundaries. This change does not require a Specific Plan amendment to adjust the Specific Plan Map.

Estate Residential

A majority of land in the SPA, or approximately 100 acres is designated as Estate Residential land use. The Specific Plan allocates residential dwelling units to various subareas within the SPA with a density range of 1 dwelling unit per acre to 0.5 dwelling unit per acre. Pursuant to policies of the San Dieguito

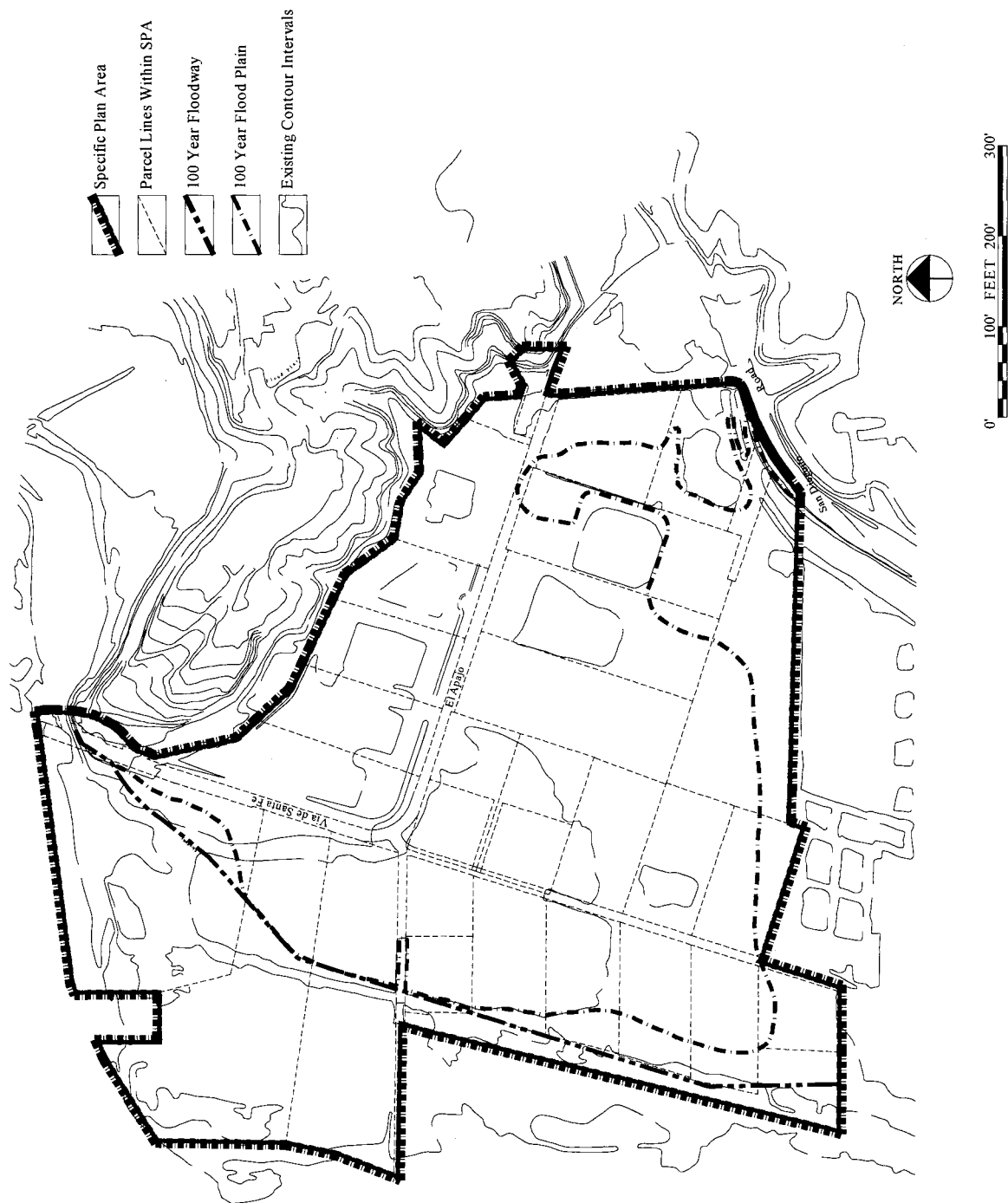


Figure 3-1, Opportunities and Constraints Map

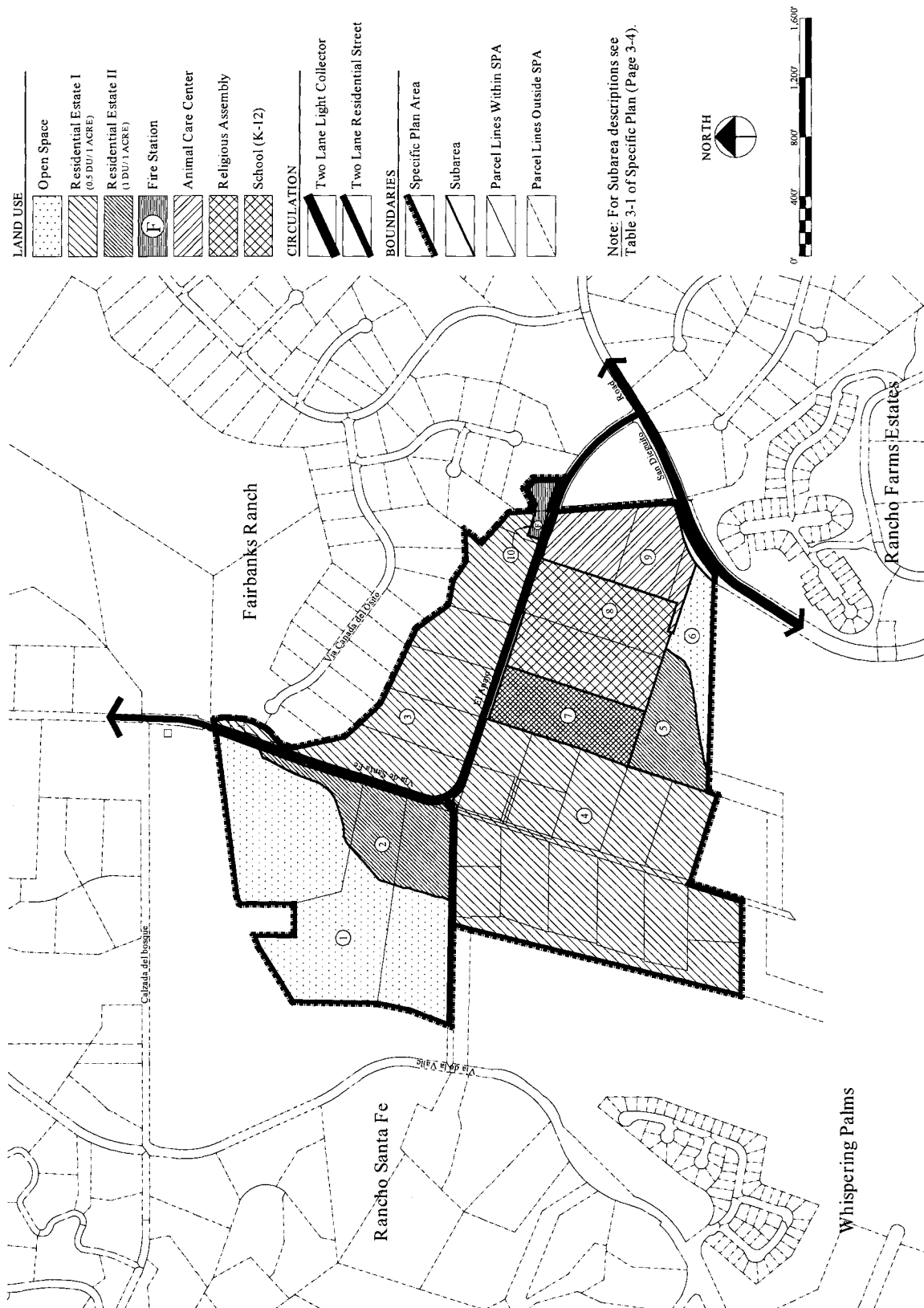


Figure 3-2, Specific Plan Map

Table 3-1, Specific Plan Subarea Description			
Subarea No.	Acreage	Land Use	Density
1	36.95	Open Space	-
2	10.82	Estate II	1 DU/Acre
3	27.09	Estate I	0.5 DU/Acre
4	54.64	Estate I	0.5 DU/Acre
5	6.86	Estate II	1 DU/Acre
6	4.55	Open Space	-
7	8.50	School	0.5 DU/Acre
8	17.10	Religious Assembly	-
9	10.81	Animal Care Center	-
10	0.84	Fire Station	-
11	3.65	Right-of-Way	-
Total	181.81	-	0.33 DU/Acre

Community Plan, residential dwelling units within the floodplain have been reallocated to development areas, under the same ownership and within the SPA that are outside the 100-year floodplain.

Civic Uses

The Specific Plan land use policies provide further clarity and development guidance to implement the San Dieguito Community Plan land use goal, objectives, and policies. Accordingly, this designation recognizes existing development entitlement of the civic uses consistent with the approved Major Use Permits for Religious Assembly, Educational, and Animal Care Center uses.

Religious Assembly

During the past 10 years Major Use Permits have been approved for two religious assembly uses in the El Apajo SPA.

Church of Nativity

The Church of Nativity operates under Major Use Permit P86-045W granted April 17, 1996 as a church complex and approved for permanency on October 10, 2001 after the Board of Supervisors determined the school use did not have adverse affects. The complex includes a sanctuary for 557 parishioners, classroom space for elementary school and Sunday School uses, a pastor's cottage, and indoor and outdoor on-site recreation facilities. Activities for the church complex are generally

confined to the weekend. The elementary school only operates during the weekdays. The gymnasium facilities will be limited for use only by those children attending the on-site school, visiting athletic teams involved in games with Nativity students, and members of the church for school-related activities. The gymnasium facilities will not be used for commercial purposes. Activities in the gymnasium will not extend beyond 9 p.m. on weekdays and 11 p.m. on weekends. The church sanctuary and the gymnasium will not be fully occupied simultaneously.

Horizons Christian Fellowship

The Horizons Christian Fellowship operates under Major Use Permit P87-074 granted on November 2, 1988 as a religious assembly complex. This complex includes a sanctuary for 600 persons, classroom space for religious instruction, and a social hall with 500 seats. The original applicant and grantee for the permit was the Congregation Beth Israel for a temple and uses specific to temple curriculum. Use of the religious assembly complex is generally confined to weekends and requires that the social hall not be in use at the same time as the sanctuary.

A future phase for a recreational area is indicated on the approved plot plan for a half soccer field, basketball, and tennis courts. However, additional use permit approval would be required to allow the future recreational uses indicated in the plot plan. The permit also grants classroom space for an enrollment of 210 students for the purpose of religious instruction only. Typically, such religious instruction occurs after normal school hours. The use permit specifically prohibits operation of a primary or secondary day school at this site.

Educational

The existing Fairbanks Country Day School operates under Major Use Permit P85-068 granted November 14, 1985, as a private school for students attending Pre-School through grade twelve. The school operates five days a week with an existing enrollment of 250 students. Existing school operations are conducted in temporary modular structures. The use permit development entitlement includes 45,500 square feet of permanent classroom and administrative building space. The development entitlement also provides for on-site recreation facilities for a turf field playground and courts.

Given the approved entitlement for classroom space and normal space requirements per student set by the education industry, it is conceivable that this site may support a greater student enrollment than the currently approved 250 maximum student enrollment. Potentially, playfield expansion on a parcel contiguous to the south involving no building structures may be necessary to support recreational facilities for increased student enrollment. Such expansion may include parking for associated recreational facilities. The State of California Department of Education provides guidance to school districts for school site development. Their publication: "School Site Analysis and Development" contains guidelines and standards for playfields and buildings necessary to support specific student enrollments.

Animal Care Center

The existing Helen Woodward Animal Care Center operates under Major Use Permits P74-170W¹ granted on January 19, 1989, and P83-014 granted on

June 16, 1983, as an animal care center. The center includes a public stable, animal kennel for lost, stray and abandoned domesticated animals, veterinary hospital for small and large animals, and staff housing.

Fire Station

The Rancho Santa Fe Fire Protection District's Fairbanks Ranch Fire Station is an essential public facility located on a 0.84 acre site on El Apajo Road within the SPA. The Specific Plan land use policies provide for this facility by designating the existing site as a Fire Station site. However, any expansion of this facility shall be subject to a Site Plan (S83-06) pursuant to The County Zoning Ordinance and the applicable Land Use Policies listed herein. Any further expansion of the use is subject to a Site Plan.

3.2 LAND USE OBJECTIVES & POLICIES

Objective LU-1 *Maintain the 100-year floodplain, while permitting limited compatible recreational and agricultural use of the open space areas consistent with the San Dieguito River Park Concept Plan.*

Policies

LU-1.1 The 100-year floodplain of San Dieguito River shall be designated as Open Space/Recreation.

LU-1.2 No uses shall be permitted within the floodway of the San Dieguito River as identified on the existing floodplain maps except that open space uses such as agriculture or recreation shall be permitted within the 100-year floodplain and floodway.

Objective LU-2 *Provide for residential development at a density consistent with the San Dieguito Community Plan and that is compatible with adjacent communities and land uses.*

Policies

LU-2.1 Residential development within the Specific Plan shall be limited to 61 dwelling units. The Specific Plan Map identifications of two residential densities are:

Estate 1 (subareas 3 & 4): 0.5 dwelling unit per acre

Estate 2 (subarea 2 & 5): 1 dwelling unit per acre

LU-2.2 The residential subareas shall be zoned for residential use as specified in the Implementation Program of the Specific Plan (Chapter 8).

LU-2.3 Except for recreational and agricultural uses, all other non-residential uses shall not be allowed in the residential land uses designations.

Objective LU-3 *Provide for continued operation of existing non-residential land uses within the SPA, while providing for reasonable expansion that is consistent with the estate residential and semi-rural character as reflected in the following policies:*

Policies

LU-3.1 The maximum student enrollment for the Fairbanks Country Day School private school may be increased consistent with the permitted permanent building area of 45,500 square feet of classroom and administrative space, and pursuant to the area requirements identified in the California Department of Education *School Site Analysis and Development*

(1987) publication. Through a modification to Major Use Permit P85-068, the total building square footage for the school may be increased up to 10 percent of the permitted interior floor area of 45,500 square feet with the stipulation that the additional building square footage cannot be utilized in calculating the maximum student enrollment for the school.

LU-3.2 To maximize student enrollment for Fairbanks Country Day School under the permitted floor area in the approved use permit, modification to Major Use Permit P85-068 may be considered to obtain additional off-site area for parking and recreation requirements only.

LU-3.3 Religious assembly structures may be expanded consistent with the uses normally associated with a religious assembly use type, including but not limited to a library or reading rooms. No new non-religious assembly use including day school or parochial day school may be approved for the Church of Nativity and the Horizons Christian Fellowship excepting community-based outdoor sports as provided for in Policy OS-2.2.

LU-3.4 The temporary use for a primary school for the Church of Nativity was reviewed for permanency by the Board of Supervisors and approved on October 10, 2001. As a permanent school, maximum student enrollment shall not exceed 175 students. Additional expansion of the school floor area shall require an amendment to this Specific Plan.

LU-3.5 An Animal Care Center (Helen Woodward Center) is acknowledged as a permanent use consistent with the approved Major Use Permits.

Permitted uses may be expanded; however, no new uses may be established.

LU-3.6 A fire station (Fairbanks Ranch Fire Station) is recognized as a permanent use in the SPA (subarea 10). Any further expansion of this use is subject to a Site Plan pursuant to The Zoning Ordinance. Building design and location shall be determined during the site plan review process, consistent with Land Use Policy LU 4.1.

A site plan (S83-06W¹) has been proposed to expand the fire station site and available services. A concurrent rezone has also been proposed to re-designate the site from existing RR.5 to proposed S88 with a “V” setback designation in order to accommodate the fire station’s expansion and allow for parking within the front yard setback, a maximum height of 35 ft, minimum lot size of 0.5 acres and a reduction in required parking. Only items and structures as shown on the site plan shall be allowed within the fire station property setbacks.

Section 6500 of County of San Diego Zoning Ordinance outlines parking requirements for various land uses. No use category for fire station is presented, so the “other occupancies and uses” category was utilized. This category requires 1 parking space per 300 square feet of gross floor area. The fire station would have approximately 10,900 total square feet gross floor area. However, a majority of the gross floor area is allocated as non-habitable, fire support facilities, apparatus bays and circulation areas. The habitable space is actually equivalent to approximately 4,700 square feet gross floor area with a potential number of 8 crew members (fire personnel). Therefore, the 15 parking spaces

provided are expected to adequately serve the fire station personnel and visitors. There are a total of three spaces reserved for visitors, including one ADA compliant space. The remaining 12 spaces are for fire station personnel.

Objective LU-4 Ensure that development takes place in harmony with the unique character of the San Dieguito River Valley.

Policies

LU-4.1 New development projects shall comply with the following standards through requirement of a Site Plan review:

1. All development should maintain a low profile and blend in with the existing landscape.
2. Maximum height for all structures within the SPA shall be 30 ft. and shall not exceed two stories, with the exception of the fire station, which will adhere to a 35 ft maximum height.
3. Exterior colors should emphasize medium or light shades of earth tones.
4. Plantings of trees or large scrubs shall be used to screen buildings, but scenic views of the floodplain shall be kept free of vegetation screening.
5. Landscaping should emphasize drought-resistant, fire resistive native species. For improvements of the overbank (breech) area identified in the *El Apajo Drainage Plan* (May 1997), landscaping shall use drought-resistant, native species.
6. Any structure that utilizes equipment attached either on the roof or to the exterior walls shall be required to obscure such equipment from public view. The design of screening and the materials used shall be architecturally compatible with the existing structure.
7. Generally, architecture shall utilize Ranch or Spanish styles.
8. Signage for non-residential uses will be designed to blend in with the existing community character; emphasizing colors, dimensions, and style that are harmonious with existing buildings and landscape.
9. Pursuant to Section 6025 of the Zoning Ordinance for S88 Special Planning Area Use Regulations; parking areas for the fire station expansion may be allowed within the front yard setback, provided that the design and aesthetic theme are in harmony with the rural, estate residential character of the surrounding community.

Chapter 4

Circulation Element

4.1 EXISTING ROAD & TRAFFIC CONDITONS

The following summary describes the existing, regional facilities, Circulation Element roads, and local roads that access the SPA:

Via de La Valle is currently a two-lane road from Paseo Delicias in the community of Rancho Santa Fe south and west along the San Dieguito River Valley to I-5 Freeway. There is an existing signal at Via Del La Valle and Calzada Del Bosque.

San Dieguito Road is currently providing one lane in each direction and is signalized at the intersection of Rancho Diegueno Road. There is an existing stop sign at its intersection with El Apajo Road. San Dieguito Road east of El Apajo is equivalent to a Light Collector Road, with a 12 foot travel lane in each direction and turn pockets at intersection local streets. Between El Apajo and Rancho Diegueno, it varies in width from three to four lanes, varying with adjacent development. The two lane segments have a capacity of 7,100 average daily trips at level of service "C". The segments west of El Apajo have capacities ranging from 9,500 to 27,400 ADT at level of service "C". East of El Apajo Road San Dieguito is classified as a Light Collector and constructed to its ultimate width. The western segments, within the County's jurisdiction, are

classified as a four lane Collector Road. Just west of Rancho Diegueno Road at the City/County jurisdiction boundary the classification of San Dieguito Road is upgraded to a Major Road standard.

Calzada Del Bosque is a non-Circulation Element road traversing east-west providing one lane of travel in each direction. This road is signalized at its intersection with Via de La Valle. There is an existing stop sign at its intersection with Via de Santa Fe. This road is equivalent to a Light Collector road in terms of lane and shoulder width.

Via de Santa Fe is a non-Circulation Element road traversing north-south providing one lane of travel in each direction. This road provides the main access to the SPA from the north and continues past El Apajo road as a private road equivalent to a Light Collector road.

El Apajo is a non-Circulation Element Road traversing east-west between San Dieguito Road and Via de Santa Fe, with one lane of travel in each direction. This road provides access to the SPA from San Dieguito Road. The County of San Diego has secured funding for improvement of El Apajo at its connection with Via de Santa Fe. The easterly portion of El Apajo road is scheduled to be widened up to its intersection with Via De Santa Fe Road. The improvements will add a center continuous turn lane and bike lanes and improve the turn radius at its intersection with Via De Santa Fe road. It will provide a turning lane for the churches and schools on the south side of the road. The provision of the turn lane provides additional capacity and separates conflicting movements that tend to reduce capacity on two lane roads. The portion of El Apajo westerly of

the Via De Santa Fe road intersection is a public right-of-way supporting existing public facility easements within the right-of-way but is not scheduled for improvements.

4.2 CIRCULATION PLAN

The intent of the El Apajo Specific Plan's Circulation Element is to implement a safe and convenient circulation system, consistent with the Circulation Element of the General Plan, San Dieguito Community Plan's objective and policies, and Specific Plan's Land Use Element (Chapter 3).

Vehicular Access

Based on the traffic analysis conducted by the Department of Public Works staff, the existing road classifications and capacities will support existing and proposed development in El Apajo SPA and surrounding areas at a level of service of "C" or better. Also, planned improvements to El Apajo Road will allow for a more efficient movement of traffic in this area. (Figure 4-1, Circulation Plan).

Non-Vehicular Access

Riding and hiking trail corridors are shown on the adopted San Dieguito Community Plan Trails Map in the vicinity of the El Apajo Specific Plan Area (Figure 4-2, San Dieguito Riding and Hiking Trails Plan). In addition, the San Dieguito River Park Concept Plan identifies the establishment of a "Coast to Crest" trail system as a primary feature of the River Park. The system is proposed to follow the San Dieguito river valley from the coastal area to the local mountains. Final alignment would be determined

during subsequent discretionary actions, consistent with the County General Plan Recreation Element trail policy and Board of Supervisors Policy 1-116.

4.3 CIRCULATION OBJECTIVE & POLICIES

Objective CE-1: Integrate development in El Apajo with the existing and planned road system that account for local needs.

Policies

CE-1.1 San Dieguito Road shall remain as the only Circulation Element road providing access to this SPA.

CE-1.2 Via de Santa Fe Should remain as a non-circulation element, local road, from the intersection of El Apajo north to the intersection of Via de la Valle. No new uses or expansion of existing uses shall require reclassification of Via de Santa Fe to a Circulation Element road.

Objective CE-2: Promote the equestrian orientation of the San Dieguito Community Plan Area through the dedication of riding and hiking trails.

Policies

CE-2.1 Riding and hiking trails shown on the San Dieguito Community Plan Trails Map shall be required to be offered for dedication at the time of development pursuant to the Recreation Element of the General Plan and Board of Supervisors Policy I-116, Non-motorized Trails and Pathways Systems Development.

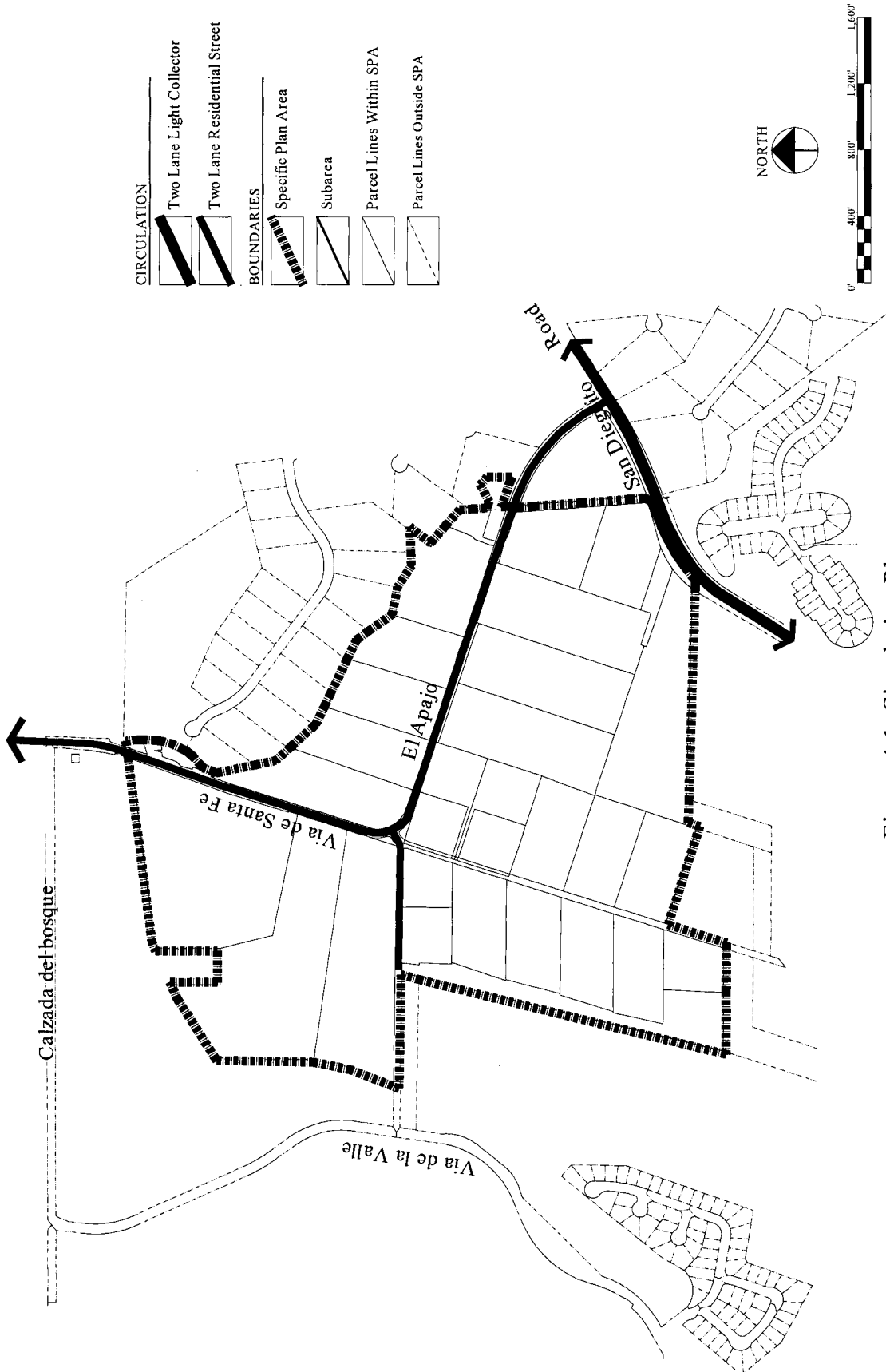
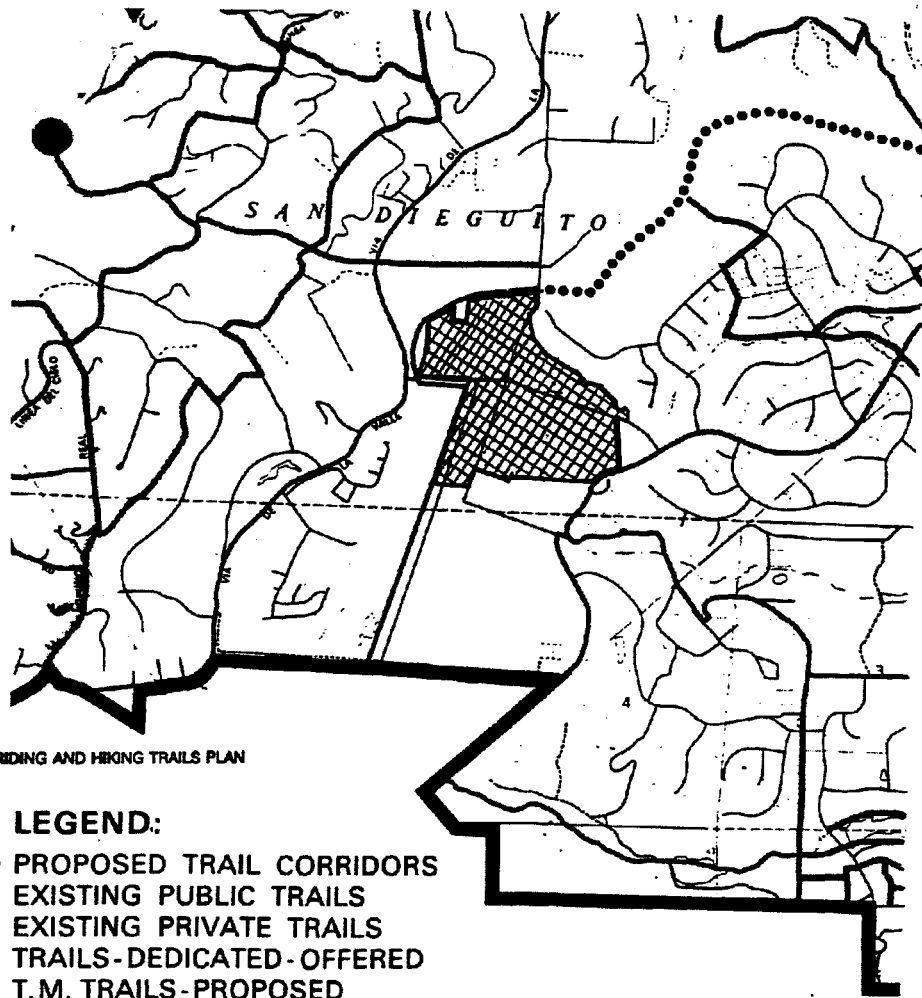


Figure 4-1, Circulation Plan



CE-2.2 Public riding and hiking trails shall not link with private trail systems without first obtaining permission from the private trail owners.

CE-2.3 Trail staging areas are prohibited within the El Apajo Specific Plan Area.

Chapter 5

Open Space/Recreation Element

5.1 *EXISTING CONDITIONS*

Open Space

Pursuant to a recent survey of the SPA, no sensitive biological resources were identified, in the vicinity of the San Dieguito River. Due to past agricultural operations and existing development no areas within the SPA contain sensitive resources. The County of San Diego Department of Public Works (DPW) Flood Control Division has mapped the 100-year floodplain and floodway for the San Dieguito River.

The San Dieguito river valley is a unique visual resource. The San Dieguito Community Plan states that the San Dieguito River is the last remaining major water course to retain its natural character. The San Dieguito River Park Concept Plan recognizes the visual qualities of the San Dieguito River valley as a sensitive visual resource to be conserved. The Concept Plan is especially concerned with the viewshed from the San Dieguito River trail corridor. It is the intent of the Specific Plan to acknowledge visual resources within the SPA by requiring any proposed development to be consistent with the Specific Plan's aesthetic objective and related policies.

Recreation

The Fairbanks Country Day School, a private school, and the Church of Nativity's parochial school have incorporated active playfield areas within their respective sites. These playfield areas have Major Use Permit approval. Such playfields encompass open grass fields for games that include soccer, football, and baseball as well as hard court areas for games that include basketball and tennis. For the private school, playfield areas are necessary for the physical education component of the curriculum.

5.2 *OPEN SPACE/RECREATION PLAN*

The El Apajo Specific Plan designates approximately 41.5 acres of land within the SPA as open space and recreation to maintain the 100-year floodplain and preserve existing visual qualities associated with the San Dieguito River (Figure 5-1, Open Space Plan).

The Open Space/Recreation land use designation includes lands, generally within the floodway and 100-year floodplain of San Dieguito River and allows for recreational activities within Open Space areas. A majority of the El Apajo SPA is within the proposed San Dieguito River Valley Regional Park ("River Park") Concept Plan. In acknowledgment of the proposed plan, the SPA has policy statements to guide the specific plan relative to recreational uses. Recreational uses are encouraged where they are in harmony with the estate residential and open space character of the area. The SPA has policies that restrict development within the 100-year floodplain except for open space uses of agriculture and

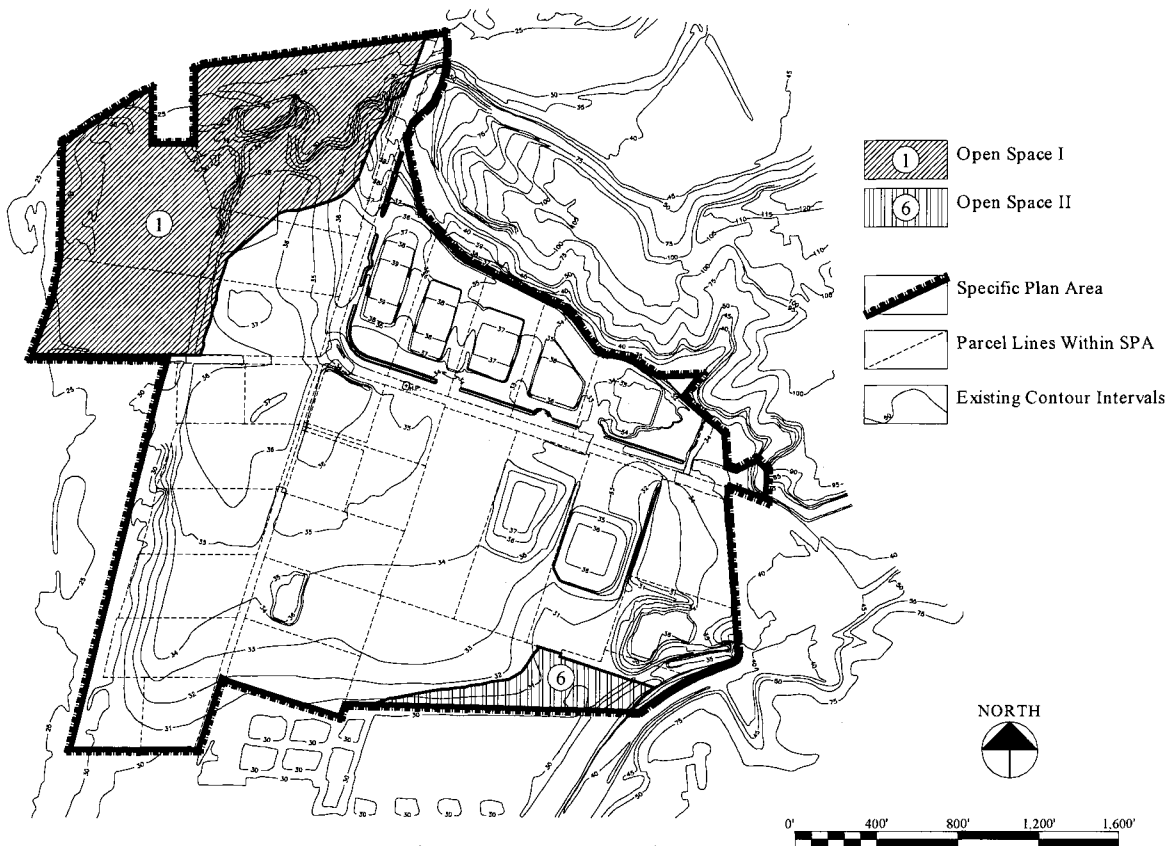


Figure 5-1, Open Space Plan

recreation. The specific plan identifies two main open space areas, Open Space I (subarea 1) and Open Space II (subarea 6), which exhibit different characteristics. Subarea 1 open space area generally bordering the floodway of the San Dieguito River is more suitable for recreational uses that would be consistent with horse riding, picnic areas, golf course layout having no structural improvements other than incidental mechanical equipment housing and restroom facilities, and other uses that preserve the unobstructed viewshed along the river course. The open space uses in subarea 1 acknowledge the San Dieguito River Park Concept Plan.

Subarea 6 along San Dieguito Road is more suitable for intensive recreational use because of the existing surrounding land uses and its location well distant from the river floodway. Such recreational use could

include activities related to sports and physical education. Examples of recreation use that might be suitable to community character include baseball and soccer fields having no structural improvements other than incidental mechanical equipment housing and restroom facilities and no lighting, hard surface courts for tennis or basketball having no lighting, and fencing where necessary. Generally, such activities have parking areas for the use of participants and spectators.

In both subarea 1 and subarea 6, the recreation uses are intended as outdoor activity of low intensity. Generally, participants would be from the local community or a functional part of the contiguous existing uses where such participation anticipates a level of generated traffic and activity which is consistent with existing estate residential character.

5.3 OPEN SPACE/RECREATION OBJECTIVE & POLICIES

Objective OS-1: *Maintain all areas in the 100-year floodplain and floodway in open space while permitting compatible recreation and agricultural uses.*

Policies

OS-1.1 Mapped 100-year floodplain and floodway within the SPA shall be designated as Open Space/Recreation areas and shall not be disturbed by any uses except recreational or agricultural uses.

OS-1.2 The recreational activity in the subarea 1 shall not be more intensive than land uses consistent with horse riding, hiking, open picnic areas, and golf course recreational activities having no structural improvements or lighting except for incidental equipment or restroom needs. All uses are to complement the proposed River Park Concept Plan and preserve the unobstructed viewshed along the river course.

OS-1.3 The recreational activity in the subarea 6 of the Specific Plan may include facilities for playfields and hard court games with incidental structures such as for equipment or restroom needs. Such uses shall maintain an unobstructed viewshed consistent with the scenic vista and not allow lighting for any sports activity. On-site parking shall be supportive to the recreational use.

Objective OS-2: *Allow for recreational uses that are compatible with the community character and with San Dieguito River Park.*

Policies

OS-2.1 Recreation uses for outdoor activity of low participation may be permitted in the Open Space/Recreation, Estate I, Estate II, School, Religious Assembly, Animal Care Center subareas of the Specific Plan Map.

OS-2.2 Organized community-based outdoor sports recreational uses of low participation may be allowed only in subareas 5, 6, 7, and 8, upon demonstration of local need and subject to a Major Use Permit. The proposed recreational activity shall be evaluated for compatibility with the estate residential character of El Apajo with respect to such factors as intensity of use potential noise and visual impacts, generation of traffic, and availability of on-site parking.

OS-2.3 Recreational activities in subarea 5 shall be compatible with recreational uses in subarea 6. Recreational activities in subarea 2 shall be compatible with recreational uses in subarea 1.

Chapter 6

Flood Control Element

6.1 EXISTING CONDITIONS

Sheetflow

During the 100-year storm the San Dieguito River spills over its easterly overbank south of Via de Santa Fe bridge. The flood waters migrate southeasterly through almost flat terrain of this area creating a shallow sheetflow condition. Sheetflow continues south to join the 100-year floodplain of San Dieguito River south of the SPA (Figure 6-1, Existing Sheetflow Corridors).

Local Drainage

Storm runoff from several small drainage basins accumulates along the north boundary of the sheetflow area. The flow travels southeasterly in a swale entering a double-box culvert just north of the fire station. The culvert flows southerly under El Apajo road and discharges into the San Dieguito River floodplain in the vicinity of Calle de Nido and San Dieguito Road. Run-off from a smaller drainage basin in the vicinity of intersection of El Apajo and Via de Santa Fe and a portion of Fairbanks Ranch community is discharged to the San Dieguito River. Local drainage from these areas is concentrated in improved and natural channels and conveyed to the floodplain of the river.

6.2 MASTER DRAINAGE PLAN

San Dieguito Community Plan policies under flood control objective for the El Apajo Specific Plan require the formulation of a Master Drainage Plan to alleviate flooding problems while maintaining the natural appearance of the landscape in this area. County of San Diego Department of Public Works Flood Control has prepared the *El Apajo Master Drainage Plan* to evaluate and address all flooding issues in the El Apajo SPA.

This Master Drainage Plan addresses both the sheetflow as well as local drainage issues in the El Apajo SPA. The master drainage plan includes specific recommendations to accommodate the sheetflow and local drainage impacts. These recommendations include specific measures to minimize the sheetflow impacts by establishing sheetflow corridors, stabilizing a portion of the San Dieguito River's overbank area, and identifying specific standards for development and site planning.

The Master Drainage Plan also includes recommendations on maintaining local drainage facilities to convey seasonal run-off. The Specific Plan Flood Control Element policies, consistent with the San Dieguito Community Plan incorporates these measures to minimize potential flooding impacts in the SPA by requiring all development in the SPA to be reviewed by the Department of Public Works. The intent of this review is to ensure all new development will mitigate any potential flooding impacts within the SPA.

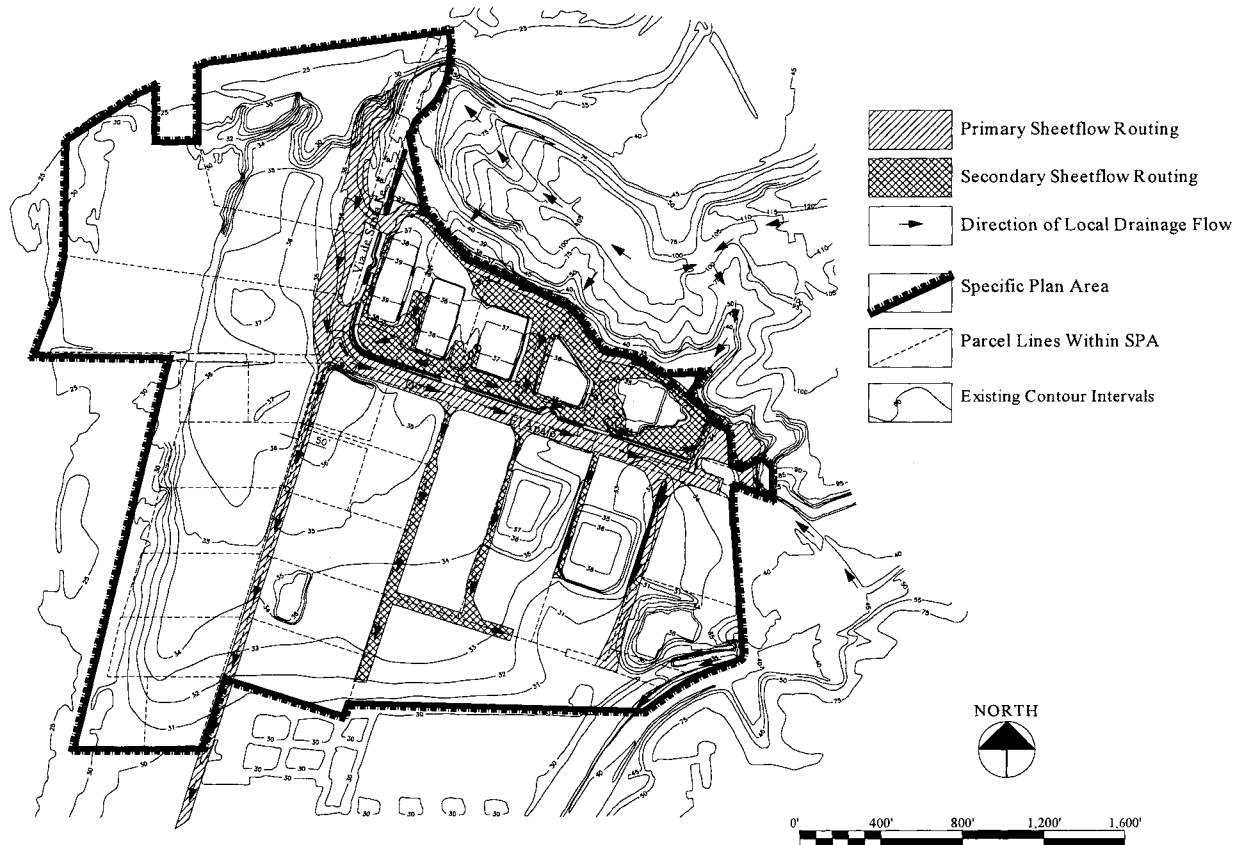


Figure 6-1, Existing Sheetflow Corridors

6.3 FLOOD CONTROL OBJECTIVE, & POLICY

Objective FC-1: *Ensure that storm water runoff protection measures in El Apajo SPA are incorporated in the design of development projects.*

Policy

FC-3.1 All development shall be reviewed by DPW for conformance with the Master Drainage Plan and all applicable policies, ordinances, and maps for storm water runoff including the current floodplain maps.

Chapter 7

Public Facilities Element

7.1 EXISTING CONDITIONS

Educational Facilities

The El Apajo SPA is within the Solana Beach Elementary and San Dieguito Union High School Districts. These districts offer a variety of educational facilities. According to the school districts many of these facilities are at or near capacity (Appendix B, School Service Availability Letter). District staffs have indicate that student enrollment increases will require either expansion of existing facilities or construction of new facilities. County of San Diego *Ordinance No. 7966*, adopted on September 11, 1991, addresses appropriate mitigation for impacts on school facilities resulting from legislative actions.

This ordinance requires the Specific Plan to ensure that adequate educational facilities are available concurrent with need. The ordinance in conjunction with the Department of Planning and Land Use Policy CP-3 provide guidelines on determining the impact of legislative actions on the school district. The school impact mitigation measures are payment of school fees and/or binding agreements to fund construction of additional educational facilities. Such requirements depend on whether the legislative action is for a private or public project, changes the existing land use density or intensity, and/or benefits the property owners.

Recreational Facilities

Standards for local parks and recreation facilities to serve the existing and future residents of El Apajo are set forth in the General Plan Recreation Element of the San Dieguito Community Plan, and the *Park Lands Dedication Ordinance* (PLDO), which is administered by the County Department of Parks and Recreation. The Community Plan's recreational policies for this SPA include a specific direction to consider the need for a park site at the northwest intersection of El Apajo and Via de Santa Fe.

The PLDO divides the County into Local Park Planning Areas (LPPAs) to facilitate park planning by communities. The PLDO allows the option of dedicating park land, or paying in-lieu fees (which the County would use to acquire and/or improve park land), or some combination thereof. Local recreation facilities emphasize active recreation on improved park land, as opposed to passive recreation in the natural landscape as would be offered by the San Dieguito River Park in El Apajo.

Fire Protection Facilities

The SPA is within the Rancho Santa Fe Fire Protection District (RSFFPD), serving El Apajo primarily from the existing Fairbanks Ranch Fire Station, located on El Apajo road within the SPA. The RSFFPD requires 2,000 gallons per minute fire flow at the fire hydrants in new development in addition to minimum standards for road design and improvements.

Law Enforcement

The County's Sheriff Department provides law enforcement services to the unincorporated areas of the County including the SPA. The Sheriff Department provides service to El Apajo from their Encinitas substation, approximately 5 miles northwest of the SPA. The County's *General Plan Public Facility Element* notes that the Sheriff's Department has a goal of providing facilities to support a service level of four patrol shifts per day per 10,000 population. The response time objective in urbanized areas for a priority call is eight minutes or less. These are calls involving life-threatening situations or felonies in progress. For all other calls the target is sixteen minutes or less. The average response times serving El Apajo area are currently 16.9 minutes for priority calls and 29.7 minutes for non-priority calls.

Water Facilities

Potable water service is provided to the Specific Plan Area by the Olivenhain Municipal Water District. Currently, the water district conveys water to El Apajo via two water mains (10" and 6") within El Apajo road and two water mains (12" and a 6") along Via De Santa Fe from Calzada Del Bosque to the project area.

Wastewater Facilities

The SPA is within the Whispering Palms Sanitation District, which operates a treatment plant immediately adjacent to the southern boundary of the Specific Plan Area.

7.2 PUBLIC FACILITIES PLAN

Based on the current level of existing and planned land uses in the SPA and surrounding areas, the public safety and service providers do not require any major public facility and service improvements. Accordingly, the Specific Plan Public Facilities Plan relies on the County's project review and approval process, which ensures adequate public and private facilities are present to support development projects.

Educational Facilities

Based on the guidelines provided by Ordinance No. 7966 relating to the mitigation of the impact of legislative actions on school facilities and DPLU Policy CP-3 regarding processing legislative actions related to school districts, the approval of the Specific Plan will not require a binding agreement with the affected school districts. This is based on the fact that the Specific Plan land uses are not above and beyond the existing level of density and intensity that is permitted within the SPA. Therefore, any potential impacts of the Specific Plan land uses on the school districts will be mitigated by payment of school fees at the time of building permit application.

Recreational Facilities

Based on an inventory of existing, funded, and planned park and recreation facilities in the San Dieguito Community Plan Area, no additional local park facility is needed in El Apajo SPA. The park land and in-lieu fee requirements of San Diego County Department of Parks and Recreation adequately mitigate any potential impacts of the Specific Plan on these facilities. All lands designated as Open Space in the SPA is within the Focused Planning Area of the San Dieguito River Park.

Fire Protection Facilities

According to Rancho Santa Fe Fire Protection District, an expansion of existing fire protection facilities is needed to adequately serve El Apajo SPA. The District has experienced an increase in the number and frequency of emergency calls within the El Apajo SPA, since its first construction in 1983. The expansion of the existing Fairbanks Ranch Fire Station (Subarea 10), will offer improvements to enable the District to maintain its established response time for fire protection and emergency services within the SPA. The District has indicated a response time of one minute within the project area. All development projects within the SPA will be reviewed by Rancho Santa Fe Fire Protection District for conformance to their minimum water flow requirements and road design standards (Appendix B, Fire Service Availability Letter).

Law Enforcement

According to County's Sheriff's Department, ultimate development of the proposed land uses in the SPA would not significantly alter the current law enforcement response times in this area (Appendix B, letter from San Diego County Sheriff's Department).

Water Facilities

Based on discussions with Olivenhain Municipal Water District staff, the existing water facilities within the El Apajo SPA are adequate to support the

Specific Plan's existing and planned land uses. Olivenhain Municipal Water District will review and condition individual projects accordingly to provide water service (Appendix B, Water Service Availability Letter).

Wastewater Facilities

Based on discussions with Whispering Palms Sanitation District staff, the existing wastewater facilities within the El Apajo SPA are adequate to support the Specific Plan's existing and planned land uses. The district will condition development projects accordingly to provide wastewater collection and treatment services (Appendix B, Sewer Service Availability Letter).

Chapter 8

Implementation Element

8.1 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 El Apajo SPA. The use of all land in the 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.

The development approvals required in the Specific Plan are intended to allow for consistent implementation of objectives and policies as contained in the Land Use, Circulation, Open Space/Recreation, Flood Control, and Public Facilities Elements (Chapters 3-7).

Zoning Reclassifications

Currently the 182-acre SPA is 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)
- Open space areas from S88 Use Regulations to S80 (Open Space) Use Regulations zone.

The S88 Use Regulations will remain on the non-residential land use sites (fire station, two churches, animal care center, and private primary school). 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 El Apajo 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.

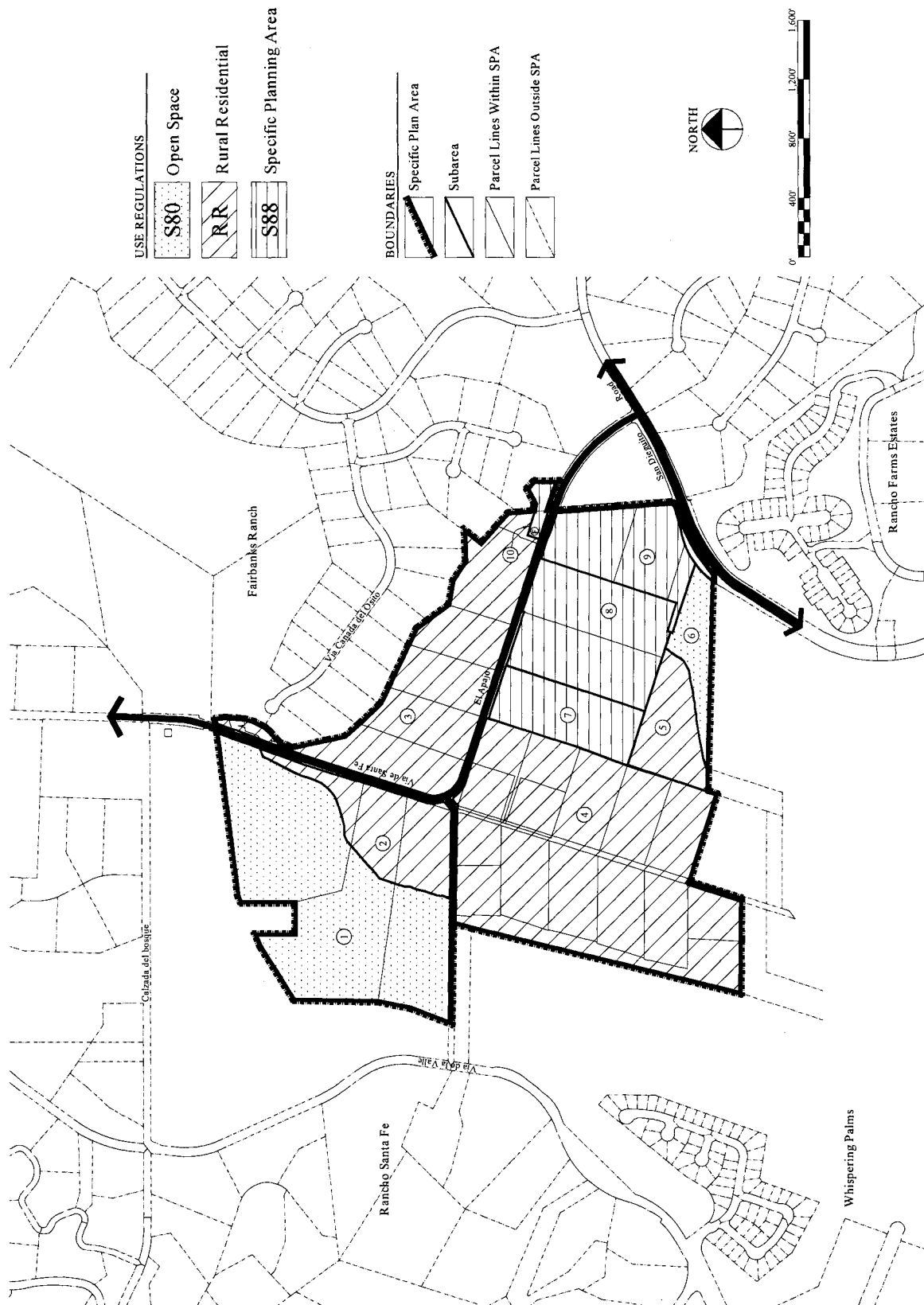


Figure 8-1, Generalized Zoning Map

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 those land uses with special site or design requirements, operational characteristics, or potential adverse effects on surroundings, which are not permitted by-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 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 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 El Apajo is subject to ministerial grading review. This review may result in approval of a minor grading permit, 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.

8.2 PROPOSED USES

The El Apajo Specific Plan Generalized Zoning Map depicts generalized zoning districts. The zoning districts include Special Purpose and Residential (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.

Special Purpose Regulations

The El Apajo 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 subareas. The following Use Regulations are applied to various areas of the SPA:

Open Space Use Regulations (S80)

The specific plan identifies approximately 41.5 acres as S80 Open Space Use Regulations. The purpose of these regulations is to implement the Specific Plan's Open Space/Recreation Element (Chapter 5). This element identifies two types of open space areas, Open Space I (subarea 1) and Open Space II (subarea 6), which exhibit different characteristics.

Open Space I: (Subarea 1) This area is generally bordering the floodway of the San Dieguito River and it is more suitable for recreational uses that would be consistent with such activities as horse riding and hiking trails, picnic areas, golf, and any other uses that preserve the unobstructed viewshed along the river course. However, these uses shall not include any structural improvements other than incidental mechanical equipment housing and restroom facilities. This area is also intended to complement the proposed River Park plan by minimizing visual impacts and allowing a portion of the river park's cost to crest trail corridor, through voluntary dedication by the property owner.

Open Space II: (Subarea 6) This area is along San Dieguito Road. It is more suitable for intensive recreational use because of the existing surrounding land uses and its location, outside of the river's

floodway. Such recreational use could include activities related to sports and physical education. Examples of recreational uses that may be compatible with the existing community character include baseball and soccer fields having no lighting with limited portable seating stands for use by the participants, hard surface courts for tennis or basketball having no lighting, and fencing where necessary. Generally, such activities have parking areas for the use of participants and spectators. Participants would be from the local community or a functional part of the contiguous existing uses where such participation anticipates traffic and activity, which is consistent with the estate residential character.

Specific Planning Area Regulations (S88)

The El Apajo SPA is planned to be developed as a semi-rural estate community with limited non-residential uses. To provide specific standards for the non-residential uses, the Specific Plan designates these properties as S88 Specific Planning Area Use Regulations. The provisions of The Zoning Ordinance shall prevail on properties zoned S88 where not specifically superseded by the Specific Plan text.

Religious Assembly: (Subarea 8) The existing religious assembly uses within El Apajo SPA, as described in the Specific Plan Land Use Element (Chapter 3) include the Church of Nativity church complex and the Horizons Christian Fellowship church. Both of these uses have been allowed by Major Use Permits. The Specific Plan's Generalized Zoning Map designates approximately 17.10 acres as S88 Use Regulations to allow for these facilities. The Use Regulations incorporate appropriate operating

characteristics and conditions as defined by these Major Use Permits as well as other use regulations relative to any proposed expansion of existing Religious Assembly uses.

Educational Use: (Subarea 7) Pursuant to a Major Use Permit the existing Fairbanks Country Day School operates a private school for students attending Pre-school through grade twelve. The Specific Plan designates approximately 8.5 acres as S88 Use Regulation providing specific standards for development and construction of this site, as discussed in the Specific Plan Land Use Element (Chapter 3). Since the existing educational use on this site is conducted in interim structures, in the event the existing educational use is discontinued; alternatively, the Specific Plan allows for residential use on this site. The residential use is limited to a density of 0.5 dwelling unit per acre. Residential use on this site may only be allowed upon termination of the existing educational use on the entire site.

Animal Care Center: (Subarea 9) The existing Helen Woodward Animal Care Center, which operates under a Major Use Permit, includes a public stable, animal kennel for lost, stray and abandoned domesticated animals, veterinary hospital for small and large animals, and staff housing. The S88 Use Regulations for this site covers approximately 10.81 acres to allow for the continuing operation of existing uses as a permanent use on this site. The S88 Use Regulations for this subarea include specific conditions and standards as described in the Major Use Permit for this facility, relative to its use and operating characteristics.

Fire Protection Services: (Subarea 10) The existing Rancho Santa Fe Fire Protection District's Fairbanks Ranch Fire Station operates under an existing Site Plan (S83-06) as an essential public facility. This facility is located on a 0.84 acre site on El Apajo within the SPA. The Specific Plan designates this site as a Fire Station site. However, the Specific Plan Land Use Policies require that any expansion of this facility be subject to a Site Plan pursuant to the County Zoning Ordinance. Only items and structures as shown on the site plan shall be allowed within the fire station property setbacks.

Residential Use Regulations

The Specific Plan includes Rural 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 Land Use, Open Space/Recreation, Circulation, Flood Control, and Public Facilities Element (Chapter 3-7), objectives and policies.

Rural Residential Use Regulations (RR)

El Apajo Specific Plan designates approximately 100 acres as RR Rural Residential zone (subareas 2, 3, 4, and 5). The Specific Plan applies this zone to existing and planned estate single family development with a density of 1 dwelling unit per acre to 0.5 dwelling unit per acre. This zone includes a Special Area Designator providing specific site development standards and guidelines to ensure preservation of visual resources and maintain the existing semi-rural character of this area. Additionally, an Administrative Permit or Major Use Permit may be utilized to require ongoing Homeowner Association ownership

and maintenance of common owned lots within subdivisions.

8.3 *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 San Dieguito Community Plan is required. Site Plan review and approval will be required to minimize land use and visual impacts. The Site Plan review is implemented through application of “D” Special Area Designators. The standards for this designator, is specified by the aesthetic objectives of the Community Plan. The “D” Special Area Designator is applied to the Fire Station site and all lands that allow residential uses.

Chapter 9

General Plan Conformance

9.1 REGIONAL LAND USE ELEMENT

San Diego County General Plan consists of eleven elements: Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highway, Open Space Recreation, Noise, Conservation and Energy. With the exception of the Regional Land Use Element, each General Plan Element is further described by Community or Subregional Plans for various geographic areas of the County. The Regional Land Use Element provides for several regional land use categories. The Regional Land Use Element categories within the SPA include:

Estate Development Area

This category is intended to combine agricultural and low density residential uses with parcel sizes of two to twenty acres. Generally, the Estate Development Areas (EDA) are outside the Urban Limit Line but within the boundaries of the County Water Authority. The EDA category allows for clustering of dwelling units, which is defined as a development technique in which buildings or lots are grouped or “clustered” through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. Clustering is limited by the specific policies and standards of each Community Plan or Subregional Plan.

***Specific Plan Consistency:** The Specific Plan allocates low density residential uses to various areas within the SPA, which are designated as EDA Regional Land Use category. The Specific Plan utilizes the clustering policy of this General Plan Element to avoid any potential impacts of the proposed land uses on the San Dieguito River floodplain.*

Environmentally Constrained Area

The Environmentally Constrained Areas (ECA) include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and certain private holdings in the Cleveland National Forest. The Regional Land Use Element requires that development in these areas be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts. Land uses density and intensity in these areas are defined by the applicable Community and Subregional Plans.

***Specific Plan Consistency:** The Specific Plan, consistent with the intent of this regional category, retains the flood prone areas in their natural, open and other non-urban uses. The areas within the floodway and 100-year floodplain of the San Dieguito River are designated as open space, allowing limited recreational and agricultural uses only.*

9.2 SAN DIEGUITO COMMUNITY PLAN

As described above, the San Diego County General Plan Elements have been addressed by various chapters of the San Dieguito Community Plan. Each chapter of the community plan represents a subject area which coincides with an adopted element of the General Plan. The community plan intends to address these elements to ensure that the goals and policies formulated by the community will be compatible with the General Plan, or, if conflicts exist, they can readily be identified and reconciled. Also, certain General Plan policies can be more relevant for one community than for others, and further elaboration or refinement may be appropriate. The community plan policies can be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual community.

Community Plan Objectives and Policies

The San Dieguito Community Plan text provides specific objective and policies for the El Apajo Specific Plan. The purpose of these objectives and policies is to establish a planning and development framework for the SPA that is consistent with the goal and objective of the community plan for the entire Community Plan Area.

Land Use

The land use objective of the community plan is to provide for land uses that are appropriate to an estate residential area and ensure that any adverse impact to the scenic qualities of the San Dieguito River Valley area minimized.

Land use policies for the SPA are:

1. No uses shall be permitted within the floodway of the San Dieguito River as identified on the existing adopted floodplain maps.
2. Only open space uses such as agriculture or recreation shall be permitted within the portion of the 100 year floodplain that is outside of the floodway.

Specific Plan Consistency: *The Specific Plan land use policies provide for estate residential, recreational, and agricultural land uses in areas of the SPA that are outside of the San Dieguito River's flowcourse, floodway and 100-year floodplain.*

3. Property not located within the flowcourse of the 100 year floodplain or the floodway may be utilized for development with the following limitations:
 - a. Total acreage of the SPA is 182 acres. Under the existing plan these acres would yield 61 dwelling units. From this information the overall density designator can be calculated at (.33).
 - b. The 102 acres above the floodplain are uniformly zoned at 2 acres. Transferring density from out of the floodplain would result in a density in the developable area of one dwelling unit per 1.7 acres. In order to develop individual parcels at this density the developer must acquire development rights from property constrained from development by virtue of being within the flowcourse of the 100 year floodplain. Density transfers from property within the 100 year flood

plain shall be calculated at 1 dwelling unit per eight (8) acres.

Specific Plan Consistency: *The Specific Plan does not exceed the 61 allocated dwelling units as provided by the community plan. However, the land use element of the Specific Plan utilizes the density transfer provision of the community plan by transferring density out of the floodplain area.*

- c. Adequate commercial uses, both planned and developed exist within the vicinity of the El Apajo SPA and further commercial uses should be discouraged.

Specific Plan Consistency: *There are no commercial land uses allowed in El Apajo SPA.*

- d. Estate residential or agricultural uses such as horse ranches are appropriate for this SPA. It should be noted that in the vicinity or within the boundaries of the SPA the following non-residential uses exist:

- (1) Approved as part of the Fairbanks Ranch Specific Plan:

- (a) Fairbanks Plaza- a 6 acre office/commercial shopping center;
- (b) Fire station;
- (c) Planned site for a public elementary school.

- (2) Approved by Major Use Permits:

- (a) The Helen Woodward Animal Center;
- (b) A private school with classes k-12;

- (c) Planned site for a church.

Any further development of this type will result in a concentration of non-residential uses, and an intensity of use that would have a significant adverse impact to the rural character of the area.

Specific Plan Consistency: *The Specific Plan Land Use Element policies restrict existing non-residential uses to the existing sites. Also, certain policies of the Specific Plan prohibit creation of new non-residential uses that are not authorized by existing Major Use Permits, consistent with the community plan land use policies.*

Recreation

The recreation objective of the community plan is to encourage recreational uses that would be compatible with plans currently being formulated for the creation of a park associated with the San Dieguito River Valley.

Recreational policies for the SPA are:

- 1. Recreational uses that are in harmony with the rural, open space character of the area shall be permitted.
- 2. Low key, low environmental impact recreation activities in keeping with the rural character of the area will be encouraged.

Specific Plan Consistency: *The Specific Plan Land Use Element policies allow for compatible recreational uses in the designated open space/recreation areas, consistent with the existing and planned land uses in the SPA.*

3. Prior to approval of an implementing specific plan the land northwest of the intersection of El Apajo and Via de Santa Fe shall be given consideration toward preservation as a park site.

Specific Plan Consistency: *As part of the preparation of the Specific Plan, an inventory of local parks was conducted. Pursuant to Section 810.105 of the Park Lands Dedication Ordinance (Ordinance), projects containing less than fifty (50) dwelling units are not required to provide/dedicate land for a local park. The project will satisfy the requirements of the ordinance through the payment of in-lieu park fees.*

Circulation

The circulation objective of the community plan is to maintain traffic along El Apajo and Via de Santa Fe at levels acceptable for local needs.

The circulation policies of the community plan for the SPA are:

1. San Dieguito Road shall remain as the only circulation element road providing access to this SPA.
2. Via de Santa Fe should remain as a non-circulation element, local road, from the intersection of El Apajo north to the intersection of Via de la Valle.

Specific Plan Consistency: *Specific Plan Conforms to the San Dieguito Community Plan circulation objective and policies, the Specific Plan's Circulation Element maintains the existing levels of traffic within the SPA that serves local land uses.*

The Specific Plan provides for local two lane residential roads throughout the SPA and does not propose any additional roads

3. In keeping with the equestrian orientation of the San Dieguito Community Plan Area, all subdivisions and street right of way shall include dedications for horse trails and such trails should be designed to integrate with the network adopted in the community Plan.

Specific Plan Consistency: *Since there are no trails indicated on the adopted Community Trails Map for this area, the circulation policies of the Specific Plan do not include mandatory dedication of trails. However, the Specific Plan does not prohibit voluntary dedication of trails.*

4. The unique configuration of the El Apajo/Via de Santa Fe intersection should be taken into account when reporting on impacts to the circulation system form development proposed in the vicinity

Specific Plan Consistency: *The Specific Plan's Circulation Element reflects planned improvements to this intersection.*

Aesthetic

The aesthetic objective of the community plan is to ensure that development takes place in harmony with the unique character of the San Dieguito River Valley.

Aesthetic policies for the SPA are:

1. All development should maintain a low profile and blend in with the existing landscape.
2. Maximum height for all structures within the SPA shall be 30 ft. with the exception of the Rancho Santa Fe Fire Protection District Fire Station, which will adhere to a 35 ft. maximum height; and shall not exceed two stories.
3. Exterior colors should emphasize medium or light shades of earth tones.
4. Plantings of trees or large scrubs shall be used to screen buildings, but scenic views of the floodplain shall be kept free of vegetation screening.
5. Landscaping should emphasize drought-resistant, native species.
6. Any structure that utilizes equipment attached either on the roof or to the exterior walls shall be required to obscure such equipment from public view. The design of screening and the materials used shall be architecturally compatible with the existing structure.
7. Generally, architecture shall utilize Ranch or Spanish styles.

Specific Plan Consistency: All development areas within the SPA are subject to the above Community Plan Aesthetic policies.

Conservation

The community plan conservation objective is to maintain areas within the 100-year floodplain in an open and natural state.

Conservation policies for the SPA are:

1. Maintain the floodway as a natural riparian ecosystem.
2. Maintain the land within the flowcourse of the 100-year floodplain in open space uses such as recreation or agriculture.
3. Development should take place outside of the flowcourse of the 100-year floodplain.

Specific Plan Consistency: The Specific Plan land use policies provide for estate residential, recreational, and agricultural land uses in areas of the SPA that are outside of the San Dieguito River's flowcourse, floodway, and 100-year floodplain.

4. Development shall be located so as not to impede scenic vistas.

Specific Plan Consistency: All development areas within the SPA are subject to the above Community Plan Aesthetic policies.

5. Maintain the dark night sky which is an essential element contributing to the rural character of the area.
6. Lighting, especially for non-residential uses would have an impact upon the dark sky resources of this area. Therefore, non-residential uses should be limited; all uses should be required to subdue exterior lighting as much as possible; and any activities regarding night time hours of operation should be discouraged.
7. Lighting for tennis courts shall not be approved

Specific Plan Consistency: *All development in the SPA is subject to the Community Plan's Dark Sky Policy. Non-residential uses are regulated by the S88 Use Regulations, which incorporate existing lighting requirements as identified by the Major Use Permit that has established these uses. Recreational facility lighting for night activities is prohibited.*

8. The Department of Public Works shall consider waiving standards that require the installation of street lights.

Specific Plan Consistency: *Notwithstanding required safety lighting, no additional street lighting is required by the Department of Public Works in the SPA*

Flood Control

The community plan's flood control objective is to alleviate problems caused by flooding within the "sheetflow" area of the floodplain while maintaining the natural appearance of the landscape.

Flood control policies for the SPA are:

1. Formulate a "Master Drainage Plan" for the El Apajo SPA and surrounding areas.
2. The Master Drainage Plan shall determine the following:
 - a. The height at which structures must be raised above the sheetflow area of the floodplain in order to keep them safe from inundation.
 - b. The cumulative impact upon the natural landscape when the area is built out with structures sited on elevated pads.

- c. Mitigation measures necessary to prevent:

- (1) Any significant adverse impact to the visual aesthetics of the El Apajo SPA;
- (2) Inadequate drainage off of the sheetflow area and into the floodway; and
- (3) Unsafe conditions created by the inundation of roads that access property within the SPA.

Specific Plan Consistency: *A Master Drainage Plan has been prepared in conjunction with the Specific Plan and the above issues have been addressed by this plan. The Specific Plan flood control policies require review of all development in the SPA by the Department of Public Works to ensure consistency with the Master Drainage Plan.*

3. Create a County Service Area for the land within the boundaries of this SPA so that the costs of formulating the Master Drainage Plan can be shared by the property owners within the SPA

Specific Plan Consistency: *The cost of preparing this plan has been absorbed by the County.*

APPENDIX A

ACKNOWLEDGMENTS

COUNTY OF SAN DIEGO

Department of Planning and Land Use

Gary Pryor, AICP, Director

Dennis Verrilli, Chief

Susan Porter, Regional Planner

Gary Fink, Environmental Management

Specialist III

Kevin Mallory, Associate Planner

Joe Babb, GIS Analyst

Department of Parks and Recreation

Matt Bohan, Park Project Manager

Department of Public Works

Dwight Smith, Deputy Director

Robert Hoglen, Senior Engineer

Steve Denny, Associate Transportation
Specialist

Joe Hill, Senior Engineer

Ken Hanson, Senior Civil

OTHER AGENCIES

Olivenhain Municipal Water District

Frank Fontanesi, General Services Director

George Briest, PE, Boyle Engineering

Rancho Santa Fe Fire Protection District

Irwin Willis, Chief

Dallas Neville, Jr., Fire Marshall

Solana Beach Elementary School District

Eleanor Topolooal, Superintendent

San Dieguito High School District

Eric Hall, Assistant Superintendent

Whispering Palms Community Services District

John Pastore, General Manager

San Dieguito Community Planning Group (El Apajo Subcommittee)

Marvin Golden

Nancy McElfresh

Michael Steinberg

Joseph Coberly, Jr.

Fairbanks Ranch Association

David Abrams, AICP, General Manager

PROJECT CONSULTANTS

Shapouri & Associates, Project Management Services

Ali Shapouri, AICP, Principal Planner

Michael Shapouri, PE, Principal Engineer

Ray Shapouri, Principal Programmer

Snipes-Dye, Associates, Civil Engineers and Land Surveyors

Robert Bruckart, PE, Senior Project Engineer

APPENDIX B

PUBLIC SERVICES AVAILABILITY LETTERS

PROJECT FACILITY AVAILABILITY FORM

NOV 27 1996 SEWER

Please type or use pen

SAN DIEGO COUNTY

Owner's Name DEPARTMENT OF
PLANNING & LAND USEOwner's Mailing Address 5201 Ruffin Rd., Suite 83
San Diego, Ca. 92123

City State Zip

ORG DEPARTMENT OF PLANNING
ACCT AND LAND USE

ACT

TASK

DATE AMT \$

DISTRICT CASHIER'S USE ONLY

S

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED LIST		

- B. ☒ Residential ... Total number of dwelling units 61 (POTENTIAL)
☐ Commercial ... Gross floor area _____
☐ Industrial ... Gross floor area _____
☐ Other ... Gross floor area _____

Thomas Bros. Page 1168 Grid E6

- C. Total Project acreage 181 Total number of lots 61

Project address _____ Street

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

SAN DIEGO 92067
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: KEVIN MAILLARD, PROJECT MANAGER Date: 10/19/96Address: _____ Phone: 694-3733

(On completion of above, present to the sewer district to establish facility availability. Section 2 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name WHISPERING PALMS CSD Service area 107-14-123

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for rezoning.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: 0
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? Currently in-place

Date: 11/22/96 Expiration date: 11/22/97 (One year from date of issuance unless district indicates otherwise)Authorized signature: John Pastore Print name: John PastorePrint title: General Manager Phone: 942-5147

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to
 the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

PROJECT FACILITY AVAILABILITY FORM

WATER

W

Please type or use pen

SAN DIEGO COUNTY

DEPARTMENT OF

PLANNING & LAND USE

Owner's Name

Phone

Owner's Mailing Address

5201 Ruffin Rd., Suite B3

San Diego, Ca. 92123

City

State

Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 1.81 Total number of lots N/A

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Assessor's Parcel Number(s)

(Add extra if necessary)

SEE ATTACHED LIST		

Thomas Bros. Page 1168 Grid 56

Project address _____ Street _____
SAN DIEGO 92067
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: KEVIN MAILORY, PROJECT MANAGER Date: 10/18/96Address: _____ Phone: 654-3733

(On completion of above, present to the water district to establish facility availability, Section 2 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name OLINGHAIN WATER Service area RRECEIVED
OCT 18 1996

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
 B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____

- C. ☒ District conditions are attached. Number of sheets attached: ONE
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
 D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

Date: 11/15/96 Expiration date: 11/15/97 (One year from date of issuance unless district indicates otherwise.)Authorized signature: [Signature] Print name: ED. FOUTADESPrint title: GEN. MGR. DIRECTOR Phone: 753-6466

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to
 the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

Olivenhain Municipal Water District

BOARD OF DIRECTORS

Ann L. Peay, President
Harold L. Gano, Vice President
Harley L. Denk, Secretary
Thelma M. Miller, Treasurer
Susan J. Varty, Director

1966 OLIVENHAIN ROAD
ENCINITAS, CALIFORNIA 92024-5699
PHONE: (619) 753-6466
FAX: (619) 753-1578

GENERAL MANAGER

David C. McCollom

GENERAL COUNSEL

Peltzer & Oliva

GENERAL ENGINEER

Boyle Engineering Corp.

November 19, 1996

RECEIVED

NOV 21 1996

County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Road, Suite B
San Diego, CA, 92123-1666

DEPARTMENT OF PLANNING
AND LAND USE

Attn: Mr. Kevin Mallory

Subject: El Apajo Specific Plan Project (Subject Property 96-01)

Dear Mr. Mallory:

Attached is the executed County Form 399W for the subject project. As we discussed, this area is constrained to a maximum fire flow of 2000 gallons per minute (gpm). The District facilities existing in the area are adequate for the customary domestic demands for 61 dwelling units. Projects being submitted to the District for service with an extraordinary demand must be analyzed by the District's consulting engineer to determine adequacy of District capability.

The District is furnishing this letter of information based on current conditions of the availability of water service in this area. This letter is issued for planning purposes and is not a representation, express or implied, that the District will provide service at a future date. Commitments to provide water service are made only by the District's Board of Directors and are subject to the applicants compliance with the District fees, charges, rules and regulations, the Environmental Quality Act of 1970, as amended, and the applicants' agreement to construct any required on-site and off-site facilities together with the applicant's providing security as required by the District for construction.

If you have any questions, please call me.

Sincerely,

OLIVENHAIN MUNICIPAL WATER DISTRICT



F.D. Fontanesi
General Services Director

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Owner's name SAN DIEGO COUNTY
 DEPARTMENT OF
 PLANNING & LAND USE
 Owner's mailing address 5201 Ruffin Rd., Suite B3
San Diego, Ca. 92123
 City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

AMT \$ _____

DATE _____



DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Certificate of Compliance, purpose: _____
☐ Major Use Permit (MUP), purpose: _____
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Time Extension, Case No. _____
☐ Expired Map, Case No. _____
☐ Other _____

 Assessor's Parcel Number(s)
 (Add extra if necessary)

SEE ATTACHED LIST		

- B. ☒ Residential.....Total number of dwelling units 61 (POTENTIALLY)
☐ Commercial.....Gross floor area _____
☐ Industrial.....Gross floor area _____
☐ Other.....Gross floor area _____

Thomas Bros. Page 116B Grid E6

Project address _____ Street _____

- C. Total Project acreage 181 Total lots 61 Smallest EXISTING proposed lot 2 AC

SAN DIEGO 92067
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's signature: KEVIN MALLORY, PROJECT MANAGER Date: 10/18/96Address: _____ Phone: 614-3733

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: RANCHO SANTA FE FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project.

12424 EL APALO

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in District but it is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within the District's Sphere of Influence.
☐ Project is not located entirely within the District and a potential boundary issue exists with the County District.
 B. ☒ Based on the capacity and capability of the District's existing and planned facilities, the protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency response time to the proposed project is 1 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☐ District conditions are attached. The number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☐ Within the proposed project _____ feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

Date: 12/2/96 Expiration date: _____ (One year from date of issuance unless district indicates otherwise)

DALLAS F. NAKIEL JR. - FIRE MARSHAL
 Print name and title

756-5971
 Phone

 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

0A-01

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

SAN DIEGO COUNTY

Owner's Name DEPARTMENT OF
PLANNING & LAND USE

Owner's Mailing Address 5201 Ruffin Rd., Suite 300
San Diego, Ca. 92123

City _____ State _____ Zip _____

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

ELEMENTARY _____
HIGH SCHOOL _____
UNIFIED _____

SC

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
☐ Rezone from _____ zone density/intensity to _____ zone density/intensity.
☐ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☒ Residential Total number of dwelling units 61 (POTENTIAL)
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. Total Project acreage 181 Total number of lots 61

Applicant's Signature KEVIN MALLORY, PROJECT MANAGER Date 10/18/96
 Address _____ Phone 694-3733

(On completion of above, present to the school district to complete Section 2 below)

Assessor's Parcel Number(s)
(Add extra if necessary)

SEG ATTACHED LIST		

Thomas Bros. Page 116B Grid E6

Project address _____ Street _____
SAN DIEGO 92067
 Community Planning Area/Subregion Zip

SECTION 2. FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: SOLANA BEACH

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary Solana Santa Fe miles: approx 2 m
 Junior/Middle: _____ miles: _____ High school: _____ miles: _____

☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☐ high school
 (check all that apply)

☐ Fees will be levied either in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits.

☐ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the school district.

FOR LEGISLATIVE ACTS (Rezoning, General Plan Amendments, Specific Plans) ONLY:

☐ Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.

☒ A binding agreement has not yet been signed, but one will be required prior to legislative approval.

☐ No binding agreement is necessary.

Authorized signature: Eleanor L. Topolwual Print name: Eleanor L. Topolwual
 Print title: Superintendent Phone: 794-3900

DEPT. OF PLANNING & LAND USE

OCT 18 1996

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

Owner's Name SAN DIEGO COUNTY
DEPARTMENT OF
PLANNING & LAND USE
Owner's Mailing Address 5201 Ruffin Rd., Suite 200
San Diego, Ca. 92108
City San Diego State CA Zip 92108

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

ELEMENTARY _____
HIGH SCHOOL _____
UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. LEGISLATIVE ACT
☐ Rezone from _____ zone density/intensity to _____ zone density/intensity.
☐ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED LIST

- B. DEVELOPMENT PROJECT
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension, Case No. _____
☐ Expired Map, Case No. _____
☐ Other _____

Thomas Bros. Page 1168 Grid E6

- C. ☒ Residential Total number of dwelling units 41 (POTENTIAL)
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Project address _____

SAN DIEGO 92067
Community Planning Area/Design _____

- D. Total Project acreage 181 Total number of lots 61

Applicant's Signature KEVIN MAHONEY, PROJECT MANAGER Date 10/18/96

Address _____ Phone 619 3733

(On completion of above, present to the school district to complete Section 2 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: SAN DIEGO UNION HIGH SCHOOL

If not in a unified district, which school district or high school district serves the project? SAN DIEGO UNION HIGH SCHOOL

Indicate the location and distance of proposed schools of attendance. Elementary 1 miles:
 Junior/Middle 1 miles: 2 High school 1 miles: 8

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☐ high school.
 (check all that apply)

- ☒ Fees will be levied either in accordance with Government Code Section 53000 or San Diego County DEPT. OF PLANNING & LAND USE issuance of building permits.

- ☐ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

FOR LEGISLATIVE ACTS (Rezoning, General Plan Amendments, Specific Plans) ONLY:

- ☒ Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.

- ☒ A binding agreement has not yet been signed, but one will be required prior to legislative approval. please see attached letter dated 4-1-97
☐ No binding agreement is necessary.

Authorized signature: [Signature] Print name: ERIC J. HALL

Print title: Asst. Sup. Business Services Phone: 619 6491 4557

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

SF 96-01



Union High School District

RECEIVED

APR 03 1997

DEPARTMENT OF PLANNING
AND LAND USE

710 Encinitas Blvd.
Encinitas, CA 92024-3357
619/753-8491

April 1, 1997

Kevin Mallory
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road Suite B
San Diego CA 92123

Dear Mr. Mallory:

This letter is in response to your request for information regarding that the San Dieguito Union High School District. This letter will also serve as our response to concerns regarding the impact of the El Apajo Specific Plan on the school district and our ability to house new students generated from residential housing projects.

San Dieguito Union High School District encompasses approximately 90 square miles stretching from portions of south Carlsbad in the north to the southern boundary near the Los Penasquitos Canyon Reserve and eastward to border Poway and Escondido School Districts. Our school district educates students in grades 7 through 12 and operates an extensive adult education program and on a traditional school calendar year.

Location, names, present enrollment, and capacities of schools serving the project:

Current attendance area for this project includes Torrey Pines High School for grades 9-12, and Earl Warren Junior High School for grades 7 & 8. Current enrollment capacity for permanent and portable classrooms for these two school facilities are demonstrated in the following table:

School	Number of Portable Classrooms	Portable Capacity	Permanent Capacity	Total Capacity	1996-97 Enrollment	Projected 1997-98 Enrollment	Enrollment Over Permanent Capacity
Earl Warren Jr. High School	20	571 (52%)	531 (48%)	1102	1007	1110	579
Torrey Pines High School	22	536 (25%)	1646 (75%)	2182	2230	2300	654

As you can see from the above analysis, capacity is not available at Torrey Pines High School or Earl Warren Junior High School to accommodate the increase in enrollment anticipated from the 61 homes proposed in the El Apajo Specific Plan.

Estimated student generation:

San Dieguito Union High School District currently utilizes the following student generation rates for analyzing the impact of new residential development on our district.

Grade level 7-8:	0.09
Grade level 9-12:	0.17
Total grade 7-12:	0.26

These student generation rates were derived from recently completed enrollment projection reported by Davis Demographics & Planning for the San Dieguito Union High School District.

Adequate Mitigation:

Based on the fact that our schools presently are beyond capacity, any increase in population will exacerbate the current over-capacity condition. This will negatively affect the educational program due to the lack of classroom space, campus supervision, administrative support facilities, restroom/drinking fountains, and will result in the general overcrowding of these campuses. These factors in conjunction with the limited availability of state funds for school construction has necessitated our district's Board of Trustees to adopt a policy requesting developers to fully mitigate the impact of their project on the school district's ability to house the students.

Based on our discussion on March 31, 1997, I understand the situation in the El Apajo project to be such that 46 additional units would be generated from this Specific Plan which has been initiated by the County of San Diego. I further understand that 15 existing units are in this plan which I mentioned to you would be excluded from any mitigation that the school district would request from the property owner. Although this is considered a small scale project according to County standards, the San Dieguito Union High School District is concerned about the continuing cumulative effects of additional housing units within the high school district. We recently participated with the County of San Diego in a similar situation with the Santa Fe Valley Specific Plan which was also initiated with the County of San Diego. We request that similar procedures be followed whereby in a legislative act before the County Planning Commission and the County Board of Supervisors that the public facility element of the General Plan be followed enabling facilities to serve the project to be identified in a binding agreement between the school district and the property owners.

Kevin Mallory/El Apajo Specific Plan
April 1, 1997 - Page 3

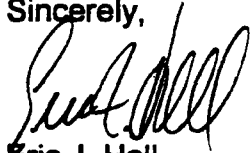
Considering the circumstances and the lack of district facility capacity which is anticipated to continue, it will be necessary for the proposed project property owners to fully mitigate the impact of this project on the school district's facilities. In order to ensure adequate mitigation we propose the inclusion of the following language in the Draft Environmental Impact Report and Draft Specific Plan:

The development project will be required to fully mitigate the impact of its development on school capacity. In this regard, the developer of the project shall, prior to approval of the project, enter into a mitigation agreement with the affected San Dieguito Union High School District to provide sufficient funds to construct facilities to fully meet the needs generated by the development.

San Dieguito Union High School District appreciates the opportunity to provide information in response to concerns about the project. We look forward to working with the property owners and representatives of the County of San Diego to ensure that adequate school facilities are available in a timely manner to serve the residents of the San Dieguito Union High School District.

If you should have any questions, please feel free to contact me at (619) 753-6491 x5573.

Sincerely,



Eric J. Hall
Asst. Superintendent, Business Services

jr

c: William A. Berrier, Superintendent



San Diego County Sheriff's Department

Post Office Box 429000 • San Diego, California 92142-9000



William B. Kolender, Sheriff

John M. Drown, Undersheriff

April 2, 1997.

Mr. Kevin Mallory
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Mr. Mallory,

I have read the attached Request for Agency Recommendation in your case number SP96-01, the El Apajo Specific Plan Area.

Within the parameters given in the brief synopsis and its accompanying map, we can only state that the proposed development appears to be of such nature and dimension that it would not adversely affect Sheriff's Department operations in the given area. Our understanding is that this development would be for a maximum of an additional 61 dwelling units, with the potential for it to be a lesser number truly developed. Based upon that figure, it appears that the static population for the given area may increase by a total of 168 persons. Our average response time for calls for service in the affected area is currently 16.9 minutes for priority calls and 29.7 minutes for non-priority calls. Scanning the given map indicates that the proposed development of this area would not significantly alter those figures.

Of course, should the scope of this proposal change significantly, our estimates would have to be re-examined.

Sincerely,

WILLIAM B. KOLENDER, SHERIFF

D. DeJardine, Sergeant
Encinitas Sheriff's Station

WBK/ddej

cc: J. Lewis, Lieutenant