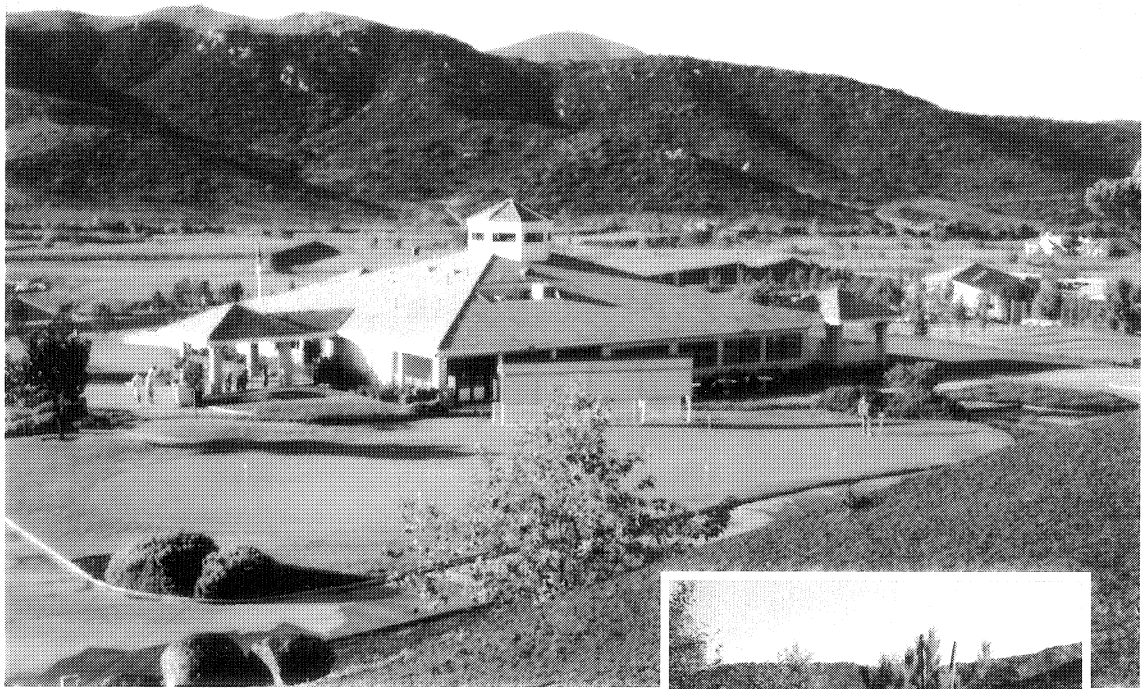


LOMA DEL SOL SPECIFIC PLAN



SPECIFIC PLAN AMENDMENT

(Amends Loma Del Sol
Specific Plan SPA 85-05)

September, 1996



Robert Bein, William Frost & Associates
Professional Engineers, Planners & Surveyors

JN 501282-0719

SPA
96-003

SPECIFIC PLAN AMENDMENT

LOMA DEL SOL

**LOCATED IN THE
VALLE de ORO and JAMUL/DULZURA
PLANNING AREAS**

SEPTEMBER 1996

Proposed By:

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CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and map is Specific Plan SPA 96-003 and that it was approved by the San Diego County Planning Commission.

Date: August 16, 1996

Bryan E Woods

Bryan E. Woods, Chairperson

Attest:

[Signature]

, Secretary

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and map is Specific Plan SPA 96-003 and that it was approved by the San Diego County Board of Supervisors on the 25th day of September 1996.

Date: September 25, 1996

[Signature]

Ron Roberts, Chairperson

Attest:

Thomas J. Pastuszka
THOMAS J. PASTUSZKA, Clerk of the Board

Approved and/or authorized by the Board
of Supervisors of the County of San Diego
Date 9-25-96 Minute Order No. 2
THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors
By [Signature]
Deputy Clerk

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I. INTRODUCTION

A. BACKGROUND

The purpose of this document is to serve as the amended specific plan text for the \pm 544-acre Loma del Sol project located on both sides of Jamul Drive, approximately 1,200 feet east of Steele Canyon Road near the unincorporated community of Jamul, San Diego County. It amends the existing Specific Plan for Loma del Sol, SPA 85-05. In preparation of this amendment, an effort has been made to update existing conditions to reflect development which has occurred since and in accordance with approval of SPA 85-05 and the discretionary permits filed therewith. However, some statements, policies, and recommendations from SPA 85-05 included herein, which do not have not direct bearing on or a relationship to the proposed amendment, have been left unchanged and reflect the future tense.

Since approval of SPA 85-05 in October of 1987, development of the project, now known as Steele Canyon Golf and Country Club, has proceeded and major aspects of the project have been completed. Final Map 12676 has been approved and recorded pursuant to the implementing Tentative Map 4577 (TM 4577), creating 138 of the 145 new residential lots and a large portion of the golf course. Subdivision grading and improvements, including streets, utilities, drainage structures, and natural and improved open space areas have been provided as required by conditions of SPA 85-05 and other implementing permits. Home construction is underway on existing lots throughout the project.

The golf course has been completed and is currently operating as authorized by implementing Major Use Permit P85-101 (MUP). This golf course includes 27 golf holes, together with a club house and related facilities.

In accordance with SPA 85-05, the zoning over most of the project has been changed to RRO, with the exception of the extreme northerly portion of the golf course. This area is zoned A 70 and remains within an existing agricultural preserve.

Several components of SPA 85-05 have not been implemented, however. These include completion of Unit 2 of the approved tentative map, TM 4577-2, accounting for 7 residential units, and development of the 376-unit resort complex.

This specific plan amendment proposes to delete the 376-unit resort complex which was approved as part of SPA 85-05. In place of the resort, 31 residential lots are proposed, which are to be located on the approximately 17-acre site previously designated for the resort. The site is identified as Lot 143 of the recorded Final Map 12676. A private recreation/exercise

facility is also proposed for the site, available for use by residents of the project and members of the existing Country Club. With the addition of the 31 residential lots, the total allowable dwelling units for the Specific Plan is 214.

A principle design goal of the existing Specific Plan is to maximize the rural character of the project by encouraging open areas adjacent to all residential lots and requiring large side yard setbacks. However, it is recognized that conversion of Lot 143 from a resort hotel complex to residential use makes full compliance with these requirements difficult. The difficulty includes reduced opportunity to integrate golf course and other open space areas into the pre-existing lot which was designed to accommodate the hotel/resort complex. Therefore, it is intended that residential development of Lot 143 be considered unique to the balance of the residential development within the Specific Plan for which design considerations are proposed. These considerations are discussed further in Section III B., Description of Uses.

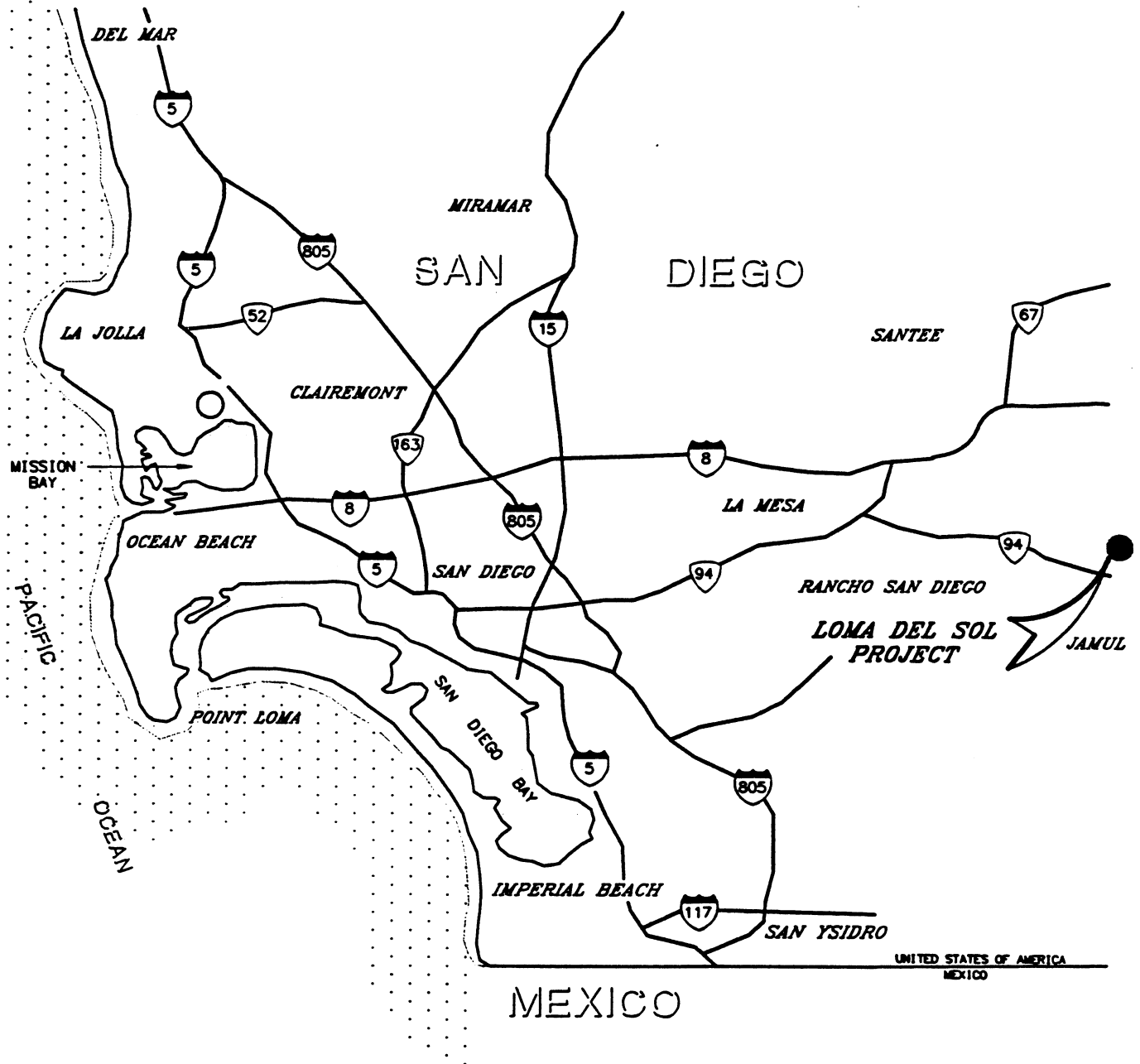
Other miscellaneous revisions to the specific plan are necessary to update this document as well as to implement the project. However, all revisions to the land use and project design requirements approved under SPA 85-05 are limited solely to the proposed amendment to allow single-family residential development in lieu of the resort complex on Lot 143.

Exhibit 1 and 2 illustrate the Loma del Sol Specific Plan Area. As shown, the amended specific plan maintains the area and boundary as approved under SPA 85-05 including all of the area within the original Windmill Farms Specific Plan (LSP 78-03) with the exception of a ten-acre area in the southeast portion of the site consisting of Lots 118 to 121 of Map No. 10403. These lots were previously recorded and sold and later included in the Las Montanas Specific Plan, and were deleted from the specific plan under SPA 85-05.

Maintained within the specific plan, as noted above, are Lots 1 through 38 of Map No. 9664. These lots were developed pursuant to the original Windmill Farms Specific Plan. No alterations to the specific plan for this area are proposed.

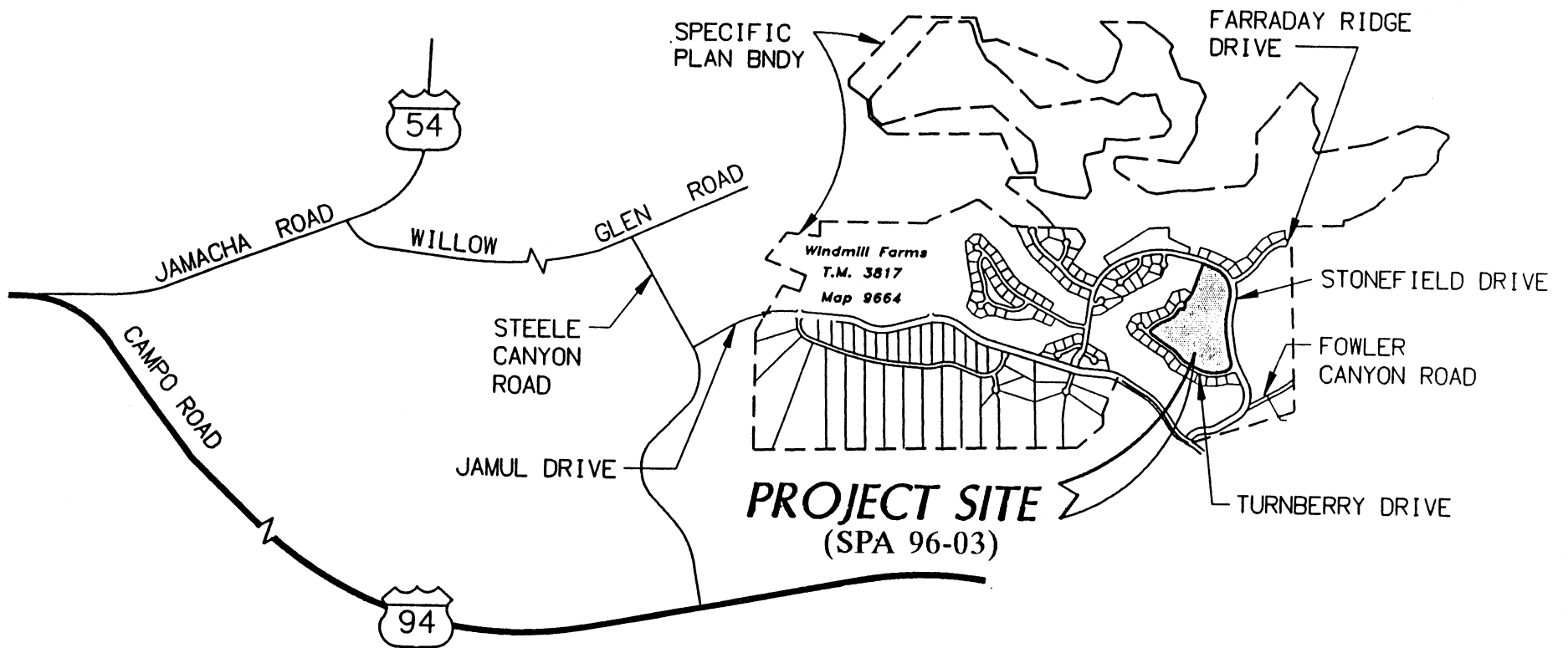
Finally, as shown in Exhibit 2, the proposed Loma del Sol project maintains the specific plan boundaries encompassing the existing golf course in the northern portion of the project within the existing agricultural preserve. Contract provisions related to that preserve permit recreational activities, including golf course development.

The majority of the subject property and its surrounding areas are included within the planning jurisdiction of the Valle de Oro Community Plan. The far easterly portion of the project site is within the Jamul/Dulzura Subregional Planning Area.



LOMA DEL SOL SPECIFIC PLAN AMENDMENT

Regional Map



LOMA DEL SOL SPECIFIC PLAN AMENDMENT

Vicinity Map



RBF/Sholders & Sanford

Originally, much of the site was used for agricultural activities. Suburban residential growth pressure, via the medium of property tax increases, diminished the utility of agriculture in the area which led to the approval of SPA 85-05 and development the existing golf course and residential development. Development of the site for golf course/recreation and residential purposes is consistent with the Valle de Oro and Jamul/Dulzura Community Plans. Existing surrounding land uses include the nearby Rancho San Diego (Cottonwood Golf Course), single-family housing, and natural open space.

B. PURPOSES

In 1971, California Assembly Bill 1301 was adopted, which established that zoning will be consistent with applicable general plans. Since that time, the California Government Code (Title 7, Article 8, Section 65450 et seq.) has set forth the purpose of the specific plan as the means for the systematic execution of the General Plan. Board of Supervisors Policy I-59 provides for the implementation of certain large-scale developments through adoption of a specific plan for that portion of the property to be developed within a five-year time period. This report has been prepared in compliance with both the spirit and requirements of the above-mentioned guidelines, as well as those adopted by the San Diego County Department of Planning and Land Use. Since the Loma del Sol project is in an area covered by the Valle de Oro and Jamul/Dulzura Community Plans, as well as the San Diego General Plan, it is the objective of this report to examine and describe conformance of the proposed project with the goals and objectives of the elements of both plans.

II. PROJECT SETTING

A. SITE LOCATION

The property is located on both sides of Jamul Drive. Approximately three-fourths of the project site lies north of the road; the balance lies to the south. Ivanhoe Ranch Road forms the northwestern boundary of the project. Mexican Canyon Creek is located in the southeast corner of the site.

B. SITE DESCRIPTION

The western portion of the Loma del Sol Specific Plan area along the north side of Jamul Drive has been developed for estate residential uses. Within this area, 38 residential lots have been created on approximately 50.6 acres. Homes have been built on the majority of the lots. These residential lots were originally approved as part of the existing Windmill Farms Specific Plan, and are contained within Tract 3817-1, Map No. 9664.

The balance of the specific plan area north of Jamul Drive has been developed as golf course residential, and open space uses pursuant to SPA 85-05 and the implementing permits, TM 4577, MUP 85-101, and Rezone R85-079. The area south of Jamul Drive is presently developing with large lot-residential and open space use in accordance with TM 4577. Mexican Canyon, an intermittent onsite stream, traverses the site from southeast to northwest, draining into the Sweetwater River located to the northwest of the site. This drainage has been dedicated as permanent biological open space and a vegetation enhancement program has been implemented within it as part of the golf course and residential development approved under SPA 85-05.

The project site is divided into three different types of topography. The portion of the site south of Jamul Drive is dominated by moderately steep slopes. The area north of Jamul Drive primarily consists of a gently northwest-sloping valley with gradients up to 10 percent. This valley transitions into moderately steep hills at the eastern site boundary. The farthest northern portions of the site consist of relatively gentle canyon bottoms which have been previously cleared for agriculture and are now developed with golf course.

Slope classifications for the project site (not including the existing 38-unit residential development within Windmill Farms) are shown below:

**TABLE II-A
SLOPE CATEGORIES
(FOR AREA TO BE DEVELOPED ONLY--DOES NOT
INCLUDE PREVIOUSLY DEVELOPED PORTION)**

SLOPE	ACRES	% OF TOTAL
0 - 15%	182.8	37
16-25%	144.5	29
25-50%	142.0	29
50% +	<u>24.5</u>	<u>5</u>
	493.8	100.0

C. ZONING AND LAND USE DESIGNATIONS

The majority of the site lies within the Valle de Oro Community Planning Area. The site is designated Estate (0.25 to 0.5 units per acre) in the Valle de Oro Community Plan With the exception of the portion of the site north of the TM 4577-1 and the easterly 80-acre portion of TM 4577-1. The easterly 80 acres of TM 4577-1 is designated Multiple Rural Use (0.25, 0.125, and 0.05 units per acre) in the Jamul/Dulzura Community Plan. The area north of TM 4577-2 is designated Agricultural Preserve in the Valle de Oro and Jamul/Dulzura Community Plans. As part of SPA 85-05, the project site's zoning was reclassified from the combination of RR-1, A-70-2, A-70-4, A-70-8, and S-80 to RRO, Recreation Oriented Residential.

III. PROJECT PLAN DESCRIPTION

A. SUMMARY OF USES AND PERMIT REQUESTS

The project proponent proposes to amend the Specific Plan by allowing the development of 31 new single-family residential lots. These lots would replace the 376-unit resort complex approved as part of the previous specific plan amendment, SPA 85-05. Along with the new residential lots, a private recreation/exercise facility is proposed for use by residents and guests of the project and country club members. The new lots and recreation facility would be located on the site previously approved for the resort complex, identified as Lot 143 of Tract 4577-1, Final Map 12676. The location of the new residential subdivision project relative to the entire Loma del Sol Specific Plan is shown in Exhibit 2, which follows page 2.

The central feature of Loma del Sol Specific Plan will continue to be the existing Steele Canyon Golf and Country Club, a 27-hole championship golf course, which is located throughout the site north of Jamul Drive. The golf course includes clubhouse facilities, as well as a restaurant with banquet facilities. Five park and open space areas have been developed, these include both improved and natural open space, including the enhancement of habitat within the onsite portion of the Mexican Canyon Creek drainage. The project has been proceeding in phases. Phasing is discussed further in Section III. C. A statistical summary of the revised Loma del Sol project is shown in Table III-A-A.

**TABLE III-A
PROPOSED SITE DEVELOPMENT:
STATISTICAL SUMMARY**

USE	ACREAGE	UNITS
Golf Course/Clubhouse (includes open space easement over riparian area -- exact locations have been determined by field staking.	248.0	
Homesites* (includes 93.9 acres of open space easement)	<u>235.7</u>	<u>214</u>
Parks (includes 6 acres of open space easement over oak grove and riparian vegetation within Lot E* of TM 4577-2)	11.4	
Easterly Knoll Open Space Easement	16.6	
Streets	<u>2.7</u>	
TOTALS	544.4**	<u>214</u>

* Open space easement excludes existing Fowler Canyon Road easement.

** Of this total, 497.0 acres and 176 lots have previously been developed.

This Specific Plan Amendment is part of a total submittal that also includes a Major Use Permit for the private recreation/exercise facility; a tentative map to create the proposed 31 residential lots; and a zone reclassification to revise several of the Development Regulations within the existing RRO zoning for the site proposed for the new residential development. The zone reclassification will make the development regulators consistent with both the design requirements approved as part of SPA 85-05 and those proposed as part of this amendment.

A large scale map of the proposed Specific Plan Amendment is included as an exhibit in a pocket page at the back of this document.

All development shall require formal site plan review for conformance to the requirements of this specific plan and the proposed 'D' Designator for design review prior to the issuance of building permits.

B. DETAILED DESCRIPTION OF USES

1. Golf Course/Clubhouse

As related above, the golf course is the central feature of Loma del Sol. The various components of this use are described below:

- Golf Course. A 27-hole championship golf course runs throughout the specific plan area north of Jamul Drive. The Steele Canyon golf course will be open to the public. The golf course has been designed to preserve riparian features along Mexican Canyon, and it incorporates them into the course as aesthetic and golf-hazard elements.
- Clubhouse. Located at the center of the golf course, the clubhouse is approximately 11,000 square feet in size. Facilities within the clubhouse include a restaurant with banquet facilities, clubhouse, public viewing areas, and administrative offices. The clubhouse also includes locker rooms, a pro-shop, starting facilities, and a lounge area.

2. Recreation Facility

A private recreation/exercise facility is proposed as an adjunct to the golfcourse and clubhouse facilities. Use of this facility will be available to members and guests of the Steele Canyon Golf and Country Club. Proposed uses include a maximum 3,000 square foot recreation building geared toward providing exercise facilities. Other uses permitted for the building include an office and meeting area for the Steele Canyon Homeowners Association and limited daycare use for children of parents playing golf or using the exercise facilities. Other facilities permitted on the recreation lot include a swimming pool, spa and unlighted tennis courts.

3. Homesites

A total of 214 residential single-family lots are proposed at the project entry, within the golf course area, and south of Jamul Drive. In addition, thirty-one of these homes will be developed on the site formerly designated for the resort/hotel complex under SPA 85-05. Single-family detached residences will be developed on lots of 13,000 square feet or greater. All homes south of Jamul Drive will be built on lots of at least one acre in size. The average size of lots south of Jamul Drive is slightly more than three acres; the largest lots in this portion of the project are more than 11 acres in size. Although these

lots are significantly larger than lots in the balance of the development, they contain large areas protected by easements dedicated to the County of San Diego as biological open space. Therefore, graded pad size for these lots will be roughly equivalent to all other lots in the project. Nearly all of the units have golf course views or are adjacent to project parks (biological open space). It is anticipated that houses will average in excess of 2500 square feet in size on the south side of Jamul Drive. On the north side, houses will average greater than 2,700 square feet.

The conversion of Lot 143 from a resort hotel to residential land use results in limited opportunities to integrate open space areas within a future residential development. To provide open space adjacent to each lot and maintain setbacks between residential buildings to the degree provided for in the balance of the Specific Plan would significantly reduce lot yield and the financial feasibility of the proposal. Thus residential development on this lot is considered unique to the balance the Specific Plan area and modifications to the existing design requirements are accommodated here. Specific revisions to the design regulations for this site are discussed further in Part VI, Specific Plan Regulations.

As noted on the Tentative Map, the residential units will be developed within a solar subdivision as required by Section 81.401(n) of the San Diego County Subdivision Ordinance. All lots will have at least 100 square feet of unobstructed access to sunlight on the building portion of the lot. This will provide an opportunity for all units to utilize solar collection systems to serve individual lot needs throughout the year.

As previously stated, the Loma del Sol Specific Plan Area also encompasses 38 residential lots developed pursuant to the existing Windmill Farms Specific Plan. These one acre minimum lots were developed as custom home sites. To date, homes have been constructed on the majority of these lots. These lots are included within the 214 total residential lots approved for the Loma del Sol Specific Plan.

4. Parks/Equestrian Trails

Five park sites are proposed within Loma del Sol, providing a total of 11.4 acres of land. These are shown on the Specific Plan Map, and were also depicted on Tentative Map 4577 as Lots A through E. One of these sites---Lot E--contains riparian vegetation and an oak grove, which will be preserved by the private park designation and as a dedicated open space easement. Four park areas identified as Open Space Lots A, B, C, and D, have been reserved within the residential development area. These areas will provide for passive recreation, and will enhance the aesthetic character of the residential area.

Ten-foot wide equestrian and hiking trails have been provided throughout the Loma del Sol site, along the north side of Jamul Drive, along Stonefield Drive, formerly designated Loma del Sol Avenue, and along Ashbury Drive, formerly Viento Mesa Drive, to the north boundary of the tentative map. Trails are also provided along the south/east side of Fowler Canyon Road, along the east side of Farraday Ridge Road and along the south side of Faraday Ridge Road, formerly Plaza del Sol to the boundary. These trails have been offered for dedication to the public.

5. Circulation System

Loma del Sol accesses onto Jamul Drive, which is classified in the San Diego County Circulation Element as a Rural Collector. From the project site westerly to Steele Canyon, Jamul Drive has been improved as a four-lane, undivided roadway within an 84-foot right-of-way. Primary access within the project site is provided by a series of public and private roadways, which have been built to County standards. Streets within the proposed project will be private. The streets will be improved 34 feet wide with concrete curb and gutter. However, to maintain a rural-like atmosphere, four-foot graded walkways on each side shall be provide in lieu of concrete sidewalks. In additional, minimal street lighting necessary for safety is proposed. Access within the Windmill Farms portion of the Specific Plan is provided on a series of public streets. Direct connections between streets within the existing developed area and the new areas surrounding the golf course and resort are not planned.

C. PROJECT PHASING

Development of Loma del Sol has been or will be accomplished in four phases, as described below:

Phase One includes the 38 residential lots within the previously approved Map No. 9664 in the western portion of the site, north of Jamul Drive. These 38 lots have been recorded, and construction of custom homes on the lots is nearly complete.

Phase Two represents the construction pursuant to the Loma del Sol Specific Plan as approved under SPA 85-05. This initial development consisted of construction of the residential portion of the project north of Jamul Drive, the golf course, and related clubhouse facilities. The project entryways were also be improved. Also, originally planned for this phase was the subsequent development of the second final map unit from TM 4577, consisting of 7 residential lots to be located on the south and east sides of Faraday Ridge Road and Fowler Canyon Road. The completion schedule for this unit is not known.

Phase Three consists of the construction of the proposed residential units south of Jamul Drive. Grading of these residential lots is currently in progress following issuance of a Habitat Loss Permit (HLP 95-03) under the County of San Diego's Interim Loss Provisions for Coastal Sage Scrub and Section 4 (d) of the Endangered Species Act (ESA).

Phase Four will consist of development of the 31 additional single-family lots and the private recreation/exercise facility as proposed by this Specific Plan Amendment.

D. CURRENT PROCESSING, IMPLEMENTATION, EASEMENTS, AGRICULTURAL PRESERVE

1. Concurrent Processing

The Specific Plan Map for Loma del Sol is provided in the exhibits at the back of this document. This map indicates the total development plan and concept for the site. This includes the portions of the specific plan developed pursuant to the prior specific plan approvals, LSP 78-03 and SPA 85-05, as well as the development proposed under this amendment. Local streets, areas of existing and proposed residential lot development (based upon slope criteria), and areas of open space, park, and golf course development are shown. Implementation of the proposed amendment to the Specific Plan will require application for a Rezone (to make minor modifications to the existing RRO Zoning), a Major Use Permit for the proposed recreation/exercise facility), and a Tentative Map (for the additional 31 residential units. Also, a minor deviation to the existing Major Use Permit for the golf course, P85-101, will be required to delete reference to the future resort complex. The proposed rezone, Major Use Permit, and Tentative Tract are being submitted to the County of San Diego concurrent with the Specific Plan Amendment. The minor deviation will be processed as a condition of project approval.

2. Implementation

Zoning for the majority of area within the Specific Plan was previously reclassified from the RR-1, A-70-2, A-70-4, A-70-8, and S-80 zones to RRO as part of the approval of SPA 85-05. This included all the property within Tentative Map 4577. Property located north of TM 4577, within an existing Agricultural Preserve, was retained in the A-70-8 zone. Under the proposed Specific Plan Amendment, the revised project will develop in conformance with the provisions of the RRO zone as applied to the site, as well as with Valle de Oro and Jamul/Dulzura Community Plans. A Tentative Map for the subdivision of Lot 143 into residential lots delineates proposed grading, street and lot design, and the location of existing and proposed utilities for the project. A major

use permit will provide specifications on the size, location, design, and architectural concepts for the proposed recreation/exercise facility. In addition, as required by RRO zoning requirements, site plans in accordance with Sections 2221 and 7150 of the San Diego County Zoning Ordinance will be submitted for all uses, except after site plan review for a main residence, subsequent request for accessory structures will be permitted without a formal site plan, but must be in conformance with Sections 6150 and 4835 of the Zoning Ordinance and this specific plan. To comply with the County Park Lands Ordinance, fees will be paid in lieu of a dedication of park lands. However, a partial credit in park fees may be available as a result of the development of the private recreation facility.

3. Easements

In accordance with SPA 85-05, Tentative Map 4577 designated numerous areas which were to be included in open space easements to the County of San Diego. These easements were subsequently dedicated in conjunction with approval of Final Map 12676 and the grading and improvements plans for the golf course and residential subdivision. These easements were provided as project mitigation to reduce impacts to existing biological resources. An extensive open space area was provided over the majority of the project area south of Jamul Drive for the protection of California gnatcatcher as well as other sensitive plant and animal species. An enlarged open space easement along the Mexican Canyon Creek drainage was provided to protect riparian and oak woodland habitats. Also, in conjunction with that Final Map, some existing easements were abandoned or otherwise realigned to implement the project as well as provide additional protection to biological habitats. An existing 20-foot wide pedestrian and equestrian easement south of Jamul Drive was retained. All utility services in connection with the development of SPA 85-05 were placed underground. All utility services in conjunction with the development proposed under this amendment as well as any other future development will be placed underground.

4. Agricultural Preserve

The provisions of the agricultural preserve contract permit recreation for hire, which includes the existing golf course. Thus, portions of the golf course are located within the agricultural preserve. No residential units exist or are proposed in the portion of the site within the agricultural preserve. In addition, no change in the status of the Agriculture Preserve Contract nor in land use within the preserve lands is proposed.

IV. CONFORMANCE WITH THE SAN DIEGO COUNTY GENERAL PLAN, VALLE DE ORO COMMUNITY PLAN, AND JAMUL/DULZURA SUBREGIONAL PLAN

Section 65451 of the Government Code requires that each Specific Plan report include a detailed listing and discussion of the regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan.

The San Diego County General Plan - 1990 has been developed in compliance with State law and policies determined by the Board of Supervisors and the County Planning Commission to guide the orderly development of future growth within the County. The plan consists of a framework of a number of specific elements (major categories such as land use, housing, open space, safety, etc.) and their associated and interrelated goals and objectives. In addition, the policies and regulations to achieve those goals and objectives are specified. The plan is an integrated set of guidelines to aid the decision-making process concerning the numerous aspects of planned and coordinated future growth. There are a number of goals to be encouraged and practices to be discouraged. The Plan is not intended to precisely control future growth or restrict the rights of property owners; it is intended to provide guidance for fact-finding so that decisions are made with as much awareness of the interrelated factors as possible. The Specific Plan is one vehicle that brings the relevant factors together for specific proposed projects associated with planned growth.

In order to provide a local focus to general plans in San Diego County, community plans have been adopted throughout the County. With the exception of the most easterly portion of Loma del Sol, the project site is within the Valle de Oro Community Planning Area. The most easterly portion of the site is within the Jamul Community Planning Area.

This Specific Plan addresses each of the elements contained in the San Diego County General Plan, Valle de Oro Community Plan, and Jamul Community Plan, and presents the details of compliance of the proposed development with the applicable goals and objectives of each. Each relevant element/subelement goal and policy is quoted verbatim with an analysis of the project as to its conformance.

A. OPEN SPACE

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Open Space Goals

The general Open Space Goals of San Diego County are as follows:

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

These goals can be achieved by promoting participating by the public in planning, programming and financing open space preservation; promoting multiple use of open space to the maximum degree consistent with the characteristics of each area; and by preserving private property rights by regulating private activities to the minimum extent necessary to carry out the public interest in achieving these goals.

b. Conformance with San Diego County Open Space Goals

The overall concept plan and development strategy of the Loma del Sol Specific Plan create a high quality resort visitor complex with clubhouse and a 27-hole championship golf course, together with a valley-view oriented large-lot residential neighborhood. Approximately 248 acres of the site will be devoted to recreation facilities. Tennis courts, a swimming pool, and other recreational amenities may be constructed in Lot 143 of Final Map 12676. Four other lots shall be developed as passive recreation areas. A homeowners association will be formed in order to regulate the construction and landscaping of future homes. Approximately 351 acres (64 percent of the site) will be retained as permanent open space in the golf course, the parks areas, the easterly knoll, and within the residential areas south of Jamul Drive.

**c. Objectives Related to Open Space Goal I:
Health and Safety which Apply to the Proposed Project**

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.
2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.
3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential.

**d. Conformance with Objectives Related to Open Space Goal I:
Health and Safety**

1. Project design is intended to minimize physical alteration of the steepest slopes of the site. The EIR has indicated that the site is not susceptible to volcanic activity of subsurface liquefaction and landslide potential is minimal. On-site soils possess erodibility potential which will be controlled through careful construction and grading supervision by a qualified soils engineer. It is anticipated that fire hazards will be reduced through implementation of the project and extensive landscaping requirements implemented by the homeowner's association. A fire break as approved by the Grossmont-Mt. Helix Fire District is to be cleared along the southern boundary of the site.
2. Approximately 250 acres of the site is within the Mexican Canyon drainage basin with a 100- Flow of approximately 1,633 cubic feet per second (entering property) and 2,730 cubic feet per second (leaving property). All structure and roads will be designed and located appropriately to minimize any adverse polluting effect upon the man-made lakes, pond, and stream side areas. As proposed, the project will not utilize groundwater resources for domestic water needs or for golf course irrigation. It is not anticipated that the residential development of the site will adversely impact these resources.
3. There are no significant geologic risks associated with the site. Appropriate measures will be implemented to ensure that flooding is not a potential risk to the proposed residential development. The planned fire break will provide protection to the site from local fire hazards.

**e. Objectives Related to Open Space Goal II:
Conservation of Resources and Natural Processes
which Apply to the Proposed Project**

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.
5. Encourage the conservation of the habitats of rare or unique plants and wildlife.
6. Encourage the use of minor natural watercourses as local open spaces.
7. Encourage agricultural use of lands with soils which are highly suitable for production of food.
8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.

**f. Conformance with Objectives Related to Goal II:
Conservation of Resources and Natural Processes**

4. Approximately 83% of the property will be developed as building sites, internal streets, and recreation areas. However, when the golf course is included in the amount of open space, approximately 64% of the site will remain as open space. Extensive landscaping utilizing native species will be provided at the golf course, lakes, and parks included in the proposed project, providing potential habitat and nesting area for many species. Development of the site will incrementally add additional air pollutants to the area, although the impact on regional air quality will be insignificant. Open space and recreational areas will be provided adjacent to the stream with appropriate measures to guard against water contamination. Other open space areas will be provided throughout the site, including an open space easement for much of the area south of Jamul Drive. All flood protection measures will be implemented according to the rules and regulations of the Department of Public Works.
5. Several sensitive species of flora and fauna will be moderately disturbed; however; new riparian/wetland habitat will be created adjacent to the man-made lakes and pond. Open space to be dedicated on the hillside south of Jamul Drive will preserve two sensitive plant species and the habitat of the Black-tailed Gnatcatcher.

6. The Mexican Canyon Creek, which will be protected by an open space easement, will be incorporated in the design of the proposed golf course, which will function as open space.
7. The existing agricultural contract permits the use of the site for “recreation for hire,” including uses such as the proposed golf course. (Please refer to the EIR prepared for this project for a complete discussion of agricultural potential of site).
8. The steepest slope, ravines, and rock outcrop areas of the site will be left nearly unaltered by this project.

**g. Objectives Related to Open Space Goal III:
Recreation which Apply to the Proposed Project.**

11. Encourage recreational planning as a part of all major residential development.
12. Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

**h. Objectives Related to Open Space Goal III:
Recreation which Apply to the Proposed Project**

11. New water bodies and associated open space/recreation areas will be provided by the development. Approximately 279 acres of aquatic area and recreational facilities are planned as part of the Loma del Sol Specific Plan. These facilities will include the golf course, tennis courts, swimming pools, etc.
12. The property contains three archaeological sites located in the northern and eastern portions of the property (please refer to the EIR on the proposed project for a complete discussion of onsite archaeological resources). These sites have been investigated to determine the extent and depth of the deposit, and mitigation measures have been included in the EIR to mitigate potential impacts.

**I. Objectives Related to Open Space Goal IV: Distinguish and Separate
Communities which Apply to the Proposed Project**

14. Encourage sound environmental planning practices in all developments.

Conformance with General Plan & Community Plans

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

j. Conformance with Objectives Related to Open Space Goal IV: Distinguish and Separate Communities

14. An Environmental Impact Report (EIR) has been prepared on the subject property. The EIR prepared for the proposed project address major environmental concerns and proposes mitigation measures to reduce impacts to levels of insignificance.
16. Open space areas will be provided adjacent to the golf course, on the steep hillsides, and scattered throughout the project. This open space acreage, including the golf course, comprises approximately 64 percent of the site. The remainder of the property will be developed with internal streets, building sites, and recreational areas. The project sponsor will provide landscaping for the golf course, resort areas and neighborhood parks. In the residential areas, only the building pads will be graded; the remainder of each lot will be landscaped by each individual owner.
17. The project will provide jogging trails in conformance with the recommendations of the Valle de Oro Community Plan and Jamul/Dulzura Subregional Plan, as well as equestrian trails. All trails will be located so as to discourage contact with sensitive plant associations or animal habitat areas.

k. Objectives Related to Open Space Sub-Element: Water Bodies which Apply to the Proposed Project

1. Control Development to assure a minimal adverse polluting effort on reservoirs, lakes, rivers, streams, and ground water supplies.
2. Protect life and property by regulating use in areas subject to flooding.
3. Encourage the preservation of the significant natural features of the county, including the beaches, lagoons and shoreline.

5. Discourage any use of the lagoons that would be incompatible with their natural ecosystems.
6. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.

**I. Conformance with Objectives Related to Open Space Sub-Element:
Water Bodies which Apply to the Proposed Project**

1. The project will provide several aquatic areas consisting of man-made lakes near the Mexican Canyon Creek. Greenbelt golf course recreation areas will be provided adjacent to the Creek. All roadways and structures will be situated in such a manner as to prevent the possibility of pollutant contamination of the stream.
2. No structures for human habitation will be located within the 100-Year Floodplain.
6. Full environmental analysis of the property has been conducted via an Environmental Impact Report (EIR) on the proposed project. Approximately 64 percent of the overall site will be retained as open space.

Approximate erosion and flood control measures will be implemented, according to County standards.

2. VALLE DE ORO COMMUNITY PLAN

a. General Open Space Goal

The general Open Space Goal of the Valle de Oro Community Plan is as follows:

- I. Preserve and regulate the amount of open space within the community including steep slopes, canyons, floodplains, and agricultural lands.

b. Conformance with Open Space Goal

- I. The Specific Plan will develop approximately 160 acres of the site for residential purposes and retain 384 acres as open space (steeper slopes, aquatic and biologically sensitive, golf course, and recreational areas). All development in the floodplain will be initiated in conformance with the findings of the EIR on the proposed project and per standards of the Department of Public Works.

c. Policies and Recommendations Related to Open Space which Apply to the Proposed Project

2. Encourage light agricultural use within the community as a type of open space. (Refer to Land Use Map.)
3. Encourage the planning and preservation of open space in public and private projects.
4. Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslides).
5. Encourage the utilization of open space as a buffer between incompatible land uses.
6. Open space areas in private residential developments shall be utilized to preserve sensitive habitat or viewshed, or may be reserved for the use of the residents, or available for use by the general public. Developments that include open space areas shall provide for future control and maintenance of all open space areas.
7. Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas.

d. Conformance with Objectives Related to Open Space Goal

2. The existing agricultural preservation contract permits the establishment of "recreation for hire," such as the golf course.
3. Approximately 64 percent of the overall site will be retained as open space (golf courses, greenbelt, recreation, aquatic areas, and dedicated open space).

4. The project will create permanent greenbelt in the form of golf courses, lakes and a park. These features will be maintained in conformance with County standards.
5. The existing and proposed project has sited development away from areas of steep slopes and biological sensitivity and has used a clustered approach to locate development within areas of more moderate slopes or within and adjacent to areas of past disturbance by agriculture or other uses.

B. LAND USE

1. SAN DIEGO COUNTY GENERAL PLAN OVERALL GOALS

a. Overall Goals which Apply to the Proposed Project

The Overall Land Use Goal of San Diego County Regional Land Use Element which apply to the proposed project are as follows:

1. Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.
 - 1.1 Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.
 - 1.2 Growth be phased with facilities.
 - 1.3 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

c. Consistency with Overall Land Use Goals

The project proposes development of additional single-family housing in an existing planned community. The prior Specific Plan Amendment (SPA 85-05) provided for the extension of necessary public services to the project area and the protection of biological and other environmental resources through mitigation provisions of the Environmental Impact Report. Therefore, the proposed single-family residential units

can be developed with minimal impact to environmental quality and can be provided necessary services and facilities efficiently from existing infrastructure.

2. LAND USE GOALS

a. Land Use Goals which Apply to the Proposed Project

2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.

2.3 Retain the rural character of non-urban lands.

b. Conformance with Land Use Goals which Apply to the Proposed Project

2.2 The proposed specific plan amendment will result in residential development in an area previously subdivided with necessary infrastructure available to provide necessary public and private services.

2.3 The proposed development utilizes a vacant parcel surrounded by a residential/golf course community previously identified for a resort-complex. Design controls will be required of the development to retain a rural-like character.

3. ENVIRONMENTAL GOALS

a. Goals which Apply to the Proposed Project

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

b. Consistency with Environmental Goals

- 3.1 Design and mitigation measures were incorporated into the implementing permits associated with the prior Specific Plan Amendment (SPA 85-05) which preserved large areas of sensitive resources within the Loma del Sol Specific Plan. The proposed project is located in an area that was previously planned for resort development and contains no sensitive species. Therefore, no additional resources will be adversely impacted.

4. CAPITAL FACILITIES

a. Capital Facilities Goals which Apply to the Proposed Project

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

b. Consistency with Capital Facilities Goals which Apply to the Proposed Project

- 4.1 Existing infrastructure, provided with the development of the golf course and surrounding residential community, is available to provide necessary public services to the proposed project. Public service letters from affected agencies have indicated their ability to serve. The elementary and high school districts have indicated overcrowding conditions exist in the area's elementary and high schools respectively and that this project will result in an additional cumulative impact. However, the additional impact is small since only 11 elementary and 9 high school students are expected to be generated by the project. The project applicant will mitigate for project's expected cumulative impact by contributing school fees to each of the effected school district.

5. HOUSING AND SOCIAL GOALS

a. Housing and Social Goals which Apply to the Proposed Project

- 5.1 Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.

b. Consistency with Housing and Social Goals

- 5.2 Generally, projects located in the Estate Category of the Regional Land Use Element designated with the Estate and Multiple Rural Use Land Use Designations would require parcel sizes from 2 acres to 20 acres. Resulting residential development on parcels of this size are normally affordable to the very affluent households. The proposed 13,000 lots will allow homes to be sold at prices affordable to more County residents than would have been the case with a non-clustered project.

6. LAND USE POLICIES

a. Policies which apply to the Project

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

Where authorized, parcel sizes of two to twenty acres or larger will be permitted depending on the slope criteria in the underlying community or subregional plan land use designations.

Clustering will be permitted in any land use designation found compatible with the Estate Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or “clustered,” throughout on-site transfer of density, rather than distributed evenly throughout the project site in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.

(17) Estate Residential

This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres (gross) or larger are required depending on the following slope criteria.

Where the average slope of a proposed parcel does not exceed 25%: two-acre minimum parcel size.

Where the average slope of a proposed parcel is greater than 25%: four-acre minimum parcel size.

Clustering when located within the Country Residential Development Area or Estate Development Area Categories of the Regional Land Use Element (Policies 1.55 and 1.3) is permitted within this designation. The development shall be governed by the applicable Regional Policy.

(18) Multiple Rural Use

This Designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use Designation is typically, but not necessarily exclusively, applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services.

(20) Agricultural Preserve

Within this designation, the minimum parcel size shall be eight acres; provided that where a land conservation contract specifies a larger parcel size, the contract shall govern.

Clustering when located within the Country Residential Development Area, Estate Development Area or Rural Development Area Categories of the Regional Land Use Element (Policies 1.55, 1.3 and 1.4) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable Regional Policy and zoning regulations.

b. Consistency with Land Use Policies

Thirty-one additional residential lots are proposed by the project. This results in an overall density of 214 residential lots within the 544-acre Loma del Sol Specific Plan or .39 dwelling units per acre. This density remains below the maximum permitted density of .5 dwelling units per acre in the Estate Development Area and is therefore consistent with Policy 1.3. The proposed project continues use of clustering of residential lots that was utilized in the original development of the project under SPA 85-05 and the implementing tentative map TM 4577. Although changes in the clustering provisions of the Estate Development Category and the Estate and Multiple Rural Use designations of the Jamul/Dulzura Subregional and Valle de Oro Community Plans would now normally require a minimum parcel size of 1 acre, Policy 3.5 of the Land Use Element (Existing Subdivided Areas, see discussion below) has been applied which permits the 13,000 square foot lots.

No changes are proposed for that portion of the project located with the Agricultural Preserve (20) designation. This portion of the project is presently developed with the Steele Canyon Golf Course in accordance with SPA 85-05 and Major Use Permit P85-101.

7. VALLE DE ORO COMMUNITY PLAN: LAND USE ELEMENT

a. General Residential Land Use Goals which Apply to the Proposed Project

The general Land Use Goal of the Valle de Oro Community Plan which applies to the Proposed Project is as follows:

1. Provide for gradual residential growth and encourage development only in areas where necessary public services and facilities are easily provided.

b. Consistency with Residential Land Use Goal

- I. The proposed Loma del Sol Specific Plan Amendment will provide 31 additional residential lots, representing a gradual increase in density , for a new total of 214 lots within the entire specific plan area. The new residential lots will be provided on the site formerly designated for the resort complex. This site has all existing infrastructure necessary to provide needed public services and facilities.

c. Residential Policies which Apply to the Proposed Project

1. Promote planned residential developments and planned mobile home developments where compatible with surrounding development.
2. Encourage flexibility of building type in all residential development through parcel zoning and planned residential development review.
10. Maintain existing residential and agricultural character in the eastern portion of the plan by limiting residential densities to a maximum of 2 dwelling units per acre.
11. Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods.
12. Encourage the use of innovative development to avoid the monotony of tract development.
14. Require an absolute one-acre minimum parcel size for development, in areas which are outside of the Current Urban Development Area boundary, except for Specific Plans over 500 acres in size designated as such on the Valle de Oro Community Plan Map: such specific plans shall have specific lot sizes limitations based on language in the Valle do Oro Community Plan regulating the Specific Plan Area.
15. Require clustered projects throughout the Valle de Oro Community Plan Area to be of similar scale and intensity to surrounding development potential under the General Plan and Zoning.

d. Consistency with General Land Use Policies

1. While the proposed Specific Plan Amendment will not be implemented using a planned residential development pursuant to Section 5800 of the County Zoning Ordinance, the existing Specific Plan Design and Implementation requirements will be maintained to insure that the new residential construction is consistent with that of the balance of the project and the surrounding area. Also, the proposed project has many of the characteristics of a planned residential development, such as common area landscaping, private streets, and the private recreation facility. The recreational facility will be authorized and constructed pursuant to a concurrently filed major use permit.
2. The existing Specific Plan design and implementation requirements will be maintained for the proposed residential construction. These requirements dictate diversity in architectural styles, variations and increases in setbacks, and other guidelines which are intended to retain a rural-like setting.
10. The proposed Specific Plan Amendment will result in residential development consistent with the surrounding Specific Plan. Minimum lot size, setbacks, and building design criteria in the existing Specific Plan will be applied to the new residential development.
11. The proposed Specific Plan Amendment will result in development of a residential project within an area existing subdivided community. Suburban or urban land use is not expanding into a previously rural area.
12. Existing Specific Plan design criteria will be applied to the development of the project which requires diversity to the siting and construction of residential units.
14. Application of Policy 3.5 of the Regional Land Use Element allows development of this site with a lot-size less than one acre. This policy, which applies to areas at least 80% subdivided, permits development consistent with existing zoning even though the zoning may not be consistent with the current goals of the Regional Land Use Element.
15. The proposed Specific Plan Amendment and concurrent implementing permit applications will result in development consistent with the balance of the Loma del Sol Specific Plan.

f. Agricultural Land Use Policies which Apply to the Proposed Project

1. Encourage the preservation of all active and productive crop-bearing agricultural lands by appropriate means.
2. Encourage additional light agricultural development in appropriate areas.
3. Require subdivisions in the eastern portion of the plan area to be designed in such a way that newly created lots may be used for avocational agriculture if the owner desires. Areas to be preserved as natural open space shall be included in open space easements.

g. Consistency with Agricultural Land Use Policies

- 1-2. The portion of the project site north of the area within the Tentative Map area is currently designated as an agricultural preserve. Land use in this portion of the project will be limited to the proposed golf course, which is permitted as a “recreation for hire” use under the existing agricultural preserve contract.
3. This policy is meant to apply in areas with larger lot size requirements as required by Zoning and the Regional and Community Plan. The clustered design of the project, which allowed for development of the golf course and the preservation of large areas of natural habitat in permanent open space easements, will generally preclude avocational agriculture.

h. Community Design Goals and Policies which Apply to the Proposed Project

Community Design Goal:

Preserve, maintain, and enhance distinct community identities within the Valle de Oro planning area by encouraging quality design and appropriate land use patterns.

2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects.

5. Encourage the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments.
6. Encourage the maintenance of all private property, including prompt disposal of trash and abandoned vehicles and support recycling programs.
7. Limit the construction of streetlights, sidewalks, curbs and gutters in rural areas (densities two dwelling units per acre or less) in keeping with surrounding character and public safety requirements.

i. Consistency with Community Design Land Use Objectives which Apply to the Proposed Project

1. The Specific Plan will create a unique recreational and residential community in an area of significant rural character and natural beauty.
2. The project will create natural habitat and open space. Approximately 66 percent of the property will remain as open space after project completion.
3. Significant natural land forms (steep slopes and rock outcrops) will be preserved. The EIR prepared for the proposed project identifies significant biological resources present on-site and offers appropriate mitigation measures, which will be incorporated into the Loma de Sol Specific Plan.
4. All signage included in the golf course and other recreation portions of the project will be designed to be compatible with the rural character of the project vicinity.
5. Adequate off-street parking spaces will be provided in the recreation and residential portions of the proposed project.
6. A property owners association will be formed to ensure continued maintenance of all shared areas within the residential portions of the proposed project. Maintenance in the commercial portion will be provided by the ~~resort and~~ golf course operators.
7. The design of the Specific Plan will incorporate rural-like features throughout the project. Construction of streetlights, sidewalks, curbs and gutters, and white reflective paved surfaces will be reduced to the extent possible.

8. JAMUL/DULZURA SUBREGIONAL PLAN

a. General Land Use Goals which Apply to the Proposed Project

The general Land Use Goals of the Jamul/Dulzura Subregional Plan which apply to the proposed project are as follows:

- I. Encourage development of the land in such a manner as to retain the existing rural atmosphere of the community.
- III. Direct urban density residential and commercial land uses to the region's more level land in the imported water service area. Outside the imported water services, areas should have low density residential and agricultural land uses.

b. Consistency with Land Use Goals

- I. As discussed above, the proposed project will be designed to be compatible with the rural character of the community, through the use of extensive open space and other design features.
- III. Development of residential, golf course and other recreational uses will occur within the service area of the Otay Water District.

c. Residential Policies that Apply to the Project

- 5. When imported water is available, the clustering of dwelling units is compatible and encouraged in the rural areas under the following circumstances:
 - a. The minimum parcel size of all parcels is at least one net acre.
 - b. Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.
 - d. The proposed development will have no more serious effect on the natural environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.

- e. The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering in the existing land use designation.

d. Consistency with Applicable Policies

- 6. The site for the proposed Specific Plan Amendment is designated Multiple Rural Use on the Subregional Plan. The project proposes clustering of residential lots less the one acre specified by Policy 5. However, Policy 3.5 of the Regional Land Use Element is being applied to project. This Policy permits subdivision of parcels consistent with existing zoning even though the proposed subdivision may not be consistent with another adopted policy of the Subregional or Regional Land Use Element. The site is situated in an area that is at least 80% subdivided.

C. CIRCULATION ELEMENT

1. SAN DIEGO COUNTY GENERAL PLAN

a. Road Network Objectives

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

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

b. Consistency with Road Network Objectives

Access to the site will be via Steele Canyon Road and Jamul Drive. Requirements of the County with respect to implementation of internal street systems will be included as a condition of the Tentative Map to be submitted for development of the parcel. Jamul Drive is designated on the plan as a "Rural Collector" with an 84-foot right-of-way and will be constructed as a four-lane undivided roadway by the project sponsor as part of the proposed project.

2. VALLE DE ORO COMMUNITY PLAN

a. General Transportation (Circulation) Goal

- I. Provide a balanced, coordinated transportation system which will provide safe, efficient circulation within the community, that will effectively connect Valle de Oro to neighboring communities, and which will complement existing and future land use patterns.

b. Consistency with Transportation (Circulation) Goal

- I. Loma del Sol will utilize private internal streets, which will be developed to County of San Diego standards. Jamul Drive will be provided with an 84-foot right-of-way per County requirements. Currently designed to collector standards, Jamul Drive has been widened to accomodate a four-lane, undivided road section. All internal streets will be designed in such a manner as to be rural in character.

An irrevocable offer of dedication has been made over Loma del Sol Avenue, Stonefield Drive, Ashley Park Drive, and Farraday Ridge Road.

c. Policies and Recommendations Related to Transportation Goal which Apply to the Proposed Project

3. Require road design within the community which is compatible with the topography and landscape and minimizes grading.
4. Require design of all road improvements that maximizes environmental and aesthetic considerations consistent with safety needs.
8. Encourage the separation of facilities for pedestrian, bicycle and motor vehicle traffic in order to minimize conflict and to insure safe movement throughout the community.
10. Curb, gutter, sidewalk, and streetlights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-third acre each.

d. Consistency with Policies Related to Circulation Goal

3. All roadways constructed throughout the project will be designed in such a manner as to reduce topographic alteration.
4. Proposed roads will be designed and constructed in accordance with the design guidelines of the Loma del Sol Specific Plan and in compliance with the County Standards. Internal roads will be private allowing for reduced right-of-way and improvement widths which will help retain a rural-like character to the project. However, road design, including vertical design speed and horizontal centerline radius standards will meet County road standards.
8. The Specific Plan will implement hiking and jogging paths adjacent to roadways throughout the property to reduce unnecessary vehicle trips and encourage access to recreational facilities. These paths will be designed and placed in accordance with standards set by the Community Plan and County of San Diego.
10. Roads constructed to County Standards for private streets will be provided. This improvement will consist of asphaltic concrete over approved base with concrete curb and gutter. However, in order to retain a rural-like character in accordance with the adopted goals of the Loma del Sol Specific Plan, graded walkways in lieu of concrete sidewalks will be provided. Streetlights will be provided only as determined necessary to provide for traffic safety.

3. JAMUL/DULZURA SUBREGIONAL PLAN

a. General Circulation Goal

The general Circulation Goal of the Jamul/Dulzura Subregional Plan is as follows:

1. Establish a transportation system which will provide for safe, efficient travel throughout this rural community and enhance the beauty, quality and atmosphere of the Jamul/Dulzura Subregional Planning Area.

b. Consistency with Circulation Goal

- I. The proposed project is compatible with this Goal. See discussions above.

c. Policies Related to the Circulation Goal which Apply to the Proposed Project

1. Road design within the community shall be compatible with topography and landscape and minimizing grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.
 3. All subdivisions, residential or commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.
 5. In order to keep the rural character of the community, it is important to retain dark skies. Therefore, street lighting should be of the type as to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.
- II. Include Fire Safe Road Standards as criteria for County evaluation of proposed road and subdivisions.

d. Consistency with Policies Related to the Circulation Goal

1. The proposed project is compatible with this objective. See discussion of Policies 3, 4, and 10 under Section 2.d above.
3. As noted above, all internal roadways will be designed so as to be compatible with the rural character of the community. Construction of sidewalks will be reduced to that which is necessary for pedestrian safety.
5. All street lighting will be designed to limit to the extent possible the impact on astronomical dark sky, while providing adequate light to promote safe circulation. The proposed project will comply with County of San Diego Ordinance 6900, and requirements herein, to reduce nighttime lighting levels.
11. All project roadways will be designed in keeping with Fire Safe Road Standards.

D. RECREATION

**1. SAN DIEGO COUNTY RECREATION SUB-ELEMENT:
THE LOCAL PARK PLAN**

a. Recreation/Local Park Plan Policies

3. Recreational facilities and services provided by private agencies and commercial enterprises should be evaluated and taken into account to avoid duplication when planning for public recreational facilities. However, proper recreational facilities must still be provided for those for whom the non-public facilities are inappropriate or unavailable.
11. Utilize the Park Lands Dedication Ordinance to define the LPPA's and to facilitate the collection and distribution of funds for the acquisition, expansion and development of local parks to the extent allowable under State Law.

b. Consistency with the Recreation/Local Park Plan Policies

3. The private recreation/exercise facilities proposed by the project will be an adjunct to the recreation opportunities provided by the existing golf course and clubhouse facilities. These facilities will provide recreation opportunities for the residents of the Steele Canyon Development that are not available from public facilities within the local area.
11. Park Fees will be paid by the project proponent based from the Park Lands Dedication Ordinance. The assessment will be based on the existing Local Park Planning Area as provided by Section 810.106 of the County Code. Partial credit for the provision of the private facilities may be available to the developer, as provided by the Ordinance.

c. General Riding and Hiking Trails Goal

1. Establish and protect an enjoyable, efficient, and safe network of public/riding and hiking trails.

d. Consistency with the Riding and Hiking Trails Goal

1. No additional trails are proposed within the proposed Specific Plan Amendment. However, a significant public trails network was dedicated and improved as part of the implementation and development of the project approved under SPA 85-05. The trails are located along Jamul Drive as well as along interior private streets within the project. These trails will provide connection to the larger trail network as the network expands.

2. VALLE DE ORO COMMUNITY PLAN

a. General Recreation Goal

- I. Support the establishment of a well-balanced system of natural parks and recreational facilities which preserve natural terrain, vegetation and wildlife sanctuaries, and will enrich the lives of all residents within the community.

b. Consistency with Recreational Goal

- I. The Specific Plan Amendment will provide additional recreational facilities and opportunities within an existing residential environment that already provides extensive areas of dedicated open space, a golf course, public trail system, and other recreational pursuits.

c. Policies related to the Recreational Goal which Apply to the Proposed Project

12. Provide a system of riding and hiking trails and open space easements that will link parks, schools, view sites, and commercial areas with residential areas. Such a system shall be a part of a County implemented riding and hiking network for Valle de Oro. The County will aid the Community in seeking appropriate funding services for maintenance of this trail system.
13. Encourage parks which will preserve and protect unique resources including any archaeological sites.

d. Consistency with Objectives Related to the Recreation Goal

12. No additional trails are proposed within the proposed Specific Plan Amendment. However, a significant public trails network was dedicated and improved as part of the implementation and development of the project

approved under SPA 85-05. The trails are located along Jamul Drive as well as along interior private streets within the project. These trails will provide connection to the larger trail network as the network expands.

13. The EIR prepared for the proposed project identifies the existence of archaeological resources on the property. Mitigation measures included in the EIR have been incorporated into the Loma del Sol Specific Plan.

3. JAMUL/DULZURA SUBREGIONAL PLAN

a. General Recreation Goal

The general Recreation Goal of the Jamul/Dulzura Subregional plan is as follows:

- I. Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area which will meet the distinctive needs of the community and enrich the lives of the residents.

b. Consistency with the Recreation Goal

- I. The proposed project incorporates a 27-hole championship golf course, clubhouse, private recreation facility, public equestrian trails, and associated recreational opportunities which are consistent with the Recreation Goal.

c. Policies Related to the Recreation Goal which Apply to the Proposed Project

9. Strict controls prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.
10. Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis, and handball courts, swimming pools, picnic areas, etc.

d. Consistency with Policies Related to the Recreation Goal which Apply to the Proposed Project.

9. Through the establishment of golf course, resort, and residential uses, the proposed project will serve to eliminate off-road use within the project site.

10. As discussed above, a major component of the proposed project is the championship golf course, clubhouse, private recreation center and related recreational opportunities. These will be built and maintained by the project sponsor.

E. SEISMIC SAFETY

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Seismic Safety Goals

- I. The Seismic Safety Element Goal is to minimize the loss of life; minimize damage to public and private property; and minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

b. Consistency with the Seismic Safety Goals

- I. The design and planning of the proposed project will incorporate consideration of seismic safety to minimize the loss of life and destruction of property.

c. Policies related to Seismic Safety Goal which Apply to the Proposed Project

2. Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist.

d. Consistency with Objective Related to the Seismic Safety Goal

2.
 - a) The EIR prepared for the proposed project found that there are no significant seismic risks associated with development of the site for residential purposes.
 - b) All grading will be in conformance with County standards, per on-site recommendations of a qualified soils engineer.

2. VALLE DE ORO COMMUNITY PLAN

a. General Seismic Safety Goal

- I. Support the goal and objectives of the Seismic Safety Element of the County

General Plan.

b. Consistency with Seismic Safety Goal

- I. As noted above, the proposed project is consistent with the goal and objectives of the Seismic Safety Element of the San Diego County General Plan. Thus, the project is consistent with this Goal.

F. SCENIC HIGHWAYS

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Scenic Highway Goal

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

b. Consistency with Scenic Highway Goal

A detailed discussion of this element is not relevant to the proposed Specific Plan, since none of the routes pass through or are in close proximity to the subject property.

2. VALLE DE ORO COMMUNITY PLAN

a. General Scenic Highway Goal

- I. Utilize scenic highway corridors as one method of protecting and enhancing the appearance of scenic, historical, and recreational areas.

b. Consistency with Scenic Highway Goal

- I. No designated Scenic Highway passes through or lies immediately adjacent to the boundaries of the Specific Plan. All internal streets will be constructed in such a manner as to be "rural" in appearance and conform to the existing topographic constraints of the site.

3. JAMUL/DULZURA SUBREGIONAL PLAN

a. General Scenic Highway Goal

1. The early designation of a scenic highway system which will provide attractive and scenic travel routes within the Jamul/Dulzura Subregional Area.

- b. Consistency with Scenic highway Goal**

A detailed discussion of this element is not relevant to the proposed Specific Plan, since no scenic routes pass through or are in close proximity to the subject property.

G. PUBLIC SAFETY

- 1. SAN DIEGO COUNTY GENERAL PLAN**

- a. General Public Safety Goals**

The general Public Safety Goals of the San Diego General Plan are:

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

- b. Consistency with Public Safety Goals**

- I-III. Project planning for the Loma del Sol Specific Plan includes compliance with land use intensity and slope requirements of the Valle de Oro and Jamul Community Plans. Geologic, hydrologic, and topographic concerns will be mitigated to ensure adequate protection of public health, safety, and general welfare. Residential development, irrigation, landscape controls, and a fire break will reduce brush-related fire hazard potential. Criminal activities will be controlled via services provided by the County Sheriff's Department. All additional public agencies have been contacted and have acknowledged their ability to serve the proposed residential project.

- 2. PUBLIC SAFETY SUB-ELEMENT: FIRE PROTECTION**

- a. Policies Related to Public Safety/Fire Protection**

1. The County shall seek to reduce fire hazards to an acceptable level of risk.
2. The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.
3. The County will support the planning and coordinate implementation of a county-wide fuel break and fuel management system.
4. The County will support the improvements of the delivery of fire protection services through functional cooperation of fire agencies, and seek political consolidation which may lead to a unified county wide fire protection system.
5. The County will expand its database on fire hazards including the history of past fires, potential fire, hazardous conditions and new techniques in fire suppression and prevention and related disciplines. It will also utilize other available data bases such as the State's recently initiated California Fire Incident Reporting System (CFIRS) program.

b. Consistency with Policies Related to Public Safety/Fire Protection

1. Fire hazard potential to the property will be reduced via golf course and homesite development; installation of a water system, including fire hydrants; and proper irrigation of planned landscaping throughout the Loma del Sol project site. A fire break is planned along the southern boundary, as required by the San Miguel Consolidated Fire Protection District.
2. Water systems (hydrants) and street lines will provide assistance in reducing fire hazards. The property owners association will adopt standards, regulate, and enforce landscaping/irrigation measures to help ensure the individual Homesites meet fire protection standards. All common recreation areas will be planted with native plants where feasible, or irrigated, non-native plants.
3. Not applicable.
4. Assurance of adequate fire protection service has been obtained from the San Miguel Consolidated Fire Protection District.
5. Not applicable.

3. PUBLIC SAFETY SUB-ELEMENT: GEOLOGIC HAZARDS

a. Policies Related to Public Safety/Geologic Safety Sub-Element

1. The County will establish standards and criteria to reduce geologic hazards and enforce them by adopting new codes and ordinances or strengthening existing ones.
2. The County will continue to pursue erosion and landscape control programs through such means as: strict enforcement of the grading ordinance, continued support of the flood plain zoning program, and by requiring soils and geologic reports in hazardous areas.
3. The County will expand research in the field of geologic safety.
4. The County will seek the cooperation of all jurisdictions and agencies involved in the mitigation of geologic hazards.

b. Consistency with Policies Related to Public Safety/Geologic Safety Sub-Element

1. The Specific Plan will include structural design measures and grading precautions to ensure adequate public safety from geologic-related risk potential. At present, the site does not possess significant geologic or hydrologic hazards. The steepest slopes on the site and significant rock out-crop areas will not be developed. These areas will be retained as open space.
2. Appropriate measures will be undertaken to ensure adequate protection of life and property from hazards associated with development in the Mexican Canyon floodplain.

4. PUBLIC SAFETY SUB-ELEMENT: LAW ENFORCEMENT

a. Policies Related to Public Safety/Law Enforcement Sub-Element

1. Encourage and support continued research and the use of new design concepts and technological improvements for the prevention of crime.

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

b. Consistency with Policies Related to Public Safety/Law Enforcement Sub-Element

1. The plans for the Loma del Sol development have been reviewed by the County Sheriff's Department, which has indicated that law enforcement services are available to the project (Sheriff's Master Beat No. 54).

2. See above.

5. VALLE DE ORO COMMUNITY PLAN

a. Objectives Related to Public Safety

1. Encourage coordination between organizations delivering public safety services in order that a high level of service is provided at the lowest reasonable cost to residents.
2. Encourage an educational program to fully inform all citizens in the study area as to of the hazards due to flood, fire, earthquake, and nuclear problems.
3. Support the continued adherence to fire and emergency service standards by public safety organizations within the Valle de Oro area in order that present services levels are maintained.
4. Encourage the County Sheriff to periodically review current protection standards and level of service for the community and to recommend appropriate improvements.
5. Encourage new methods of financing public facilities which will result in reducing costs.
6. Encourage the use of natural drainage areas and streambeds as flood control protection, thereby improving groundwater recharging.

b. Consistency with Objectives Related to Public Safety

1. All appropriate public agencies have been contacted and have acknowledged their ability to serve the needs of the proposed project.
2. Not applicable.
3. The Specific Plan will implement all public safety plans measures required by the San Miguel Consolidated Fire Protection District.
4. The County Sheriff's Department has reviewed the project plans and acknowledged its ability to provide law protection services to the project.
5. Not applicable.
6. The Mexican Canyon Creek and associated floodplain areas will be developed in a manner designed to further stream flow, create aquatic areas and ensure public safety related to residential structures constructed in the floodplain.

H. NOISE

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Noise Goals

The general Noise goals of the San Diego County General Plan are as follows:

- I. The establishment of a coordinated ongoing program to protect and improve the acoustical environment of the County.
- II. The support and enforcement of regulations to control noise at its source.
- III. The establishment and maintenance of programs to reduce noise through control of its transmission paths.
- IV. Establishment of standards and controls to minimize noise at the site of the receiver.

b. Consistency with Noise Goals

- I. The project as approved and developed pursuant to SPA 85-05 was determined not to generate appreciable noise impacts and thus did not require noise mitigation. Internal roads should not convey large volumes of traffic, and will therefore not be significant noise sources. Jamul Drive may eventually generate sufficient traffic volumes to produce noise impacts on lots adjacent to this roadway; however, projected traffic volumes should not cause County noise standards to be exceeded within residential areas. However, in order to insure that noise levels are not exceeded due to traffic on Jamul Drive, prior to submittal of building permit requests for project areas within 180 feet of Jamul drive which are located within an existing noise protection easement, residential construction plans will be reviewed by a qualified acoustical engineer to ensure compliance with applicable County regulations.

The recreation/exercise facility proposed by this project was analyzed for potential noise impacts to adjacent lots. Particular attention was paid to potential impacts resulting from the proposed tennis courts and pool. As a result, design measures have been incorporated into the project which will insure that noise levels on adjacent lots do not exceed residential standards. These measures include construction of a noise attenuation barriers between the recreation facilities and adjacent lots, placing all pool pumps and air conditioning units behind walls, and limiting use of the tennis courts to daytime use.

- II. See No. I above.
- III. Not applicable.
- IV. Not applicable.

2. VALLE DE ORO COMMUNITY PLAN

a. General Noise Goal

The general Noise Goal of the Valle de Oro Community Plan is as follows:

- I. Protect and enhance Valle de Oro's acoustical environment by supporting the control of noise at its source, along its transmission paths, and at the site of the ultimate receiver.

b. Consistency with the General Noise Goal

- I. The project site is currently not impacted by the course of any appreciable noise sources. It is not anticipated that project implementation will produce any significant noise sources, with the possible exception of traffic along Jamul Drive.

c. Policies and Recommendations Related to the General Noise Goal

1. Require the strict enforcement of County noise ordinances.
2. Encourage site design and building design controls to minimize noise emissions from noise courses.
3. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.
4. Support efforts of the County and Cal Trans to further and implement road designs which reduce noise levels.
6. Support limiting truck traffic designated routes to reduce noise in residential areas.

d. Consistency with Objectives Related to the Noise Goal

1. The Specific Plan will comply with all applicable County noise regulations.
2. All appropriate noise mitigation measures, including those discussed in the EIR, will be implemented by the Loma del Sol Specific Plan and subsequent discretionary permits.
3. The design of internal streets throughout the project will be rural in character and not convey volumes of traffic which produce significant noise levels.
- 4-6. Not applicable.

I. HOUSING

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Housing Goals

- I. Ensure that throughout San Diego County, households of all socioeconomic, racial, and ethnic groups are able to obtain a standard, affordable home within an adequate living environment.
- II. Promote the widest possible provision of housing choice by structure type, cost, design, and tenure in all suitable areas of the County.

b. Consistency with General Housing Goals

Population characteristics of the Jamul community and the overall community planning area indicate a predominantly white, mixed life-cycle population with an estimated median household income of \$51,519 per year (according to most recent figures available). Existing land uses adjacent to the project site include a golf course and scattered residential homesites. The Specific Plan will ultimately construct approximately 176 new residential units.

- I. The inclusion of 13,000-square-foot lots will allow homes to be sold at prices affordable to more County residents than might have been the case had the entire site been divided into one-acre to eight-acre lots for custom home construction.
- II. The provisions of a variety of lot sizes within the specific plan area (ranging from large, 12-acre lots to 13,000-square-foot minimum lots within the golf course) will broaden the availability of housing types within the project area.

2. VALLE DE ORO COMMUNITY PLAN

a. General Housing Goal

- I. Support a distribution of housing by structure type, cost, design, and tenure to ensure that households of all socioeconomic groups are able to obtain a standard affordable home within an adequate living environment.

b. Consistency with Housing Goal

- I. The proposed Specific Plan Amendment for Loma del Sol proposes construction of additional golf course-oriented homes in addition to the one-acre and larger homesites previously developed. The development will thus provide additional units, differing in both style and cost. The overall concept plan would create a recreation-oriented residential subdivision in a rural setting with extensive open space, available exercise facilities, and visual amenities.

c. Policies and Recommendations Related to Housing Goal

1. Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character.

d. Consistency with Objectives Related to Housing Goal

1. The project will create a recreation-oriented residential community of 214 dwelling units on approximately 544 acres. This density is compatible with the site's existing Estate Regional Category of the Land Use Element and with the Valle de Oro and Jamul Community Plans by virtue of Policy 3.5 of the Land Use Element, as determined by the County of San Diego. This Policy directs that in areas that are at least 80% subdivided or developed, zoning or land development may be approved on undeveloped portions that would not normally be deemed appropriate for existing land use designations, provided the proposed development is consistent with the surrounding developed uses. In this instance, the proposed 31 additional residential lots will be developed consistent with the balance of residential lots surrounding the golf course in the Loma del Sol Specific Plan.
2. The Specific Plan for development of the site will be compatible with surrounding residential land use. The maintenance of large open spaces and the overall design control maintained by the project sponsor.

J. CONSERVATION

1. SAN DIEGO COUNTY CONSERVATION SUB-ELEMENT: WATER

a. Policies Related to Conservation/Water Sub-Element

2. Decisions regarding the location, size, and timing of water service extensions will be in conformance with adopted growth management policies. (Incorporates Action Program 2.1: Coordinate water service expansion with extension of other needed services and facilities).
13. Decisions regarding the location, size, and timing of wastewater service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies. Sewer service expansion shall all be coordinated with the extension of other needed services and facilities.
14. Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities. For projects requiring an Environmental Impact Report, this information must be a part of this report.

b. Consistency with Policies Related to Conservation/Water Sub-Element

- 2,13, 14. Implementation of the Loma del Sol Specific Plan will generate an increased need for water services in the Jamul community. Golf course irrigation will utilize domestic water supplies. Ultimate domestic and fire protection needs will be determined by consultation between the developer and the Otay Municipal Water District, which has indicated its ability to provide service to the project.

2. SAN DIEGO COUNTY CONSERVATION SUB-ELEMENT: VEGETATION AND WILDLIFE

a. Policies Related to Conservation/Vegetation and Wildlife Sub-Element

1. The County will act to conserve and enhance vegetation, wildlife, and fisheries resources. These actions may include land purchase, use controls such as zoning, the establishment of wildlife preserves under the Williamson Act, purchase at less than fee, and other forms of tax relief. (Incorporates Action Program 1.4: Accept all donations of land which have high wildlife value. Where appropriate, San Diego County shall attempt to enhance donated lands of high wildlife value with other jurisdictions equipped to protect and manage such lands, for other lands more appropriate to County needs. Criteria will be formulated by the Environmental Development Agency to identify lands of high wildlife value).

2. San Diego County shall coordinate with appropriate federal, state, and local agencies to conserve areas of rare, endangered, or threatened species.
3. The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.
16. The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources, and endangered species of plants and animals.
17. No use or development subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision making authority by the Board) would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding concerns. The project sponsor shall demonstrate that no significant adverse impact will occur on such species or provide adequate mitigation measures to protect them.

b. Consistency with Policies to Conservation/Vegetation and Wildlife Sub-Element

1. Only the area south of Jamul Drive consists of native Inland Sage Scrub, the remainder of the property having been previously cleared of natural vegetation for crops and pasturage. A grading permit to create 41 homesites in accordance with Final Map 12676 has been approved for this area following approval of a Habitat Loss Permit (HLP 95-003) through the interim Natural Community Conservation Planning Program established under Section 4(d) of the Endangered Species Act. Under this permit, additional loss of sensitive coastal sage scrub habitat, habitat of the California gnatcatcher and other threatened or sensitive species, was permitted following adoption and implementation of additional mitigation measures. These measures included granting of additional permanent open space easements for the protection of biological resources.

The Specific Plan has created new aquatic/riparian habitat in conjunction with the planned lakes and ponds. These areas will be protected as open space/recreation green belts adjacent to the man-made water bodies. In addition, a large open space easement has been provided south of Jamul Drive to protect the habitat of the sensitive bird species.

Action Program 1.4: The Loma del Sol Specific Plan will develop 45 percent of the overall site with internal streets and homesites, but retain the remaining 55 percent of the property as open space, aquatic, and recreation areas. The project will create riparian/wetland habitat areas in conjunction with the development of the Mexican Canyon Creek. Much of the area of high biological sensitivity has been placed in open space, and biotic resources mitigation has been incorporated into the Loma del Sol Specific Plan.

2. Not applicable.
3. An Environmental Impact Report was prepared for the proposed project. Mitigation measures included in the EIR have been incorporated into the Loma del Sol Specific Plan.
15. Approximately 23 percent of the site will remain in its natural state upon project completion. Developed portions of the site will be revegetated with native species where feasible, or with non-native species. Extensive landscape measures have been planned throughout the Specific Plan area. Erosion control measures have and will be implemented in areas subject to high erosion/landslide potential and on all manufactured slopes.
16. Potential geological/hydrologic problems related to the development plan have and will be mitigated through strict adherence to County grading standards and requirements of the Flood Control District. Soil erosion and drainage concerns have and will be reduced or eliminated through careful consideration of the findings of the EIR on the proposed project in conjunction with the preparation of an updated soils/engineering geology study and on-site supervision by an engineering geologist. Information regarding archaeological and biological resources, including mitigation measures, is included in the EIR on the proposed project.
17. During processing of SPA85-05, The EIR prepared for the proposed project identified one sensitive plant species on the property; one sensitive bird species was also located onsite. No rare or endangered animal species were found to

be present on the site. The sensitive plant species were preserved or re-established as required by the Final EIR for that project; the sensitive bird species will be protected by open space easements on the area in which the birds were located.

3. SAN DIEGO COUNTY CONSERVATION SUB-ELEMENT: MINERALS

a. Policies Related to Conservation/Minerals Sub-Element

6. Within its authority, the County will use those management programs which conserve coarse aggregate and other construction material resources in the entire County to serve present and future demands.
9. The County will, to the extent practical, protect and preserve unique geological features from destruction, damage, or loss.

b. Consistency with Policies Related to Conservation/Minerals Sub-Element

6. No mineral resources of economic value have been identified on the property.
9. The steepest slope and rock outcrop portions of the property will not be developed. Otherwise, there are no unique geologic features.

4. SAN DIEGO COUNTY CONSERVATION SUB-ELEMENT: SOIL

a. Policies Related to Conservation/Soil Sub-Element

6. The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.
8. To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

b. Consistency with Policies Related to Conservation/Soil Sub-Element

6. Loma del Sol will be developed in accordance with the Estate Category of the San Diego County Regional Land Use Element. It is the intent of the Specific Plan to create a residential and resort environment in an attractive rural setting.

8. Grading operations will conform to County standards and will be minimized to preserve the rural character and natural scenic quality of the steeper slope portions of the site. These measures will include substantial replacement plantings of native and non-native vegetation, both in common areas and upon individual lots.

5. VALLE DE ORO COMMUNITY PLAN

a. General Conservation Goal

- I. Promote wise utilization and a planned management of all resources, natural resources, natural and man-made, and prevent wasteful exploration and destruction of these resources.

b. Consistency with Conservation Goal

- I. The project will develop 36 percent of the site for purposes of the construction of residential lots, and road construction, but approximately 64 percent of the site will remain as open space and a wetland/riparian greenbelt.
3. Encourage the strict regulation of the uses of water bodies within the planning area to insure that such uses are compatible with existing ecosystems.
4. Support strict controls over urban wastewater discharge into streams, ponds or other waters.
5. Encourage the use of reclaimed water for irrigation, recreation, and other purposes.
6. Encourage identification and preservation of significant natural drainage areas and allow only uses compatible with flooding, such as agriculture, parks, recreation, riding and hiking trails, and other open space activities.
7. Encourage identification and preservation of significant natural drainage areas and allow only uses compatible with flooding, such as agriculture, parks, recreation, riding and hiking trails, and other open space activities.

f. Consistency with Objectives Related to Conservation of Water Resources

- 3-7. The Mexican Canyon Creek will be incorporated within the proposed golf course. Work along the creek will avoid conflict with adjacent residential uses and safeguard aquatic/riparian habitats. Recreational pursuits, including hiking and jogging trails, are planned adjacent to these open space areas. These actions have been planned in conformance with the goals and objectives of the Valle de Oro Community Plan and will be designed according to the regulations and flood and drainage standards of the Department of Public Works.

g. Objectives Related to Conservation of Vegetation and Wildlife Habitats

17. Require retention of native vegetation on significant portions of Specific Plans and Planned Developments over 10 acres in size.
18. Require use of native species for landscaping where practical for public projects and private projects except for landscaping alongside Circulation Element roadways.
19. Use Land Use Element designations compatible with supporting unique vegetation and wildlife habitat resources.
20. Conserve unique functional plant and wildlife habitats, particularly those supporting rare, endangered, or threatened or depleted species, using Resource Conservation Area designations.
21. Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species.

h. Consistency with Objectives Related to Conservation of Vegetation and Wildlife Habitats

- 17-21. The Specific Plan will incorporate the existing riparian habitat along Mexican Canyon Creek. The riparian habitat within and adjacent to the Creek will be enhanced as mitigation for project related impacts. Additional native vegetation will be planted by the developer and maintained by the property owners association. Where native vegetation is not feasible, the project will utilize non-native species with appropriate irrigation systems to encourage growth and reduce fire potential. Extensive areas have been dedicated as permanent open

space easements for the long-term preservation of sensitive and threatened species. In addition, the mitigation for impacts to a small portion of native habitat that formerly existed on the site now proposed for residential use in lieu of the hotel-resort complex was provided with approval of the original grading and improvement plans. This site was graded in association with development of TM 4577-1 and the golf course.

i. Objectives Related to Conservation of Soils and Minerals

- 24. Require development which is in harmony with existing topography and avoids extensive and severe grading.
- 25. Encourage strict standards to limit soil erosion and identify problem area.

j. Consistency with Objectives Related to Conservation of Soil and Minerals

No unique or high-value mineral resources exist on the property. Project development will minimize grading and serve topographic alteration in accordance with the policies of the Valle de Oro and Jamul Community Plan Areas. Appropriate erosion control and landslide prevention measures will be implemented throughout the project. No areas with soils-related problems have been identified on the site proposed for residential use in lieu of the hotel-resort complex.

k. Objective Related to Conservation: Light Pollution

- 26. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.
- 27. Cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere.
- 28. Cut-off luminaries using low pressure sodium or equivalent monochromatic light sources shall be required for outdoor lighting of nonresidential common facilities such as recreation areas.

Support the development of standards for strict controls concerning illumination pollution.

l. Consistency with Objectives Related to Conservation: Light Pollution

29. Project design will incorporate lighting and illumination which eliminates unnecessary waste of energy and enhances the rural character of the development. The tennis courts proposed for the recreation center will be unlighted.

m. Objectives Related to Conservation of Air Quality

30. Encourage development plans which accommodate non-polluting transportation.
31. Encourage the identification and reduction of sources of air pollution affecting Valle de Oro.
32. Discourage new sources of air pollution in the Valle de Oro area.

n. Consistency with Objectives Related to Conservation of Air Quality

- 30-31. Public transportation is not presently available near the project site. Because shopping facilities are at some distance, trips by bicycle are probably impractical. Extension of bus routes presents the most viable reduction in pollution related to transportation. The project is expected to incrementally contribute pollutants to the area. Otherwise, private vehicles will be the primary means of transportation, as well as the primary source of air pollution.

6. JAMUL/DULZURA SUBREGIONAL PLAN

a. General Conservation Goal

The general Conservation Goal of the Jamul/Dulzura Sub-Regional Plan is as follows:

- I. Carefully manage environmental resources in the Jamul/Dulzura area in order to maintain them for future needs.

b. Consistency with the Conservation Goal

- I. The Loma del Sol Specific Plan represents the culmination of exhaustive studies of the proper management of the site's resources. The recreation-oriented resort community will provide long term recreational opportunities for area residents.

c. Policies Related to the Conservation Goals which Apply to the Proposed Project

1. The preservation of diverse, viable natural habitats and aesthetic resources such as scenic rock outcroppings, ridge tops and mountain peaks should be encouraged.
3. Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources. When necessary groundwater survey reports should be required and should meet the minimum standards specified in the County Groundwater Policy.

d. Consistency with Policies Related to Conservation Which Apply to the Proposed Project

1. The Loma del Sol Specific Plan has been designed so as to preserve ridge lines within the project area, as well as to protect significant rock outcrops and visual features.
3. The project site has historical groundwater and surface water rights, which have been exercised for agricultural production. Municipal water supplies will be utilized for golf course irrigation and potable needs.

K. ENERGY

1. SAN DIEGO COUNTY GENERAL PLAN

a. General Energy Goals

The following goals have been selected as a means of guiding San Diego County toward a wise and rational use of energy:

- I. Assure adequate energy supplies for San Diego County.
- II. Maximize energy conservation and efficiency of utilization.
- III. Minimize environmental impact of energy sources.
- IV. Minimize economic or social impacts of energy supply and demand.
- V. Minimize energy shortages and resulting hardships.
- VI. Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.
- VII. Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.

b. Consistency with Energy Goals

- I. Not applicable.
- II. The Specific Plan will develop with solar access available to all residential lots and golf course and common area facilities in accordance with San Diego County Code Sections 53.119 and 81.401n.
- III. Not applicable.
- IV. Utilization of solar collection systems throughout the project will minimize the project's consumption of fossil fuels.
- V. Not Applicable.
- VI. Not applicable.
- VII. Not applicable.

c. Objective Related to Energy Goals

- 1. Achieve a growth rate in energy consumption of one to two percent per year or less by the year 2000 in San Diego County.

d. Consistency with Objectives Related to Energy Goals

1. Provisions allowing for solar access will reduce project reliance on conventional natural gas and electric utilities; thus reducing overall energy consumption of fossil fuels. The existing subdivision as well as the proposed Tentative Map is a solar subdivision in accordance with Section 81.401(n) of the County Subdivision Ordinance. All residential lots will have a minimum of 100 square feet of unobstructed access to sunlight on the building portion of the lot.

2. VALLE DE ORO COMMUNITY PLAN

a. General Energy Goal

Promote energy conservation so as to preserve natural resources and reduce pollution.

b. Objectives Related to Energy

1. Encourage energy saving transportation.
2. Encourage site and building design which will maximize energy conservation.

b. Consistency with Goal and Objectives Related to Energy

1. Public transportation is not currently available in the vicinity of the project site, but plans are under way to upgrade and expand these services in the Jamul area. Most residents of the development will probably use private automobiles for most transportation needs.
2. The Specific Plan will incorporate building design and construction measures to reduce energy losses associated with poor insulation. All residential units will comply with TITLE 24 energy requirements. The project will be designed as a solar subdivision which will encourage the use of solar water heating in residential structures. These measures will subsequently reduce fossil fuel requirements for the purpose of residential heating in winter and air conditioning in the summer months.

L. PUBLIC FACILITY

1. SAN DIEGO COUNTY GENERAL PLAN

a. Applicable General Public Facility Goal and Policies

Goal: Sufficient Public Facilities of All Types Available Concurrent with Need to Serve County Residents

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.

b. Consistency with Overall Goal and Policies

2.1 All public services and facilities necessary for the implementation of the proposed specific Plan amendment exist and are available, or can be provided for through developer payment of fair share or impact fees. Each service district (water, sewer, fire, police, and schools) has indicated that they are capable of serving the proposed project.

2.2 See response provided for Policy 2.1 above.

2.3 See response provided for Policy 2.1 above.

c. Applicable Park and Recreation Goal and Policies

Goal: Parks and Recreation Facilities That Meet the Recreational, Conservation, Cultural and Aesthetic Needs of County Residents and Visitors

1.1 Utilize the Park Lands Dedication Ordinance to meet the local park needs of new development to the extent allowable under State law.

d. Consistency with Park and Recreation Goal and Policies

- 1.1 The project proponents will pay developer in-lieu fees to help fund area parks. A partial credit may be available for the project's proposed private recreation.

e. Applicable Transportation Policy Applicable to the Proposed Project

- 2.1 New development shall be required to contribute its fair share toward financing transportation facilities.

f. Consistency with Transportation Policy

- 2.1 The project proponent will provide all necessary onsite traffic and street improvements necessary to accommodate the project. The proponent will also provide fair share contributions for area roadways and other transportation facilities.

g. Applicable Flood Control Goals and Policies

Goal Protection of life and property in areas subject to flooding.

Goal Preservation and conservation of floodways in their natural state.

Policy 1.1 Development within floodplains will be restricted to decrease p\the potential for property damage and loss of life from flood and to avoid the need for channels and other flood control facilities.

Policy 5.1 The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

h. Consistency with Flood Control Goals and Policy

Goals No portion of the area Proposed for the Specific Plan Amendment is within a floodplain and no development within a floodplain or other areas subject to flooding will occur as a result of this Amendment. However, appropriate flood control measures and facilities were constructed and approved by the County of San Diego as part of implementation of SPA 85-05.

Policy 1.1 See response to Flood Control Goal above.

Policy 5.1 The project proponent will install appropriate drainage facilities in accordance with adopted County of San Diego Standards in conjunction with the implementing tentative map and final grading and improvements plans. The developer will also pay fair share costs for project-related offsite flood control and drainage facilities.

I. Applicable Law Enforcement Goal and Policies

Goal A Safe Living and Working Environment for San Diego County Residents

Policy 2.1 The County will consider the availability of Sheriff facilities/services in the planning process.

Policy 5.1 The County will require whenever possible subdivision design that aids in crime prevention and law enforcement operations.

j. Consistency with Law Enforcement Goal and Policy

Policy 2.1 The San Diego County Sheriff's Department (Lemon Grove Substation) has indicated that the proposed project would not have a significant impact on law enforcement services for the area.

Policy 5.1 The proposed subdivision to be authorized by the Specific Plan Amendment will provide appropriate street access to all lots within the project. Large front, side, and rear side yards between buildings will provide visibility and access to the residential areas. The proposed recreation facility will provide appropriate security lighting and fencing.

k. Applicable Schools Policy

Policy 1.2 To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development.

i. Consistency with Applicable Schools Policy

- Policy 1.2 The project proponent will be required to pay impact fees to or reach development agreements with the Cajon Valley Union School District and the Grossmont Union High School District.

j. Applicable Fire Protection and Emergency Services Policies

- Policy 1.2 The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.
- Policy 2.1 New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.

k. Consistency with Applicable Fire Protection and Emergency Services Policies

- Policy 1.2 The project developer will meet all requirements established by the San Miguel Consolidated Fire Protection District. The District has indicated that facilities and services are available to serve the project.
- Policy 2.1 Applicable fire mitigation fees will be paid at the time construction for the new residential development and the recreational facility.

l. Applicable Wastewater Policies

- Policy 1.2 Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.
- Policy 1.3 All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.

k. Consistency with Wastewater Policies

Policy 1.2 The Otay Water District (Sewering Agency) has indicated that facilities and services are available to serve the project. Sewer lines exist in streets adjacent to the project. The developer will be responsible for design and installation of public sewer mains along with the usual appurtenances to serve the lots created. Also, the project complies with Board of Supervisors Policy I-107 in that the wastewater expected to be generated by the project can be treated by Otay Water District's Wastewater.

V. CONCLUSION

The preceding report describes the conformance and relationship of the proposed Loma del Sol Specific Plan to the County General Plan, the Valle de Oro Community Plan, and the Jamul/Dulzura Subregional Plan. The overall project has been and will continue to be initiated in compliance with the goals and objectives of all three plans.

A. IMPLEMENTATION

The Loma del Sol Specific Plan has been substantially implemented on a 544-acre site east of Steele Canyon Road and bisected by Jamul Drive, near the community of Jamul. Formal implementation procedures initiated by the developer have and will continue to include the following:

- Submission to the County of San Diego of an application for a Specific Plan Amendment (SPA 85-05), Major Use Permit P85-101 (for the golf course and clubhouse), a rezoning request (from RR-1, A-70, and S-80 to RR over a majority of the specific plan area), and Tentative Map (TM 4577). These implementing permits were filed and approved in accordance with and concurrent with SPA 85-05.

A Tentative Map, Major Use Permit, and Zone Reclassification will be filed to implement the changes to the Loma del Sol Specific Plan proposed by this Specific Plan Amendment.
- All development shall require formal site plan review for conformance to the requirements of this specific plan prior to the issuance of building permits, except that after site plan review for main residences, subsequent requests for accessory structures will be permitted without formal site plan, but must be in conformance with Sections 6150 and 4835 of the Zoning Ordinance and the Loma del Sol Specific Plan.
- Public Agency review of the above documents, environmental documentation, and review by other agencies and the general public.
- Prepare and record a final map; prepare and gain County approval of improvement and grading plans for development of 31 residential lots and a private recreation/exercise facility in lieu of the formerly approved hotel-resort complex; begin project construction.

- Prepare and record a final map for Unit 2 of Tentative Map 4577, prepare and gain County approval of improvement and grading plans; begin construction of this phase.

VI. SPECIFIC PLAN REGULATIONS

GENERAL

1. A maximum of 214 residential dwelling units will be permitted within the specific plan area. This includes the 38 lots previously developed within Map No 9664 of Windmill Farms, excludes the four lots within Map No. 10403 that are now part of the Las Montanas Specific Plan, and includes the 145 lots approved by SPA 85-05.
2. All goals, objectives, and policies of the San Diego County General Plan, Valle de Oro Community Plan, and Jamul/Dulzura Community Plan shall apply.
3. Project design shall conform with the rural nature of the surrounding area.

SPECIFIC

1. Residential

- a. A maximum of 31 additional residential units may be created for a total of 214 for the entire Specific Plan.
- b. Residential dwellings will be single-family, detached units developed with a minimum lot size of 13,000 square feet.

2. Golf Center/Clubhouse/Private Recreation/Exercise Center

- a. The golf course, and clubhouse has been developed in accordance with County of San Diego Zoning regulations contained in Section 2220 through 2225 of the Zoning Ordinance.
- c. The biological reserve open space over lot 150 as shown on TM 4577 shall be maintained.
- d. The private recreation/exercise facility, to be developed in conjunction with the 31 residential lots, will be integrated into the residential and golf course components of the larger development. This shall be done by designing the recreation building's height, mass and bulk, and architecture to be compatible with the surrounding development. The following design guidelines shall apply:

1. Architectural style and exterior building materials shall be similar to and consistent with the existing club house and the design criteria of the Specific Plan. The maximum height limitation is 35 feet.
 2. Landscaping shall be utilized to screen the parking lot area and recreation building from adjacent residential lots. Landscaping shall be used particularly in the front yard and driveway entrance area to reduce recognition of the facility as a recreation facility. Noise attenuation walls and enclosures may be utilized as necessary to reduce potential noise impacts to adjacent lots resulting from pool pumps, air conditioning compressors, the tennis courts, and pool . Architectural features, such as patios and trellaces, shall be incorporated into the design of the recreation building to help simulate the appearance of a residence.
 3. A front yard setback of 20 feet from front property line (24 feet from curb) and a sideyard setback of 20 feet shall be maintained. The driveway into the recreation facility shall be located so as to be aligned with the common lot line between the two residential lots across Devon Drive.
 4. Small locational signs, sufficient to identify the recreation/exercise facility, are permitted at the intersection of Devon Drive and Stonefield Drive and at the driveway entrance.
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- f. The private recreation/exercise facility will provide a range of recreational and exercise opportunities for the use by members and guests of the Steele Canyon Golf Course and Country Club. This facility is meant as an adjunct to the golf course and existing clubhouse.
 - g. Daycare activity may be permitted within the recreation facility but shall be limited to care of children of parents playing golf or using the recreation and exercise facilities. A maximum of 10 children may be cared for at anyone time.
 - h. Prior to use of groundwater or other alternate sources (except raw water imported from outside the Sweetwater Basin), for golf course irrigation, a groundwater study as required by the County of San Diego Groundwater Policy shall be prepared and a specific plan amendment shall be processed.

3. Conservation/Open Space

- a. A system of open spaces, including preservation of the main existing natural drainage course within the golf course area will be provided.
- b. Open space Lot E in the southeast corner of the project site, incorporating the existing natural creek and oak grove, will be retained as open space.
- c. The existing open space easement and pedestrian and equestrian easement located south of Jamul Drive will be modified and maintained as shown on Sheet 2 of the Tentative Map 4577. No brush clearing will be permitted within the open space easement with the exception of that necessary to provide fire breaks as required by the San Miguel Consolidated Fire Protection District or the County of San Diego.
- d. Municipal water supplies will be used for golf course irrigation.
- e. All areas proposed for building or road construction will be tested by a qualified soils engineer prior to grading and development to determine soil conditions. Development will not occur in areas which demonstrate unsafe soil or slope stability characteristics which cannot be adequately mitigated.
- f. Prior to the start of construction, a detailed grading plan showing areas of cut and fill will be prepared by a qualified civil engineer. This grading plan will be reviewed by a qualified engineering geologist to assure slope stability and avoid potential liquefaction hazards.
- g. All cut slopes within the project site will be inspected in the field by a qualified engineering geologist to confirm their stability.
- h. Project grading plans will be prepared concurrent with landscape plans which include suitable vegetation to provide effective erosion control, utilizing to the extent possible low-maintenance native vegetation.
- I. Project construction will be accomplished in such a manner as to minimize fugitive dust generation.
- j. Golf course design and landscape will be accompanied in such a manner as to preserve and complement existing riparian areas within the project site.

- k. Ten-foot-wide equestrian and hiking trails will be provided throughout the Loma del Sol site, along the north side of Jamul Drive, on Stonefield Drive, and on Ashley Park Drive, to the north boundary of the tentative map. 10-foot-wide equestrian and hiking trails will also be provided along the south and east side of Fowler Canyon Road, along the east side of Farraday Ridge Road, and along the south side of Farraday Ridge Road to the boundary. These trails will be offered for dedication to the public.

4. Public Facilities

- a. The project sponsor will work with local service agencies to assure that necessary facilities and services are available to support all phases of the project development. The project sponsor will comply with the requirements of local service agencies regarding the provision of:
 - 1) access, including roads
 - 2) water
 - 3) wastewater collection and treatment
 - 4) police and fire protection
 - 5) public schools
 - 6) energy facilities
- b. The sewer line in Farraday Ridge Road will be extended only to serve units within the Loma del Sol project, and shall not be extended to the property line. This sewer line will be of the minimum size permitted, consistent with maintaining adequate capacity to serve residential units within the Loma del Sol site.

5. Aesthetics and Design

- a. Roof-mounted equipment, including air conditioning, will not be permitted on residential structures and the recreation facility building. Roof-mounted equipment on the clubhouse will be discouraged. If utilized, such equipment shall be totally screened utilizing architectural features of the structure.
- b. Parking and loading areas for project area uses will be designed and landscaped so as to soften views from Jamul Drive and residential areas.

- c. Except where necessary due to engineering considerations, white reflective paving materials will not be used. This is particularly important in areas near streetlights, where reflective paving could impact nighttime darkness.
- d. Internal roadways within the resort areas will be designed to flow with natural contours so as to minimize the need for grading.
- e. Roadway design shall be consistent with the rural character of the proposed development. Construction of streetlights, sidewalks, curbs and gutters shall be limited to that which is required for safe circulation and pedestrian use. Streets shall be private, except for those warranting an offer of dedication due to projected traffic volumes. Minimum graded shoulders and walkways are permitted as necessary to provide for utilities and safe pedestrian use.
- f. All property line fencing shall be on an “open view” design, such as (but not limited to) extruding concrete rail, wrought iron, or white wood rail. Use of block walls or opaque fencing materials will not be permitted, except as necessary for noise attenuation as required as part of the project’s environmental mitigation.
- g. Setbacks between residential units shall be maintained so as to provide for open space corridors between units. Except as required for residential development on Lot 143 (former resort/hotel site) as stated under Subsection h below, a side setback of at least 20 feet shall be maintained for all residential units. No accessory structures shall be permitted in the sideyard setback area. Front and rear yard setbacks shall be as established by the “H” setback designator (except for yards fronting on streets less than 60 feet wide which shall have a minimum front yard setback of 20 feet from property line). In addition to the above requirements, front yard setbacks shall also be staggered within the established building envelope.
- h. Design considerations are provided for residential development on the former resort/hotel site. Opportunities to provide integrated open space areas adjacent to all lots and large sideyard setbacks are reduced due to the pre-determined design of the site as a resort hotel. To require strict adherence to all existing residential design criteria on this site could result in residential development inconsistent with existing home construction. Therefore, in order to encourage future home construction similar in size and character to that of the balance of the Specific Plan area, a reduction in the required sideyard setback from 20 feet to 15 feet is allowed. No other modifications in adopted design requirements

are permitted. Maintained landscaping and other recreational amenities are required in lieu of the reduced open space focus.

6. Drainage

- a. Prior to recordation of a final map pursuant to a tentative map, a drainage plan for the site will be prepared by a qualified civil engineer.
- b. To accommodate onsite drainage, facilities will be provided to pass 100-year flood flows safely through the site, as approved by the County.
- c. Landscape plans will be coordinated with building plans to minimize impervious surfaces within the specific plan area.

7. Outdoor Lighting

To reduce light pollution, all outdoor lighting shall comply with the following requirements:

- a. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.
- b. Cutoff luminaries shall be used which eliminate unwanted light scattering into the atmosphere.
- c. Cutoff luminaries using low pressure sodium lights or monochromatic equivalents shall be required for outdoor lighting of non-residential common facilities, such as recreation areas.
- d. All outdoor lighting shall be installed in compliance with County of San Diego Ordinance 6900.
- e. Street lights shall be installed only where necessary for safety (*i.e.*, at intersections and other critical locations only).
- f. Outdoor recreational lighting related to golf playing activities shall continue no later than two hours after sunset.
- g. The proposed tennis courts shall be unlighted.

VII. DESIGN REQUIREMENTS

A. COMMUNITY DESIGN

1. Development within Loma del Sol including the clubhouse, equestrian trails, residential dwellings and private recreational/exercise facility shall be designed to be compatible with the rural nature of the area. A recognizable design theme shall be established which is compatible with the surrounding environment and reinforces Loma del Sol's rural image.

Natural features should be used to an advantage as design elements, such as natural vegetation, land forms, drainage courses, rock outcroppings, and views.

2. Open view type fencing such as extruded concrete rail, wrought iron, or white wood rail fencing shall be used. The intent is to provide fencing which (a) reinforces its rural setting; (b) allows views into open space areas; and (c) discourages a "cookie-cutter" appearance.
3. No fencing shall be located in any open space easement.
4. The use of consistent, community fence design shall be provided, and shall be designed to enhance the rural character and identity of the entire planning area.
5. Native drought tolerant plant materials arranged in natural "drifts" shall be encouraged.
6. The use of earth tones which reinforce the rural image of the planning area shall be encouraged. Light colors which are generally too reflective shall be discouraged.
7. Commercial appearances such as internally lighted signs or large signage or signs placed to be visible at greater than 200 feet shall not be allowed. Externally lighted signage, except for main entrances, shall not be allowed. Signage plans shall be submitted as part of the site plan or major use permit for the recreation facility/golf course/clubhouse.

B. CLUBHOUSE AND RECREATION FACILITY

1. While no specific architectural style is required, the style selected shall reflect traditional architectural themes as opposed to austere, modern (international) styles.
2. Materials, textures, and architectural detailing shall be consistent with the design theme. Architectural designs shall incorporate traditional, rural, architectural elements which may include:
 - traditional building materials
 - building masses broken into smaller components
 - variations in roof line
 - use of indigenous building materials such as fieldstone, whenever applicable
 - A 35-foot height limitation with consideration for the roof line variations exceeding this height.
4. Colors shall be consistent with the design theme of the clubhouse and recreation facility and compatible with facade materials.
5. The clubhouse shall be integrated with the site and sensitive to the topography.

C. RESIDENTIAL DESIGN

1. Single-family residential structures shall be staggered to provide variety and visual interest to the street scape.
 - Single-family parcels in excess of the one-half acre shall stagger front yard dwelling setbacks \pm 10 feet.
 - Except as specified below for the site formerly identified for resort/hotel development, side yard setbacks shall be 20 feet. For single-family parcels less than one-half acre, the front setbacks shall be staggered within the building envelope established by the “H” setback designator (except for yards fronting on streets less than 60-feet wide the minimum front yard setback shall be 20 feet from the front property line).
 - Residential development on the site formerly identified for the resort/hotel shall require a minimum 15-foot sideyard setback.

2. Single-family dwellings shall provide variety and visual interest to the street scape and major open space areas (golf course, parks, etc.). Recesses, reveals, pop-outs, architectural trim and other elements designed to enhance the architectural image of the dwelling shall be provided.
3. A variety of dwelling footprints and elevation treatments shall be provided. The use of repetitive floor plans and elevation treatments shall be discouraged.
4. Side entrances garages and detached garages shall be encouraged on parcels greater than one-half acre.
5. Except for residential development on the site formerly identified for the resort/hotel, side building setbacks shall be at least 20 feet, to provide variety, enhance the visual interest of the street scape, and maintain an open, rural appearance. Side building setbacks for residential development on the former resort site shall be 15 feet.