SPECIFIC PLAN AMENDMENT for Loma Del Sol

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Located in the Valle de Oro and Jamul/Dulzura Planning Areas

PERMIT NO. SPA 96-007 DPLU ENVIRONMENTAL LOG 96-19-10A

Development Processing

Land Use Planning

Environmental Analysis

Technical Studies

Project Representation



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for **Loma Del Sol**

Located in the Valle de Oro and Jamul/Dulzura Planning Areas

PERMIT NO. SPA 96-007 DPLU ENVIRONMENTAL LOG 96-19-10A

Prepared For: County of San Diego

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CERTIFICATE OF ADOPTION

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the Loma Del Sol Specific Plan Amendment SPA96-007 and that it was considered by the San Diego County Planning Commission on June 25, 2004, and that it was adopted by the San Diego County Board of Supervisors on November 23, 2004 (2)

Attest:

Gary L. Pryor, Director

Department of Planning and Land Use

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I. INTRODUCTION

A. Background

The purpose of SPA96-007 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, in San Diego County. Exhibit 1, the Regional Vicinity Map, page 7, shows the general location of the project. This document amends the existing Specific Plan for Loma del Sol, SPA 96-003, to permit the use of groundwater for irrigation of the existing Steele Canyon Golf Club golf course (approximately 150 acres) and the Steele Canyon Estates Homeowner's Association (HOA) common areas (approximately 12 acres). The project also proposes the replacement of the existing revegetation plan for the open space riparian corridor with an updated and improved Riparian Corridor Revegetation Monitoring Plan (RCRMP). No other changes are requested. SPA 85-05 requires that a groundwater study be prepared to be consistent with County of San Diego regulations, and that a specific plan amendment be processed prior to the use of groundwater. Groundwater studies have been completed. The full text of the GMMP is located within the text of the FSEIR. The design criteria for the BMMP and RCRMP also are located within the text of the FSEIR. 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 96-003 and the discretionary permits filed therewith. However, some statements, policies, and recommendations from SPA 85-05 and 96-003 included herein, which do not have direct bearing on or a relationship to the proposed amendment, have been left unchanged. Revisions to SPA 96-003 focus on those sections pertaining to the use of groundwater by the golf course and the HOA and to a discussion of current conditions in the area.

Since approval of SPA 85-05 in October of 1987 and SPA 96-003 in September of 1996, development of the project, now known as Steele Canyon Golf 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 has been completed throughout the project, with the exception of several dwelling units to be constructed on lots created by Unit 2 of the recorded Final Map.

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. MUP P85-101 will be modified to allow the use of groundwater (when groundwater is available in adequate quantities) for irrigating the golf course and HOA common areas.

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. No zoning changes are proposed with this amendment.

One component of SPA 85-05 has not been implemented, however. A Final Map has been recorded for Unit 2 of the approved tentative map, TM 4577-2, accounting for seven residential units. However, construction of all of the dwelling units has not been completed. SP 96-003 deleted the 376-unit resort complex which was approved as part of SPA 85-05. In place of the resort, 31 residential lots were proposed, and are located on the approximately 17-acre site previously designated for the resort, which is identified as Lot 143 of the recorded Final Map 12676. A private recreation/exercise facility was also proposed for the site, to be available for use by residents of the project and members of the existing Country Club. The recreation/exercise facility has been constructed. With the addition of the 31 residential lots, the total allowable dwelling units for the Specific Plan is 214. This specific plan amendment does not include groundwater use by the privately owned residential lot owners. Exhibit 2, the Vicinity Map, page 9, shows the Specific Plan areas subject to this amendment.

A principal 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 will 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 were 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 96-003 were limited solely to the proposed amendment to allow single-family residential development in lieu of the resort complex on Lot 143. Similarly, revisions to SPA 96-007 are limited to those necessary to permit the use of groundwater by the golf course and HOA when groundwater is available.

Exhibit 2 illustrates the Loma del Sol Specific Plan Area. As shown, the amended specific plan maintains the area and boundary as approved under SPA 85-05 and 96-003, including all of the area within the original Windmill Farms Specific Plan (LSP 78-03), with the exception of a tenacre 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.

The golf course has been in operation since 1991. Exhibit 3, Steele Canyon Golf Club, page 11, shows the existing golf course configuration. During most of the initial planning of the golf course, local groundwater resources were proposed for irrigation. The use of reclaimed water became a politically popular option for large irrigation users in the late 1980s. Steele Canyon proceeded to develop plans to utilize reclaimed water as a source for golf course irrigation. During the Environmental Impact Report (EIR) process, the Sweetwater Authority objected to the use of reclaimed water due to perceived impacts from the project's proximity to the Sweetwater River. To expedite entitlement for the project, Steele Canyon chose to use potable water as the source for golf course irrigation.

Several factors have changed to make the use of groundwater at Steele Canyon appropriate. First, since a potable water connection is already available for the project, groundwater need not constitute the sole source of supply for the golf course. This allows Steele Canyon's proposed groundwater pumping to utilize, and yet not be totally dependent upon, groundwater supplies. As part of the project, Steele Canyon proposes to develop and implement a GMMP. The GMMP is to be approved and administered by the County of San Diego. Conditions of the GMMP are to be incorporated into the Major Use Permit for the project, P85-101 W2. When the Steele Canyon GMMP indicates that abundant groundwater supplies exist, Steele Canyon and the HOA propose to utilize these supplies for irrigating the golf course and HOA common areas. When the GMMP indicates that continued pumping could result in possible impacts to nearby wells or sensitive habitat, onsite groundwater pumping is to be decreased or suspended. In addition, a Biological Monitoring and Management Plan (BMMP) will be implemented to ensure sensitive biological resources are not impacted and they are provided with water during dry periods.

Second, within the past 10 years the scope of development projects in the subregion has been reduced dramatically, resulting in lessened cumulative impacts to groundwater and biological resources. These changes include elimination of 3,008 single family units within the basin. The 1,076 resort units planned in the basin area were also eliminated, and approximately 3,408 acres were placed in open space. The locations of these projects in relation to Steele Canyon are shown on Exhibit 4, Sub-Regional Development - Specific Plan, page 13. The project mitigates all of its project-level and cumulative impacts.

Third, the County of San Diego General Plan Public Facilities Element, Section 13, Issue 5 states that, given the difficulty in importing water, there is a need to encourage the conservation of water and development of secure water sources. This is an impetus for the project proponents to pursue utilization of groundwater for golf course irrigation and HOA common area needs. Imported water will be reserved for potable consumption and for use during times of restricted groundwater use, which will be determined by the GMMP.

Fourth, recently installed irrigation technology and a revised golf course design have significantly reduced the water requirements of the golf course.

Fifth, the project will maintain its connection to the Otay Water District system and will continue to use higher cost imported water, thus preserving the incentive to conserve water use.

The project proposes to amend SP 96-003 to allow usage of groundwater for golf course irrigation and use in the HOA common areas based on:

- Existing water rights;
- The findings of the comprehensive groundwater study;
- County of San Diego General Plan Public Facilities Element which encourages a reliance on secure water sources and greater conservation of water;
- An extensive GMMP which will insure that no other users in the area will be impacted and that groundwater will be used only during periods of surplus water availability; and
- A BMMP and a RCRMP which will ensure sensitive biological resources are not impacted and that they are provided with water during dry periods.

Required permits and additional review are discussed in Section III, Project Description, below.

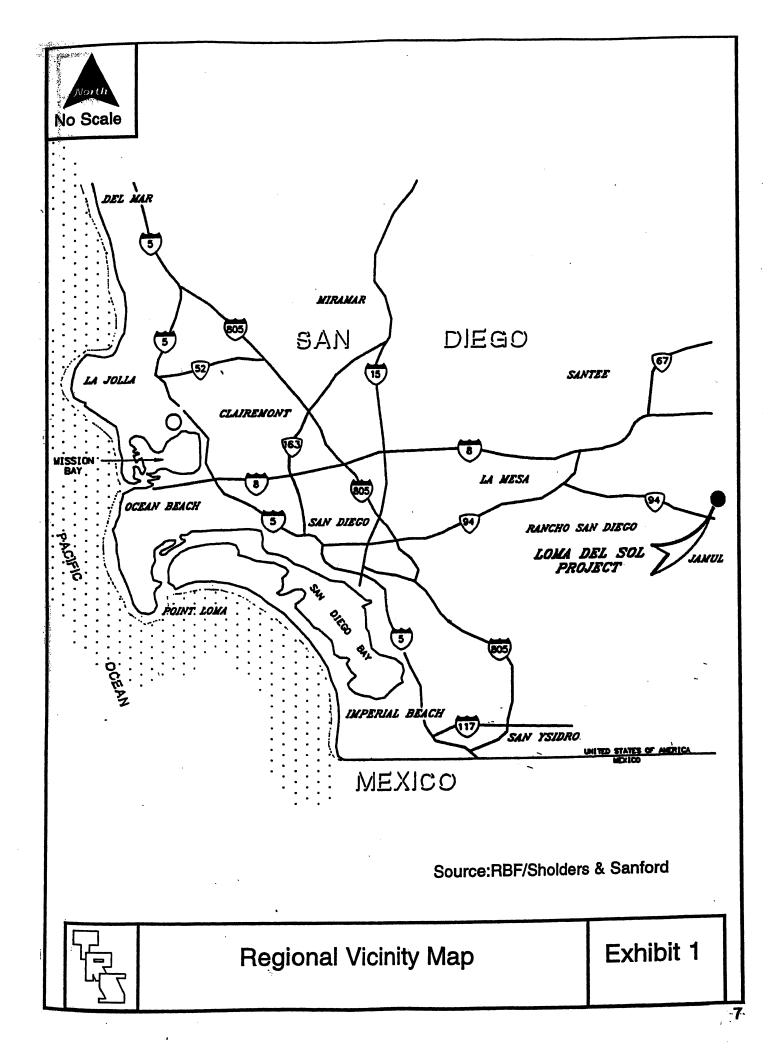
The proposed Loma del Sol project maintains the specific plan boundaries encompassing the existing golf course in the northern portion of the project within the existing agricultural preserve, as shown in Exhibit 2, page 9. Contract provisions related to the agricultural preserve permit recreational 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.

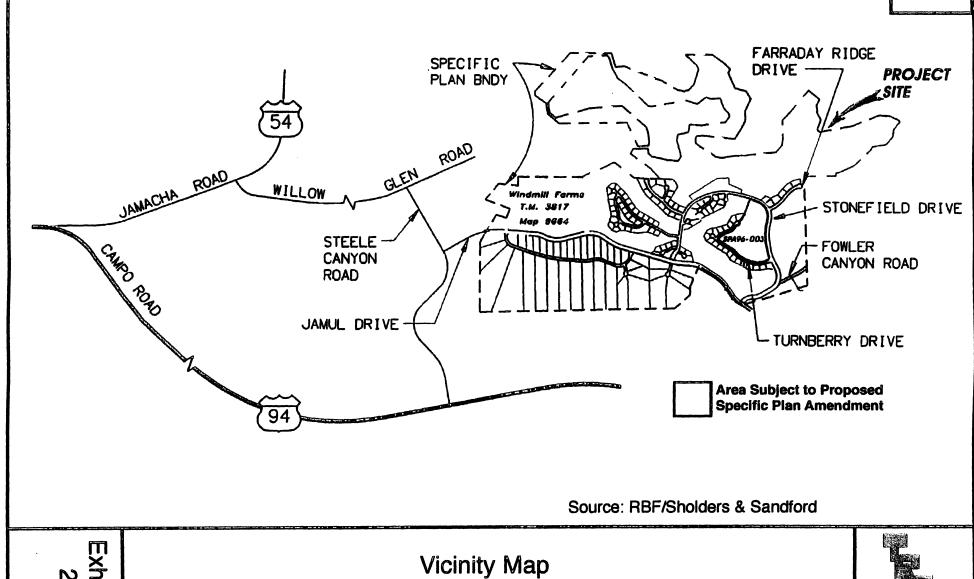
Originally, most of the site was used for agricultural activities. Suburban residential growth pressure, via the medium of property tax increases, diminished the utility of agriculture in the area which led to the approval of SPA 85-05 and development of the existing golf course and residential development.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

B. Purposes

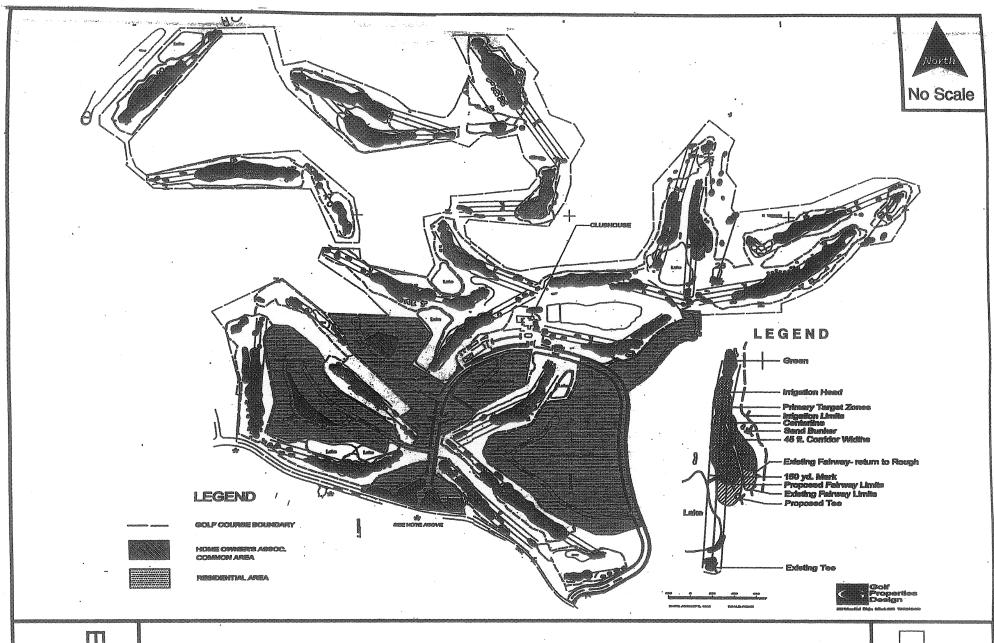
In 1971, California Assembly Bill 1301 was adopted, which established that zoning will be consistent with applicable general plans. Since that time, the California Government Code (Title 7, Article 8, Section 65450 et seq.) has set forth the purpose of the specific plan as the means for the systematic execution of the General Plan. This report has been prepared in compliance with both the spirit and requirements of the above-mentioned guidelines. Since the Loma del Sol project is in an area covered by both 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.







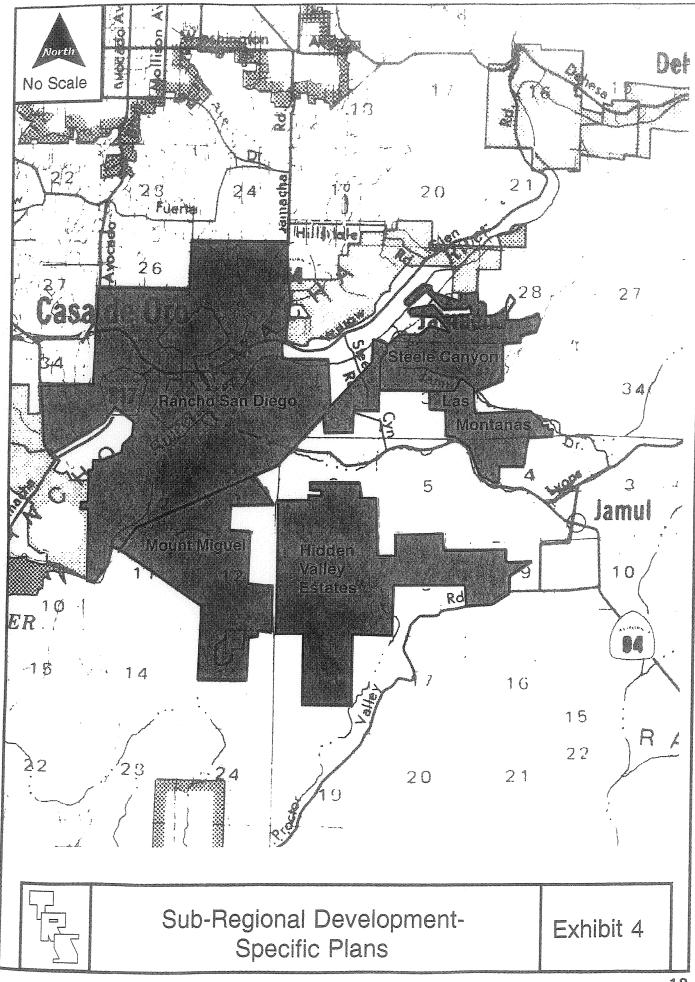
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Steele Canyon Golf Club





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. Exhibit 2, Vicinity Map, page 9, provides a map of the project area and vicinity.

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. 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 developed with large lot-residential and open space use in accordance with TM 4577. The area north of Jamul Drive and south of Stonefield Drive, the subject of SPA 96-003, is developed with estate-residential uses. Mexican Canyon, an intermittent 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 the golf course. The site is located within tributary drainages to the Sweetwater Basin. Exhibit 5, Project Site in Relation to Drainage Basins, page 15, shows the project in relation to drainage basins in the area. Vegetation in the area of the golf course and HOA consists of irrigated turf and landscape areas. Natural vegetation consisting of upland coastal sage scrub and small areas of riparian scrub and other types of vegetation are found within a recorded Biological Open Space Easement that runs along two minor drainages that cross the property. Prior to construction of the golf course, riparian vegetation was scarce in Mexican Canyon.

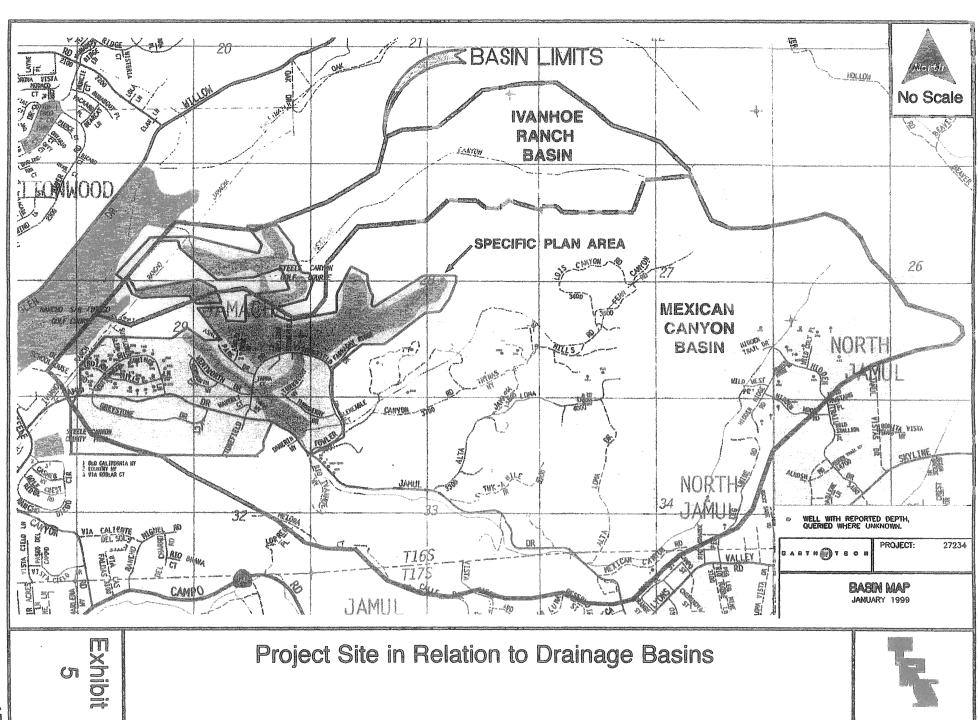
Slope classifications for the project site (not including the existing 38-unit residential development within Windmill Farms) are shown below:

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

SLOPE	ACRES	PERCENTAGE OF TOTAL
0 - 15%	182.8	37%
16-25%	144.5	29%
25-50%	142.0	29%
50% +	24.5	5%
	493.8	100%

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 Specific Plan SP 96-003 to allow the use of groundwater for irrigation of the Steele Canyon golf course and the Steele Canyon Estates Homeowners Association (HOA) common areas. A modification to Major Use Permit (MUP) P85-101W2 will be required to allow for usage of groundwater, installation of required water supply wells, and implementation of the Groundwater Monitoring and Management Plan (GMMP), and the Biological Monitoring and Management Plan (BMMP). The project also proposes the replacement of the existing revegetation plan for the open space riparian corridor with an updated, improved Riparian Corridor Revegetation Monitoring Plan (RCRMP).

Thirty-one new single-family residential lots have replaced 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 was proposed for use by residents and guests of the golf course. The new lots and recreation facility are 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, page 9.

The central feature of Loma del Sol Specific Plan will continue to be the existing Steele Canyon Golf 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 the habitat within the onsite portion of the Mexican Canyon Creek drainage. The project has been proceeding in phases. Phasing is discussed further in Section IIIC. A statistical summary of the revised Loma del Sol project is shown in Table III-A.

TABLE III-A PROPOSED SITE DEVELOPMENT: STATISTICAL SUMMARY

USE	ACREAGE	UNITS
Golf Course/Clubhouse	248.0	
(includes open space easement over riparian area – exact		
locations have been determined by field staking.		
Homesites*	235.7	214
(includes 93.9 acres of open space easement)		
Parks	11.4	
(includes 6 acres of open space easement over oak grove and riparian vegetation within Lot E* of TM 4577-2)		
Easterly Knoll	16.6	
Open Space Easement		
Streets	32.7	
TOTALS	544.4**	214

^{*} Open space easement excludes existing Fowler Canyon Road easement.

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. No structures, roads, or grading are proposed in conjunction with the shift to groundwater use. Therefore, there will not be any building permits or a 'D' Designator required for this aspect of the Specific Plan.

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

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.

Irrigation/Water Usage. The golf course will be irrigated by groundwater and potable water sources. Groundwater will only be used during periods of surplus. During dry periods, groundwater use will be reduced or halted based on the Groundwater Monitoring and Management Plan (GMMP). Please refer to the supplemental environmental documentation for a detailed analysis and discussion of impacts and mitigation measures related to groundwater usage.

- Groundwater: The golf course is located within tributary drainages to the Sweetwater basin and groundwater has been vested for usage by historical rights. Riparian and overlayer rights require no actions to be vested. Technical groundwater studies have been performed to assess impacts on existing resources. The GMMP has been prepared in conjunction with the County of San Diego County Groundwater Ordinance. As part of the GMMP, Steele Canyon/HOA proposes to use groundwater (when available) to irrigate the golf course and HOA common areas. In accordance with the provisions of the GMMP, when onsite and offsite monitoring indicates that continued pumping could result in possible impacts to nearby wells or habitat, Steele Canyon and the HOA will decrease or suspend groundwater pumping. No structures, roads, or grading are proposed in conjunction with the shift to groundwater use.
- Imported water: The golf course is within the Otay Municipal Water District (OMWD), and is currently utilizing approximately 550 acre feet of District water per year for irrigation and potable uses. The golf course will continue to use OMWD water for irrigation usage in times of reduced groundwater levels.
- Biological Monitoring: A Biological Monitoring and Management Plan (BMMP) will be implemented to ensure no sensitive biological resources are impacted as a result of groundwater usage.

• Revegetation Plan: A Riparian Corridor Revegetation Monitoring Plan (RCRMP) is proposed to replace the existing revegetation plan. The plan will include monitoring and reporting functions to ensure the proposal is successful.

<u>Clubhouse</u>. 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

The private recreation/exercise facility is an adjunct to the golf course and clubhouse facilities. Use of this facility is available to members and guests of the Steele Canyon Golf Club. 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 Estates Homeowners Association (HOA) 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 have been developed at the project entry, within the golf course area, and south of Jamul Drive. In addition, thirty-one homes have been constructed on the site formerly designated for the resort/hotel complex under SPA 85-05. Single-family detached residences have been constructed on lots of 13,000 square feet or greater. All homes south of Jamul Drive are 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 is 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 Houses average in excess of 2,500 square feet in size on the south side of Jamul Drive. On the north side, houses have an average size 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 residential development. Provision of open space adjacent to each lot and the maintenance of setbacks between residential buildings to the degree provided for in the balance of the Specific Plan would have significantly reduced 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 were developed within a solar subdivision as required by Section 81.401(n) of the San Diego County Subdivision Ordinance. All lots have at least 100 square feet of unobstructed access to sunlight on the building portion of the lot. This provides 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 all of these lots. These lots are included within the 214 total residential lots approved for the Loma del Sol Specific Plan.

4. Common Areas/Equestrian Trails

Five park sites exist 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 are 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 provide for passive recreation, and enhance the aesthetic character of the residential area. Park areas are maintained by the HOA, as noted below.

HOA common areas are proposed to use groundwater for irrigation when adequate groundwater is available. Homeowner common areas are located along the north side of Jamul Drive, and along both sides of Stonefield Drive and other interior streets of the specific plan area. Common areas also include the main entrance at Jamul Drive and Stonefield Drive and three small park areas located in interior residential areas south of the golf course. One of these, located on Stonefield Drive just east of the golf course club house, includes a recreation facility. The facility is included in the groundwater program. Common areas are included on Exhibit 2, Vicinity Map, page 9.

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 takes access from 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 are private. The streets have been improved to a width of 34 feet with concrete curb and gutter. However, to maintain a rural-like atmosphere, four-foot graded walkways on each side shall be provided in lieu of concrete sidewalks. In addition, minimal street lighting, which is necessary for safety, is proposed. Access within the Windmill Farms portion of the Specific Plan is provided on a series of public streets. There is no direct connection between streets within the Windmill Farms area and the areas surrounding the golf course.

C. Project Phasing

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

<u>Phase One</u> 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 complete.

<u>Phase Two</u> 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 improved. Also, originally planned for this phase was the subsequent development of the second final map unit from TM 4577, consisting of seven residential lots located on the south and east sides of Faraday Ridge Road and Fowler Canyon Road.

<u>Phase Three</u> consists of the construction of the residential units south of Jamul Drive. Grading and construction of these residential lots was completed 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).

<u>Phase Four</u> consists of development of the 31 additional single-family lots and the private recreation/exercise facility as proposed by SPA 96-003.

D. Current Processing, Implementation, Easements, Agricultural Preserve

1. Concurrent Processing

The Specific Plan Map for Loma del Sol is provided in a pocket 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, SPA 85-05, and SPA 96-003, as well as the development proposed under this amendment (96-007). Local streets, areas of residential lot development (based upon slope criteria), and areas of open space, park, and golf course development are shown. A modification to the existing Major Use Permit for the golf course, P85-101, is being proposed to allow groundwater use for the golf course and HOA common areas. The Major Use Permit is being submitted to the County of San Diego concurrently with the Specific Plan Amendment.

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 SPA 96-003, the project was developed 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. The Tentative Map for the subdivision of Lot 143 into residential lots delineates grading, street and lot design, and the location of utilities. The major use permit provides specifications on the size, location, design, and architectural concepts for the 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 were submitted for all uses. After site plan review for a main residence, subsequent requests for accessory structures are 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 have been paid in lieu of a dedication of park lands. The use of groundwater by the golf course, HOA, and the RCRMP will be enforced through conditions added to the Major Use Permit for the golf course.

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 improvement 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-feet 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 have been placed underground. A RCRMP is proposed for the riparian corridor on the site.

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:

- 1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
- 2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.
- 3. Conserve open spaces needed for recreation, educational and scientific activities.
- 4. 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 a clubhouse and a 27-hole championship golf course, together with a valley-view oriented large-lot residential neighborhood. Approximately 248 acres of the site are devoted to recreation facilities. Tennis courts, a swimming pool, and other recreational amenities have been constructed in Lot 143 of Final Map 12676. Four other lots have been developed as passive recreation areas. A homeowners' association has been formed in order to regulate the construction and landscaping of homes and maintain common areas such as roadside landscapes and parks. Approximately 351 acres (64 percent of the site) has been retained as permanent open space in the golf course, the park areas, the easterly knoll, and within the residential areas south of Jamul Drive. Open space has been created to preserve a wildlife resource.

c. Objectives Related to Open Space Design of Private Lands, 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 Design of Private Lands, 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. Fire hazards are 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 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-year flow of approximately 1,633 cubic feet per second (entering property) and 2,730 cubic feet per second (leaving property). All structures and roads have been 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. It will, however, utilize groundwater for irrigation of the golf course and HOA Common areas, when groundwater is available in sufficient quantity. A Groundwater Monitoring and Management Plan (GMMP) will ensure that no impacts occur to nearby wells or sensitive habitat. Impacts associated with the use of groundwater for the irrigation of Steele Canyon Golf Club and the Steele Canyon Estates Homeowners Association (HOA) common areas is analyzed in environmental documentation for the project.
- 3. There are no significant geologic risks associated with the site. Appropriate measures have been implemented to ensure that flooding is not a potential risk

to the residential development. The fire break provides protection to the site from local fire hazards.

- e. Objectives Related to Open Space Design of Private Lands, 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 Open Space Design of Private Lands, Goal II: "Conservation of Resources and Natural Processes"
 - Approximately 83 percent of the property has been developed as building 4. sites, internal streets, and recreation areas. However, when the golf course is included in the amount of open space, approximately 64 percent of the site remains as open space. Extensive landscaping utilizing native species is provided at the golf course, lakes, and parks included in the proposed project, providing potential habitat and nesting area for many species. A Groundwater Monitoring and Management Plan (GMMP) will ensure offsite resources are not impacted. A Biological Monitoring and Management Plan (BMMP) will ensure that no sensitive biological resources will be affected by the use of groundwater. Development of the site has incrementally added additional air pollutants to the area, although the impact on regional air quality are insignificant. Open space and recreational areas have been provided adjacent to the stream with appropriate measures to guard against water contamination and groundwater depletion. Other open space areas has been provided throughout the site, including an open space easement for much of the area south of Jamul Drive. An RCRMP will be implemented to protect the open

- space resource. All flood protection measures have been implemented according to the rules and regulations of the Department of Public Works.
- 5. Riparian/wetland habitat has been created adjacent to the man-made lakes and pond. A BMMP will ensure that no sensitive biological resources will be affected by the use of groundwater. Open space 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, has been incorporated into the design of the 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 SPA 85-05 for a complete discussion of agricultural potential of the site.)
- 8. The steepest slope, ravines, and rock outcrop areas of the site have been left nearly unaltered by this project.
- g. Objectives Related to Open Space Design of Private Lands, 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. Conformance with Objectives Related to Open Space Design of Private Lands, Goal III: "Recreation" which Apply to the Proposed Project
 - 11. New water bodies and associated open space/recreation areas are provided by the development. Approximately 279 acres of aquatic area and recreational facilities are provided as part of the Loma del Sol Specific Plan. These facilities 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 for SPA 85-05 to mitigate potential impacts.
- i. Objectives Related to Open Space Design of Private Lands, Goal IV:
 "Distinguish and Separate Communities" which Apply to the Proposed Project
 - 14. Encourage sound environmental planning practices in all developments.
 - 16. Encourage an intermingling of open space as an 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 Design of Private Lands, Goal IV: "Distinguish and Separate Communities"
 - 14. An Environmental Impact Report (EIR) covering SP 85-05 and SPA 96-003 and a Supplemental EIR (SEIR) for SPA 96-007 have been prepared on the subject property. The environmental documents prepared for the proposed project address major environmental concerns and propose mitigation measures to reduce impacts to levels of insignificance.
 - 16. Open space areas have been 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 is developed with internal streets, building sites, and recreational areas. Landscaping has been provided for the golf courseand neighborhood parks. In the residential areas, only the building pads have been graded; the remainder of each residential lot has been landscaped by each individual owner.
 - 17. The project provides 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 are 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 effect 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 conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.

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

- 1. The project provides several aquatic areas consisting of man-made lakes near the Mexican Canyon Creek. Greenbelt golf course recreation is provided adjacent to the Creek. All roadways and structures are situated in such a manner as to prevent the possibility of pollutant contamination of the stream.
- 2. No structures for human habitation are located within the 100-Year Floodplain.
- 6. Full environmental analysis of the property has been conducted via an Environmental Impact Report (EIR) for SPA 85-03 and SPA 96-003 and a SEIR for SPA 96-007. The project has fully mitigated all of its environmental impacts. Approximately 64 percent of the overall site has been retained as open space. Appropriate erosion and flood control measures have been 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:

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

Under the Specific Plan approximately 160 acres of the site have been developed for residential purposes and 384 acres are retained as open space (steeper slopes, aquatic and biologically sensitive, golf course, and recreational areas). All development in the floodplain is 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. Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas.
- 5. Encourage the utilization of open space as a buffer between incompatible land uses.
- 8. 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.
- 9. Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslide).
- 10. Encourage the planning and preservation of open space in public and private projects.

d. Conformance with Objectives Related to Open Space Goal

- 2. The existing agricultural preserve contract permits the establishment of "recreation for hire," such as the golf course.
- 3. Steep slopes have not been developed as part of the project.
- 5. The 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.
- 8. Open space areas have been created to preserve sensitive resources. The use of groundwater will not impact biological open space currently preserved on the site. A BMMP will ensure that adequate water is available to support revegetation areas and native vegetation in open space areas.
- 9. The project has created permanent Greenbelt in the form of golf courses, lakes and a park. These features are maintained in conformance with County standards.
- 10. Approximately 64 percent of the overall site is retained as open space (golf courses, Greenbelt, recreation, aquatic areas, and dedicated open space).

B. Land Use

1. San Diego County General Plan Overall Goal

a. Overall Goal which Applies to the Proposed Project

The Overall Land Use Goal of San Diego County Regional Land Use Element which applies to the project is 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.

It is the goal of the Regional Land Use Element that:

- 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.

b. Consistency with Overall Land Use Goals

The project contains single-family housing in a planned community. A 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 single-family residential units have been developed with minimal impact to environmental quality, coupled with the provision of necessary services and facilities.

The golf course and HOA will use groundwater resources for irrigation. The golf course uses water resources efficiently by employing a computer-based irrigation system that has reduced annual water demand from approximately 630 to 550 acre feet, (13 percent) at the golf course facility. Equitable water use is promoted through a Groundwater Monitoring and Management Plan (GMMP) that will ensure that no offsite wells will be impacted. by groundwater use. The project also reduces reliance on imported water and implements a Biological Monitoring and Management Plan (BMMP) and a Riparian Corridor Revegetation Monitoring Plan (RCRMP) that protect the biologically sensitive areas from project impacts and during dry periods.

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 project resulted in residential development in an area previously subdivided with the necessary infrastructure available to provide necessary public and private services.
- 2.3 SPA 96-003 utilized a vacant parcel surrounded by a residential/golf course community previously identified for a resort-complex. Design controls were 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.
- 3.2 Promote the conservation of water and energy resources.

b. Consistency with Environmental Goals

- 3.1 Design and mitigation measures were incorporated into the implementing permits associated with Specific Plan Amendment (SPA 85-05) which preserved large areas of sensitive resources within the Loma del Sol Specific Plan. The residential development under SPA 96-003 is located in an area that was previously planned for resort development and contained no sensitive species. Therefore, no additional resources were adversely impacted. SPA 96-007 will include a GMMP and BMMP that will reduce or eliminate groundwater use if effects on neighboring wells or sensitive habitat are detected. A RCRMP will be implemented to ensure preservation of the site's riparian corridor.
- 3.2 The usage of groundwater to irrigate the golf course and common areas within the HOA will lessen the area's reliance on imported water. A GMMP will be implemented to ensure the conservation of groundwater resources. An advanced water control and distribution system for irrigation has been implemented that has resulted in an annual water savings of approximately 80 acre feet, or up to 13 percent of the previous irrigation water usage. As a result, the golf course uses one-third less water than the average golf course. Planned xeriscape landscape designs for long-term beautification, habitat enhancement, and most importantly water conservation will result in an additional savings of approximately 75 acre feet, or 10-15 percent of the current usage.

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. The project mitigated for the project's impact by contributing school fees to each affected school district. Modification of the Specific Plan to allow use of groundwater for golf course and common area irrigation will not impact public services and/or existing infrastructure.

5. Government Structure Goals (N/A)

6. Housing and Social Goals

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

6.1 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

6.1 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 is normally affordable only to very affluent households. The 13,000 square foot lots have allowed homes to be sold at prices affordable to more County residents than would have been the case with a non-clustered project.

7. Economic and Fiscal Goals (N/A)

8. Land Use Policies

a. Policies which apply to the Project

1.3 ESTATE DEVELOPMENT AREA (EDA)

The EDA 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," through an onsite 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.

2.4 NON-URBAN RESIDENTIAL DESIGNATIONS

(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 ... EDA Categories of the RLUE (Polic[y]1.3) 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.

(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 expenses of rural land with overall low population density and with an absence of most public services.

2.5 AGRICULTURAL DESIGNATIONS

(20) General Agriculture

Clustering is permitted within this designation pursuant to Action Program 2.6 in the Conservation Element. [Action Program 2.6 reads: "Encourage clustering of allowable dwelling units on smaller parcels to facilitate parcels being retained in agricultural use in areas designated (20) General Agriculture."]

This designation is applied to areas where agricultural use is encouraged, protected and facilitated. This designation is intended to facilitate agricultural use as the dominant land use. Uses supportive of and/or compatible with agriculture, including low density residential, are also permitted. Residential density allowed by this designation is lower than that allowed by the (19) Intensive Agriculture Designation.

This designation is consistent with all categories of the RLUE. References in the General Plan text to the Agricultural Preserve Designation, such as those in Policy 1.6 of the RLUE, shall be deemed to refer to the (20) General Agriculture Designation.

b. Consistency with Land Use Policies

Thirty-one additional residential lots were authorized and developed under SPA 96-003. This results in 214 residential lots within the 544-acre Loma del Sol Specific Plan or 0.39 dwelling units per acre. This density remains below the maximum permitted density of 0.5 dwelling units per acre in the Estate Development Area and is therefore consistent with Policy 1.3. SPA 96-003

continued the 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 Residential 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 in land use are proposed with SPA 96-007.

No changes are proposed for that portion of the project located with the (20) General Agriculture 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.

9. Valle De Oro Community Plan: Land Use Element

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

The general Residential 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

1. The Loma del Sol Specific Plan Amendment 96-003 provided 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 are 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 developments.
- 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 size 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, or surrounding development potential under the General Plan and Zoning.

d. Consistency with General Land Use Policies

- 1. While Specific Plan Amendment (SPA) 96-003 was not implemented using a planned residential development pursuant to Section 5800 of the County Zoning Ordinance, the Specific Plan Design and Implementation requirements of SPA 85-05have been maintained to insure that the new residential construction is consistent with that of the balance of the project and the surrounding area. Also, SPA 96-003 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 has been authorized and was constructed pursuant to a major use permit.
- 2. Specific Plan design and implementation requirements of SPA 85-05 were maintained for the residential construction authorized under SPA 96-003. 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. Specific Plan Amendment SPA 96-003 resulted in residential development consistent with the surrounding Specific Plan. Minimum lot size, setbacks, and building design criteria in the existing Specific Plan were applied to the residential development.

- 11. Specific Plan Amendment SPA 96-003 resulted in development of a residential project within an existing subdivided community. Suburban or urban land use was not expanded into a previously rural area.
- 12. Design criteria of SPA 85-05 was 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 percent 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. Specific Plan Amendment SPA 96-007 and concurrent implementing permit modification will result in development consistent with the balance of the Loma del Sol Specific Plan.

e. 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.

f. 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 is limited to the 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.

g. 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.

Community Design Policies:

- 1. Encourage the utilization of local parks as one focus of community activity and the provision of open space between communities.
- 2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects.
- 4. Billboards and on-site advertising signs should complement the aesthetic value and unique character of the community.
- 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.
- 7. Limit the construction of street lights, sidewalks, curbs and gutters in rural areas (densities two dwelling units per acre or less) in keeping with surrounding character and public safety requirements.

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

- 1. The Specific Plan creates a unique recreational community with a golf course and other open spaces and small park areas.
- 2. The project creates natural habitat and open space with the retention of mature trees, shrubs and landforms where feasible. Approximately 66 percent of the property remains as open space.

- 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. An HOA has been formed to ensure continued maintenance of all shared areas within the residential portions of the project. Maintenance in the commercial portion is provided by the golf course operators.
- 7. The design of the Specific Plan incorporates rural-like features throughout the project. Construction of streetlights, sidewalks, curbs and gutters, and white reflective paved surfaces have been reduced to the extent possible.

10. 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:

- Goal 1. Encourage development of the land in such a manner as to retain the existing rural atmosphere of the community.
- Goal 3. 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

- Goal 1.. As discussed above, the proposed project has been designed to be compatible with the rural character of the community, through the use of extensive open space and other design features.
- Goal 3. Development of residential, golf course and other recreational uses have occurred within the service area of the Otay Water District (OWD). OWD water will continue to be used in times of reduced groundwater levels. At other times the golf course and the HOA will utilize groundwater for irrigation purposes. The golf course is a low density recreational use that reflects the low density called for in the Jamul/Dulzura Subregional Plan.

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 a 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

5. The site for the Specific Plan 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 percent 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 is via Steele Canyon Road and Jamul Drive. Requirements of the County with respect to implementation of internal street systems have been included as a condition of development of the parcel. Jamul Drive is designated on the plan as a "Rural Collector" with an 84-foot right-of-way and has been constructed as a four-lane undivided roadway as part of the project.

2. Valle De Oro Community Plan

a. General Circulation Goal

Provide a balanced, coordinated transportation system which will provide safe, efficient circulation within and through 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 Circulation Goal

Loma del Sol utilizes private internal streets, developed to County of San Diego standards. Jamul Drive has an 84-foot right-of-way per County requirements. Currently designed to collector standards, Jamul Drive has been widened to accommodate a four-lane, undivided road section. All internal streets are designed 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 Circulation 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 are designed to reduce topographic alteration.
- 4. Proposed roads have been 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 are private allowing for reduced right-of-way and improvement widths which help retain a rural-like character to the project. However, road design, including vertical design speed and horizontal centerline radius standards meet County road standards.
- 8. The Specific Plan implements hiking and jogging paths adjacent to roadways throughout the property to reduce unnecessary vehicle trips and encourage access to recreational facilities. These paths are 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 have been provided. This improvement consists 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 have been provided. Streetlights have been provided only as determined necessary to provide for traffic safety.

3. Jamul/Dulzura Subregional Plan

a. Circulation Goal

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

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

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 minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.
- 3. All subdivisions, residential and 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 the 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.
- 11. 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 Valle de Oro Community Plan Policies 3, 4, and 10 under Section 2.d above.
- 3. As noted above, all internal roadways have been designed so as to be compatible with the rural character of the community. Sidewalks have been reduced to those which are necessary for pedestrian safety.

- 5. All street lighting has been designed to limit to the extent possible the impact on astronomical dark sky, while providing adequate light to promote safe circulation. The project complies with County of San Diego Ordinance 6900, and requirements herein, to reduce nighttime lighting levels.
- 11. All project roadways are designed in keeping with Fire Safe Road Standards.

D. Recreation Element

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 LPPAs 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 project's private recreation/exercise facilities proposed by the project are an adjunct to the recreation opportunities provided by the golf course and clubhouse facilities. These facilities 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 have been paid based on the Park Lands Dedication Ordinance. The assessment is based on the existing Local Park Planning Area as provided by Section 810.106 of the County Code.

c. General Riding and Hiking Trails Goal

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

d. Consistency with the Riding and Hiking Trails Goal

No additional trails are proposed within the 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

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

The Specific Plan has provided 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 SPA 96-003 identifies the existence of archaeological resources on the property. Mitigation measures included in the EIR Addendum for SPA 96-003 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:

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

SPA 85-05 incorporated 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 and residential uses, SPA 85-05 eliminated off-road use within the project site.
- 10. As discussed above, major components of SPA 85-05/SPA 96-003 are the championship golf course, clubhouse, private recreation center and related recreational opportunities. These have been built and are maintained by the project sponsor.

E. Seismic Safety

1. San Diego County General Plan

a. General Seismic Safety Goals

The Seismic Safety Element Goals are to:

- Minimize the loss of life;
- Minimize damage to public and private property;
- Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

b. Consistency with the Seismic Safety Goals

The design and planning of the project incorporates 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 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

Support the goal and objectives of the Seismic Safety Element of the County General Plan.

b. Consistency with Seismic Safety Goal

As noted above, the 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

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 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

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

No designated Scenic Highway passes through or lies immediately adjacent to the boundaries of the Specific Plan. All internal streets have been 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

6. 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

6. A detailed discussion of this element is not relevant to the 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:

Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

b. Consistency with Public Safety Goals

Project planning for the Loma del Sol Specific Plan included compliance with land use intensity and slope requirements of the Valle de Oro and Jamul Community Plans. Geologic, hydrological, 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 have reduced brush-related fire hazard potential. Criminal activities are 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 Hazards

a. Policies Related to Public Safety/FireHazards

- 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.

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.

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

- 1. Fire hazard potential to the property has been reduced by 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 was created along the southern boundary, as required by the San Miguel Consolidated Fire Protection District.
- 2. Water systems (hydrants) and street lines provide assistance in reducing fire hazards. The HOA has adopted standards, regulates, and enforces landscaping/irrigation measures to help ensure the individual homesites meet fire protection standards. All common recreation areas are planted with native plants where feasible, or irrigated, non-native plants.
- 4. Assurance of adequate fire protection service has been obtained from the San Miguel Consolidated Fire Protection District.

3. Public Safety Sub-Element: Geologic Hazards

a. Policies Related to Public Safety/Geologic Hazards 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.

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

1. The Specific Plan includes structural design measures and grading precautions to ensure adequate public safety from geologic-related risk potential. At present, the site does not posses significant geologic or hydrological hazards. The steepest

- slopes on the site and significant rock out-crop areas will not be developed. These areas have been 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: Crime Prevention

a. Policies Related to Public Safety/Crime Prevention 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/Crime Prevention Sub-Element

1.-2. The plans for the Loma del Sol development were reviewed by the County Sheriff's Department, which indicated that law enforcement services are available to the project. In addition, the residential areas in those parts of the development created under SPA 85-005 and SPA 96-003 are gated and the HOA employs a private security guard service.

5. Valle De Oro Community Plan

a. Objectives Related to Public Safety

- 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.
- 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.

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 acknowledged their ability to serve the needs of the project.
- 3. The Specific Plan implements 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 enforcement and public protection services to the project.
- 6. The Mexican Canyon Creek and associated floodplain areas are 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:

- 1. The establishment of a coordinated ongoing program to protect and improve the acoustical environment of the County.
- 2. The support and enforcement of regulations to control noise at its source.

b. Consistency with Noise Goals

1.-2. 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 do not convey large volumes of traffic, and therefore are not 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.

The recreation/exercise facility SPA 96-003 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 were incorporated into SPA 96-003 which insure that noise levels on adjacent lots do not exceed residential standards. These measures include construction of a noise attenuation barrier 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.

2. Valle De Oro Community Plan

a. General Noise Goal

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

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

b. Consistency with the General Noise Goal

I. The project site is currently not impacted by any appreciable noise sources. Project implementation has not produced any significant noise sources. See response above under County General Plan Noise Element concerning potential future noise impacts from traffic on Jamul Drive.

c. Policies and Recommendations Related to the General Noise Goal

- 1. Require the strict enforcement of County Noise Ordinances.
- 2. Require site design and building design controls to minimize noise emissions from noise sources.
- 3. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.

d. Consistency with Objectives Related to the Noise Goal

1. The Specific Plan complies with all applicable County noise regulations.

- 2. All appropriate noise mitigation measures, including those discussed in the EIR, have been implemented by the Loma del Sol Specific Plan and subsequent discretionary permits.
- 3. The design of internal streets throughout the project is rural in character. The streets do 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

- 1. Assist housing developers by ensuring that new residential construction will be made available to meet the needs of the region if adequate public services and facilities are in place. The County shall encourage and facilitate a variety of housing and tenancy types, and price ranges throughout the region.
- 2. Assist housing developers in providing adequate affordable shelter within an adequate living environment to all households in the region where public services and facilities are available; maximize the use of all Federal and State programs available to the region to provide housing for very low and low-income households; and encourage joint efforts by the region's jurisdictions and the County to accommodate their share of the regional housing need.
- 3. Assist housing developers through the expeditious processing of all ministerial and discretionary land use permits.
- 4. Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

b. Consistency with General Housing Goals

Population characteristics of the Jamul communities and the overall community planning area indicate a predominantly mixed life-cycle population. Existing land uses adjacent to the project site include a golf course and scattered residential

homesites. Under the Specific Plan 214 new residential units have been constructed between 1985 and 2003.

The inclusion of 13,000-square-foot lots has allowed 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.

The provision 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) has broadened the availability of housing types within the project area.

All residential development constructed within the area covered by the Specific Plan was authorized by Specific Plan amendments and subdivision maps approved prior to SPA 96-007.

2. Valle De Oro Community Plan

a. General Housing Goal

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

b. Consistency with Housing Goal

Specific Plan Amendment 96-003 proposed construction of additional golf course-oriented homes in addition to the one-acre and larger homesites previously developed. The development thus provided additional units, differing in both style and cost. Under the overall concept plan a recreation-oriented residential subdivision was created 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 has created 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. Under SPA 96-003, 31 additional residential lots have been developed to be 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 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 SPA 96-007 will decrease the need for imported water services. Groundwater will be used for golf course and HOA common area irrigation, but the project will continue to rely on the Otay Water District for imported water during times of reduced groundwater levels. In addition, the golf course has implemented an extensive conservation

program which has reduced water demand from 630 a.f. to 550 a.f., approximately one-third less water than is expected using the industry standard. The proposed change in service characteristics will be coordinated with the Otay Water District. As such, this change in water supply is consistent with adopted growth management policies. Ultimate domestic and fire protection needs are determined by consultation with the Otay Municipal Water District, which currently provides service to the project.

2. San Diego County Conservation Sub-Element: Vegetation and Wildlife Habitats

- a. Policies Related to Conservation/Vegetation and Wildlife Habitats Sub-Element
 - 1. The County will act to conserve and enhance vegetation, wildlife, and fisheries resources. These actions may include land purchases, land 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 exchange 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 to identify lands of high wildlife value.)
 - 3. The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.
 - 5. San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.
 - 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 social and economic concerns. The project sponsor shall demonstrate that no significant adverse impact

will occur on such species or provide adequate mitigating measures to protect them.

b. Consistency with Policies to Conservation/Vegetation and Wildlife Habitats 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 was 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 are 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. A Biological Monitoring and Management Plan (BMMP) is proposed for implementation to provide protection of the riparian vegetation on and adjacent to the site in association with groundwater pumping. The BMMP will be implemented in conjunction with a Groundwater Monitoring and Management Plan (GMMP). Monitored wells, soil moisture sensors and qualitative vegetation monitoring will ensure impacts to sensitive habitats do not occur.

Action Program 1.4: The Loma del Sol Specific Plan has developed 45 percent of the overall site with internal streets and homesites, but has retained the remaining 55 percent of the property as open space, aquatic, and recreation areas. The project has created 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.

3. An Environmental Impact Report was prepared for SPA 85-05 and SPA 96-003, and a SEIR was prepared for SPA 96-007. Mitigation measures included in the EIR have been incorporated into the Loma del Sol Specific Plan.

- 5. Approximately 23 percent of the site remains in its natural state. Developed portions of the site have been revegetated with native species where feasible, or with non-native species. Extensive landscape measures have been implemented throughout the Specific Plan area. Erosion control measures have been implemented in areas subject to high erosion/landslide potential and on all manufactured slopes. The RCRMP will incorporate a palette of native plant species that will complement the existing wildlife corridor.
- 16. Potential geological/hydrological problems related to the development plan have been mitigated through strict adherence to County grading standards and requirements of the Flood Control District. Soil erosion and drainage concerns have been reduced or eliminated through careful consideration of the findings of the EIR on the project in conjunction with the preparation of a 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 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 are 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.
- 8. 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.
- 8. The steepest slope and rock outcrop portions of the property have not been developed. Otherwise, there are no unique geologic features.

4. San Diego County Conservation Sub-Element: Soil

a. Policies Related to Conservation/Soil Sub-Element

- 7. The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.
- 10. 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

- 7. Loma del Sol has been developed in accordance with the Estate Category of the San Diego County Regional Land Use Element as a residential and recreational environment in an attractive rural setting.
- 10. Grading operations conformed to County standards and wereminimized to preserve the rural character and natural scenic quality of the steeper slope portions of the site. These measures included 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

Promote wise utilization and planned management of all valuable resources, natural and man-made, and prevent wasteful exploitation and destruction of the resources.

b. Consistency with Conservation Goal

The project has developed 36 percent of the site for purposes of the construction of residential lots, and road construction, but approximately 64 percent of the site has remained as open space and a wetland/riparian greenbelt.

c. Conservation Policies

- 3. Encourage the strict regulation of the uses of water bodies within the planning area to ensure that such uses are compatible with existing ecosystems.
- 4. Require 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. Provide safe and efficient disposal of urban storm runoff to protect the Sweetwater Reservoir and riparian areas of the Sweetwater River.
- 7. Protect existing groundwater reserves for potential emergency use.
- 8. All commercial, industrial, and agricultural land uses in the Sweetwater River area shall be analyzed and monitored to ensure that groundwater deposits and flows are not contaminated by commercial and industrial activities.
- 9. The quality of groundwater in the Sweetwater River area shall be monitored and analyzed to ensure that groundwater deposits and flows are not contaminated by commercial, industrial, and agricultural activities.
- 10. The County shall monitor groundwater levels throughout the plan area and consider regulatory measures if long-term depletion of groundwater resources is occurring.
- 11. The County shall monitor subsurface flows of the Sweetwater River basin and consider regulatory measures if long-term depletion of the groundwater resources is occurring.
- 13. 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.

d. Consistency with Policies Related to Conservation of Water Resources

- 3-5. Groundwater use will be strictly regulated through use of a GMMP and BMMP, which will ensure that the use of groundwater is compatible with the existing ecosystem. The golf course uses water resources efficiently by employing a computer-based irrigation system that has reduced annual water demand from approximately 630 to 550 acre feet (13 percent) at the golf course facility.
- 6-11. Appropriate hydrogeological studies have been performed to evaluate impacts to the groundwater system resulting from golf course and HOA common area irrigation in conformance with the County of San Diego Groundwater Ordinance. All impacts have been fully mitigated.

The GMMP will ensure that groundwater will be used only during periods of surplus. During dry periods, groundwater use will be reduced or halted based on basin water levels. Conditions will be incorporated into the Major Use Permit for the golf course, P85-101 W2, which will require mandatory monitoring of onsite and offsite wells. The Major Use Permit shall also include measures intended to protect short-term and long-term groundwater resources by requiring temporary reductions or cessation in groundwater use in response to measured groundwater levels. Based on studies and the requirements of the GMMP, depletion of groundwater resources will not occur.

No fertilizers or contaminants will be introduced into the area as a result of the use of groundwater by Steele Canyon Golf Club or HOA. The only difference in water use is the substitution of groundwater for an existing potable water source for irrigation. The use of groundwater by Steele Canyon Golf Club and HOA will not change the suitability of groundwater for this purpose.

13. The Mexican Canyon Creek was incorporated within the golf course. Work along the creek will avoided conflict with adjacent residential uses and safeguarded aquatic/riparian habitats. Recreational pursuits, including hiking and jogging trails, are available adjacent to these open space areas. These actions occurred in conformance with the goals and objectives of the Valle de Oro Community Plan and were designed according to the regulations and flood and drainage standards of the Department of Public Works.

e. 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 areas 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.
- 22. Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species.

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

17-20,22 The Specific Plan incorporates the existing riparian habitat along Mexican Canyon Creek. The riparian habitat within and adjacent to the Creek has been enhanced as mitigation for project related impacts. Additional native vegetation has been planted and is maintained by the HOA. Where native vegetation is not feasible, the project utilized non-native species with appropriate irrigation systems to encourage growth and reduce fire potential. The BMMP, the RCRMP and the GMMP will ensure that the riparian vegetation on and adjacent to the site is protected from project impacts and dry periods, thus enhancing the protection of the area. Extensive areas have been dedicated as permanent open space easements for the long-term preservation of sensitive and threatened species. An RCRMP will preserve and protect the onsite riparian corridor. In addition, mitigation for impacts to a small portion of native habitat that existed on the site approved for residential use under SPA 96-03 was implemented. This site was graded in association with development of TM 4577-1 and the golf course.

g. 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 areas.

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

24-25. No unique or high-value mineral resources exist on the property. Project development has minimized grading and severe topographic alteration in accordance with the policies of the Valle de Oro Community Plan and Jamul/Dulzura Subregional Community Plan areas. Appropriate erosion control and landslide prevention measures have been implemented throughout the project. No areas with soils-related problems were identified on the site developed for residential use in lieu of the hotel-resort complex.

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

j. Consistency with Objectives Related to Conservation: Light Pollution

26-29. Project design has incorporated lighting and illumination which eliminates unnecessary waste of energy and enhances the rural character of the development. The tennis courts for the recreation center are not lighted.

k. 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.

1. Consistency with Objectives Related to Conservation of Air Quality

30-32. 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 incrementally contributes pollutants to the area. However, the proposed Specific Plan Amendment SPA 96-007 will not contribute to pollution. Private vehicles are the primary means of transportation, as well as the primary source of the incremental contribution.

6. Jamul/Dulzura Subregional Plan

a. General Conservation Goal

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

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

b. Consistency with the Conservation Goal

The Loma del Sol Specific Plan represents the culmination of exhaustive studies of the proper management of the site's resources. The recreation-oriented residential community provides 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.
- 4. A large scale groundwater study in the Jamul/Dulzura Subregional Planning Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.

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.
- 3-4. The project site has historical groundwater and surface water rights, which have been exercised for agricultural production. Groundwater supplies will be utilized for golf course and HOA common area irrigation. Groundwater use would follow approval of a hydrogeological study approved in conformance with the County of San Diego Groundwater Ordinance. This study shall establish safe levels of groundwater extraction for the irrigation use intended to protect both long-term and short-term groundwater supplies. In addition, a GMMP will be incorporated into the Major Use Permit for the golf course. This program will require mandatory monitoring of onsite and offsite wells and provisions to reduce or temporarily halt groundwater use in response to measured drawdown levels. Also, see previous discussion under Conservation Element, Water Sub-Element, Policy 6. The GMMP will be overseen by a

California Certified Hydrogeologist and the results submitted to San Diego County for approval semi-annually or more frequently, as required by the GMMP.

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:

- 3. Maximize energy conservation and efficiency of utilization.
- 5. Minimize economic or social impacts of energy supply and demand.

b. Consistency with Energy Goals

- 3. The Specific Plan has developed 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.
- 5. Utilization of solar collection systems throughout the project minimize the project's consumption of fossil fuels.

c. Objective Related to Energy Goals

1. Achieve maximum conservation practices and maximum development of renewable alternative sources of energy.

d. Consistency with Objective Related to Energy Goals

1. Provisions allowing for solar access reduce project reliance on conventional natural gas and electric utilities; thus, reducing overall energy consumption of fossil fuels. The project is a solar subdivision in accordance with Section 81.401(n) of the County Subdivision Ordinance. All residential lots 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. Require site and building design which will maximize energy conservation, through building ordinances.

c. 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 this part of the Valle de Oro community area. Most residents of the development will probably use private automobiles for most transportation needs.
- 2. The Specific Plan incorporates building design and construction measures to reduce energy losses associated with poor insulation. All residential units comply with TITLE 24 energy requirements. The project is 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. The use by the golf course and HOA of groundwater for irrigation purposes will reduce the reliance on imported water, while at the same time not disrupting the delivery of water service in the area. Groundwater will be used only during periods of surplus. During dry periods, groundwater use will be reduced or halted based on the GMMP, and the project will revert to imported water usage.
- 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, preservation, cultural and aesthetic needs of County residents and visitors of all ages, income levels, ethnic groups and physical abilities.

Policy 1.1 (Implementation Measure 1.1.1) 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 Developer in-lieu fees were paid to help fund area parks.

e. Applicable Transportation Policy Applicable to the Proposed Project

Policy 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 provided all necessary onsite traffic and street improvements necessary to accommodate the project. The proponent also provided 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 the potential for property damage and loss of life from flooding 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 development within a floodplain or other areas subject to flooding will occur as a result of SPA 96-007. 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 Appropriate drainage facilities have been installed in accordance with adopted County of San Diego standards in conjunction with the implementing tentative maps and final grading and improvement plans. The project proponent also paid 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 SPA 96-007 would not have a significant impact on law enforcement services for the area.
- Policy 5.1 The project provides appropriate street access to all residential lots. In addition, the project has gated road access to residential areas and the HOA employs a private security service. Large front, side, and year side yards between buildings provide visibility and access to the residential areas. The recreation facility provides 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. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school district's facilities.

1. Consistency with Applicable Schools Policy

Policy 1.2 Impact fees were paid to the Cajon Valley Union School District and the Grossmont Union High School District when the residential portion of the project was constructed. The amendment proposed under SPA 96-007 has no impact on school districts.

m. 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.

n. Consistency with Applicable Fire Protection and Emergency Services Policies

- Policy 1.2 The project has met 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 were paid at the time of construction of the residential development and the recreational facility.

o. 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.

p. Consistency with Wastewater Policies

Policies

1.2 -1.3 The Otay Water District provides sewer service to the project. Also, the project complies with Board of Supervisors Policy I-107 in that the wastewater generated by the project can be treated by Otay Water District's Wastewater. The amendment proposed by SPA 96-007 has no impact on sewer service.

q. Applicable Water Provision Systems Goal and Policy

Goal A sufficient supply of high quality groundwater to meet the needs of current and future users of the resource.

r. Consistency with Water Provision Goal and Policy

Goal

The amendment proposed by SPA 96-007 will comply with provisions of the County of San Diego Groundwater Ordinance. Appropriate groundwater studies and pump tests have been conducted to determine a safe level of groundwater use for the golf course and HOA common areas. Both long-term and short-term effects on adjacent offsite wells have been considered. A GMMP governing the use of groundwater will be included within the golf course Major Use Permit, P85-101W2. The provisions will include mandatory monitoring of onsite wells and protocol for reduction or termination of groundwater pumping in order to sustain adequate groundwater supplies for adjacent properties.

V. CONCLUSION

The preceding report describes the conformance and relationship of the Loma del Sol Specific Plan and its amendments 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 implemented 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:

- A Specific Plan Amendment (SPA 85-05), Major Use Permit P85-101W2 (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, modification to Major Use Permit P85-101W2, and Zone Reclassification to implement the changes to the Loma del Sol Specific Plan proposed by Specific Plan Amendment 96-003.
- A modification to Major Use Permit P85-101W2 to implement the changes to the Loma del Sol Specific Plan proposed by SPA 96-007.
- 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 a 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.

- Prepare and record a final map for Unit 2 of Tentative Map 4577, prepare and gain County approval of improvement and grading plans.
- Obtain approval of a modification to Major Use Permit P85-101W2 to allow the conditional use of groundwater as a source of irrigation water for the existing Steele Canyon Golf Club golf course and Steele Canyon Estates Homeowner's Association common areas.

VI. SPECIFIC PLAN REGULATIONS

A. 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, the 145 lots approved by SPA 85-05 and the 31 lots approved by SPA 96-003. It excludes the four lots within Map No. 10403 that were part of the Las Montanas Specific Plan.
- 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.

B. Specific

1. Residential

• 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 have 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, was 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 trellises, 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 the 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.
- 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 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 the 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 and groundwater supplies will be used for Steele Canyon Golf Club golf course and HOA common area irrigation. A GMMP will be required to monitor groundwater use and prevent impacts to surrounding users.
- 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 concurrently with landscape plans, which include suitable vegetation to provide effective erosion control; and, to the extent possible, utilizing 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. Ten-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.
- 1. A Biological Monitoring and Management Plan (BMMP) shall be implemented to ensure sensitive habitats are not impacted by the use of groundwater.
- m. A RCMP will be implemented to insure open spaces are preserved and protected.

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
 - 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 (a 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 predetermined 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. Water Supply

The golf course and the HOA common areas may utilize groundwater for irrigation purposes during times when sufficient groundwater is available. A GMMP, included in the Supplemental Environmental Impact Report for specific plan amendment for SPA 96-007, limits groundwater extraction to 600 acre feet per year. The project shall maintain connection to the Otay Water District to allow the golf course and the HOA to use imported water if groundwater use is restricted by provisions in the GMMP.

8. 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.
- 8. Water well pumps and related equipment will be below ground or will be shielded from view. Submersible pumps may be used to reduce noise and visual effects.

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 + 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 side yard 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.