

**RANCHO SAN DIEGO
SPECIFIC PLAN
SPA 13-001**

Prepared for:
North Island Credit Union
P.O. Box 85833
San Diego, CA 92186

Rancho San Diego Specific Plan
Approved and Amended by
The Board of Supervisors
(December 4, 2013 SPA 13-001)
(March 6, 1996 [1] SPA 95-002)
(July 17, 1996 SPA 95-002)
(August 21, 1996 SPA 94-001)

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and appendices is the Rancho San Diego Specific Plan Amendment (PDS2013-SPA-13-001), and that it was considered by the San Diego County Planning Commission on September 20, 2013, and that it was adopted by the San Diego County Board of Supervisors on December 4, 2013, and that it supercedes all previous Specific Plans for this area.

Date: 1-7-14

Attest: 

Mark Wardlaw, Director
Planning & Development Services

Resolution No.: 13-171
Meeting Date: 12/04/13 (2)

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA 13-001)
(RANCHO SAN DIEGO SPECIFIC PLAN)

ON MOTION of Supervisor Jacob, seconded by Supervisor D. Roberts, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Rancho San Diego Specific Plan (SP 79-005), having been prepared by San Diego Land Company was adopted by Resolution of the Board on January 16, 1980; and

WHEREAS, a Specific Plan Amendment known as the Rancho San Diego Specific Plan (SPA 87-001), having been prepared by Home Capital Corporation for an area comprising a total of 2,963 acres located generally around the intersection of Campo Road (Highway 94) and Jamacha Road was adopted by Resolution of the Board on March 16, 1988; and

WHEREAS, North Island Credit Union (hereinafter referred to as "applicant"), submitted an amendment to the Rancho San Diego Specific Plan (SPA 13-001) on March 8, 2013, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 3.37 acres located at the southwest corner of Willow Glen Drive and Jamacha Road; and

WHEREAS, said Specific Plan Amendment is based upon the Valle de Oro Community Plan which designates the site as Specific Plan Area (SPA) (0 dwelling units per acre), and provides for guidelines for developing the Specific Plan within the Community Plan text; and

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application for a Major Use Permit Modification PDS2012-3301-98-009-03; and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on September 20, 2013 conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of 5-1-1 recommended that the Board of Supervisors approve the Rancho San Diego Specific Plan Amendment because it is consistent with the General Plan and the Valle De Oro Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on December 4, 2013, conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on December 4, 2013, the Board of Supervisors has made findings pursuant to Attachment E, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Rancho San Diego Specific Plan Amendment (SPA 13-001) is consistent with the San Diego County General Plan and the Valle De Oro Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Rancho San Diego Specific Plan Amendment as SPA 13-001, consisting of the text and map entitled Rancho San Diego Specific Plan Amendment, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 13-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Specific mitigation measures and required conditions for development of the project are contained in the Form of Decision for Major Use Permit Modification PDS2012-3301-98-009-03 (MUP).

BE IT FURTHER RESOLVED that said Specific Plan Amendment (SPA 13-001) shall expire concurrently with Major Use Permit Modification PDS2012-3301-98-009-03 (MUP) unless use in reliance has been established.

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

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Rancho San Diego Specific Plan Amendment (SPA 13-001), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

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

The foregoing Resolution was passed and adopted by the Board of Supervisors, County of San Diego San Diego, State of California, on this 4th day of December, 2013, by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

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

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

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 
Elizabeth Miller, Deputy



Resolution No. 13-171
Meeting Date: 12/04/13 (2)

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, DECEMBER 4, 2013**

MINUTE ORDER NO. 2

**SUBJECT: NOTICED PUBLIC HEARING:
NORTH ISLAND CREDIT UNION SPECIFIC PLAN AMENDMENT
AND MAJOR USE PERMIT MODIFICATION; VALLE DE ORO
COMMUNITY PLAN (DISTRICT: 2)**

OVERVIEW:

Application dates: August 15, 2012 and March 8, 2013

This is a request for the Board of Supervisors to consider a Major Use Permit Modification and Specific Plan Amendment to the "Restaurant Site C-2", a two parcel development within the Rancho San Diego Specific Plan. The site is currently developed with a restaurant and retail uses on parcel one and a vacant office building located on parcel two. The proposed Specific Plan Amendment would allow additional commercial uses in the existing vacant office building on parcel 2. The Major Use Permit Modification would remove the restriction that only allows offices and would allow for additional commercial uses. Conditions would be added to the Major Use Permit Modification to regulate the new uses. The case numbers for this project are PDS2013-SPA-13-001, PDS2012-3301-98-009-03 (MUP), and PDS2012-3910-9819005A (ER).

The proposed project is located at 3777 Willow Glen Drive, within the Valle De Oro Community Plan area. The site is subject to the Village General Plan Regional Category with Land Use Designations of Specific Plan Area and Open Space (Conservation). Zoning for the site is C36 (General Commercial) and S80 (Open Space). (2008 Thomas Guide Page 1272, A-5)

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

The Planning Commission made the following recommendations to the Board of Supervisors:

1. Adopt the environmental findings included in Attachment E.
2. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPA 13-001 (Attachment B) for the reasons stated therein and discussed in this report.

3. Grant Major Use Permit Modification 3301 98-009-03 and impose the requirements and conditions set forth in the Major Use Permit Modification Form of Decision (Attachment C).

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

Planning & Development Services concurs with the recommendations of the Planning Commission.

ACTION:

ON MOTION of Supervisor Jacob, seconded by Supervisor D. Roberts, the Board closed the Hearing and took the following action:

1. Adopted the environmental findings included in Attachment E.
2. Adopted the Resolution No. 13-171 entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPA 13-001 (Attachment B) for the reasons stated therein and discussed in this report.
3. Granted Major Use Permit Modification 3301 98-009-03 and imposed the requirements and conditions set forth in the Major Use Permit Modification Form of Decision (Attachment C) with the additional conditions below.
4. Directed the Chief Administrative Officer to add a condition requiring bio-retention basins rather than the vegetative swales if the uses at the property involve hazardous or toxic materials.
5. Directed the Chief Administrative Officer to add a condition at the owner's expense to have the County randomly inspect the property at least twice per year if the uses at the property involve hazardous or toxic materials to make certain that the conditions of the Major Use Permit are being met and, if they are not, to return to the Board with potential action to modify or revoke the Major Use Permit.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

State of California)
County of San Diego) §

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

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



By 
Marvice E. Mazyck, Chief Deputy

RANCHO SAN DIEGO SPECIFIC PLAN

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I. INTRODUCTION

A. OVERVIEW OF PROJECT

Specific Plan Amendment 87-001, adopted by the Board of Supervisors on March 16, 1988, describes the proposed development of all other land in the Rancho San Diego Community (approximately 3,000 acres). It includes a description of the project, a land use plan, and site development guidelines for implementation of the Specific Plan. The project area is generally centered around the intersection of Campo Road (Highway 94) and Jamacha Road, approximately 15 miles east of downtown San Diego. Figures 1 and 2 are a regional location map and a vicinity map, respectively.

Specific Plan Amendment was initiated by the Resolution Trust Corporation/Home Capital Corporation in order to receive approval for recreational and open space uses for approximately 1,800 acres of property to be acquired by the U.S. Department of Interior. The Specific Plan land use map also shows 35 acres in 2 discontinuous parcels located adjacent to Willow Glen Drive to the east, and a 4 acre industrial parcel on Elevator Road to the west. The previously adopted Specific Plan designates a total of 28 one (1) acre minimum lots on the 2 eastern parcels.

This Specific Plan Amendment, SPA 94-001, is related to approximately 100 acres located mostly north of Highway 94/Campo Road between Jamacha Boulevard and Via Mercado, owned by the Skyline Wesleyan Church. This same property was a portion of the 207 acres which was the subject of a previous Specific Plan Amendment, SPA 88-004. SPA 88-004 brought an additional approximate 25 acres into the Rancho San Diego Planning Area, created an Institutional Land Use Designation to accommodate the original church facilities and shifted the alignment of State Highway 54 from the western to the eastern portion of the Skyline Wesleyan Church property.

SPA 94-001 would create a new area of Institutional Land Use Designation (23.8 acres of I-2) to allow the relocation of church buildings from the approved location on the ridgeline to lower elevations in the southwestern portion of the site with direct access from Campo Road. The portion of the original Institutional Land Use Designation which is owned by the Otay Water District (OWD) is not included in SPA 94-001 and would remain institutional (I-1). The portion of the original institutional area within SPA 94-001 (9.1 acres) would be converted to the open space upland habitat designation.

SPA 94-001 also proposes to eliminate the Employment/Industrial (E-1) Land Use Designations within the Skyline Wesleyan Church ownership except for 8.1 acres of E-1 located east of State Highway 54. Approximately 13.6 acres of the Employment/Industrial Land Use Designation would be redesignated as open space upland habitat and 3 acres would be

redesignated as institutional (1-2). SPA 94-001 would result in an increase of 1.9 acres of open space upland habitat within the project area.

SPA 94-001 includes the concurrent processing of a Modification to Major Use Permit P88-039 for the revised church project, a separate Major Use Permit (P95-001) for a proposed cemetery within the E-I Employment/Industrial Land Use Designation Zone Reclassification (R94-005), and a Tentative Map (TM 5059RPL). The changes to the Rancho San Diego Specific Plan included as part of SPA 94-001 are limited to those changes associated with the revised Skyline Wesleyan Church project.

SPA 13-001 would remove a requirement that retail or service commercial uses be incidental to the restaurant site (C-2). SPA 13-001 also includes the concurrent processing of a Major Use Permit Modification P98-009W¹. The changes to the Rancho San Diego Specific Plan included as part of SPA 13-001 are limited to those changes associated with the Restaurant Site (C-2).

B. PROJECT HISTORY

The Rancho San Diego property was consolidated in early 1970 by the union of the 3,800± acre Monte Vista Ranch, a 250± acre portion of the Hansen Ranch, the 500± acre Cottonwood Properties, and other smaller parcels.

Development of the property commenced in 1970, with the filing of the first subdivision for a portion of the first Rancho San Diego village, Sweetwater Village West, which ultimately consisted of 1,022 dwellings on 260 acres. Rancho San Diego Development Corporation completed grading, made the initial site improvements, brought the utility infrastructure to the project, and then sold parcels to various builders for the actual construction of housing units.

In 1972, Rancho San Diego prepared and submitted a Private Development Plan (PDP) for the balance of Sweetwater Village, the remainder of the first phase of Rancho San Diego. In 1973, the County determined that a new overall PDP covering the entire project should be prepared rather than a PDP for each planning phase, as had been submitted earlier for Sweetwater Village. The new overall PDP included subdivisions implementing the balance of the Sweetwater Village West, and the second and third villages, Sweetwater Village East and Avocado Village. This overall project PDP was subsequently submitted in 1974, and approved by the Board of Supervisors in early 1975.

As part of an on-going community planning process within the County, the Board of Supervisors in 1972 authorized the preparation of the Valle de Oro Community Plan. This community plan encompassed 30 square miles including the communities of Spring Valley and Casa de Oro. Rancho San Diego contains the largest remaining undeveloped property within the Plan boundaries.

While most of the properties in the community planning area received specific use designations on the land use map, the Rancho San Diego undeveloped holdings were classified Specific Planning Area (2.5) due to their size and complexity. This Specific Planning Area (2.5) Designation was applied to the areas encompassed by the Cottonwood Village Specific Plan and by the Rancho San Diego Specific Plan. To supplement this broad brush designation, the Valle de Oro Community Plan provided policy

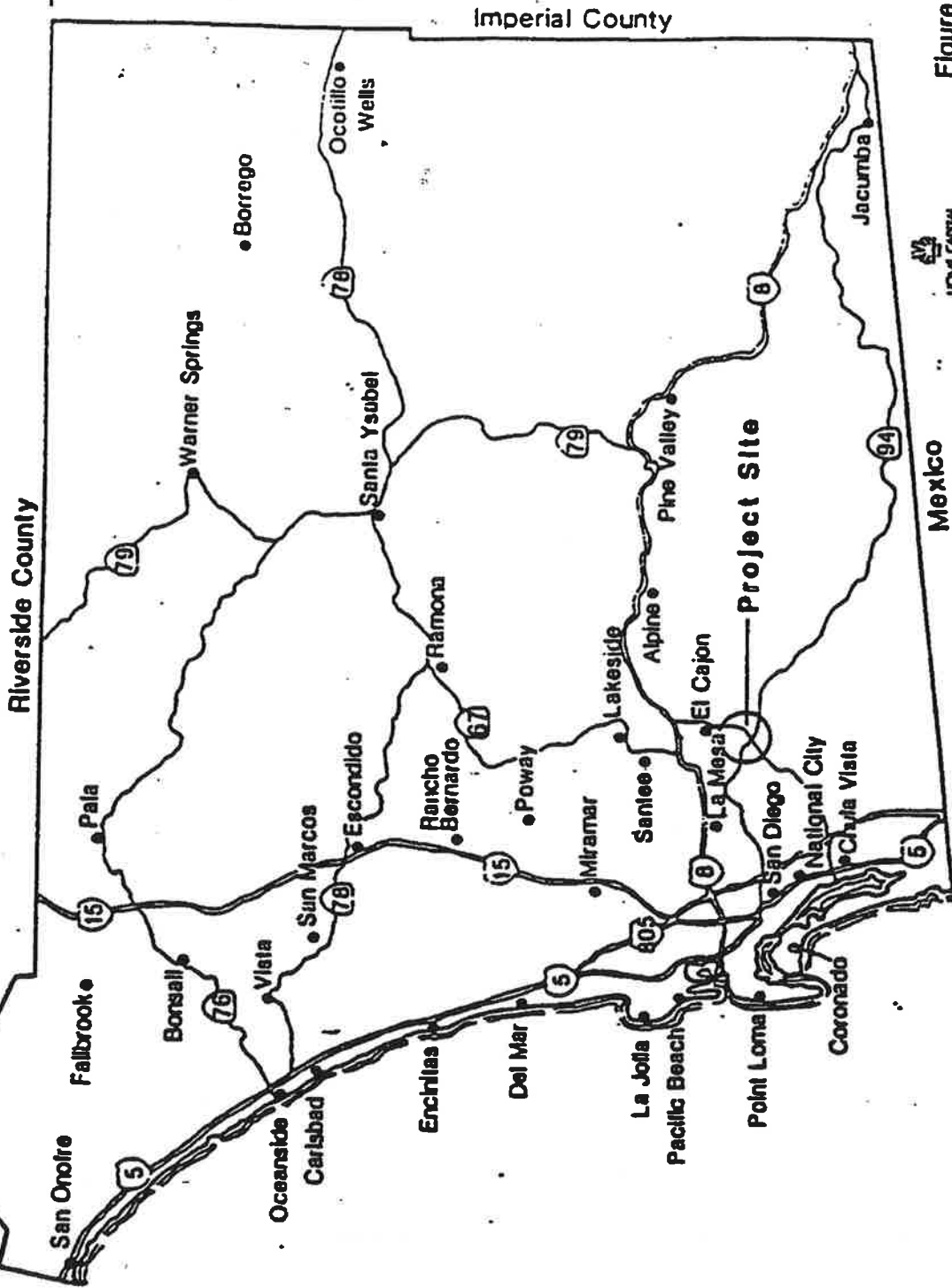


Figure 1

IDEAL CAPITAL
CONSTRUCTION

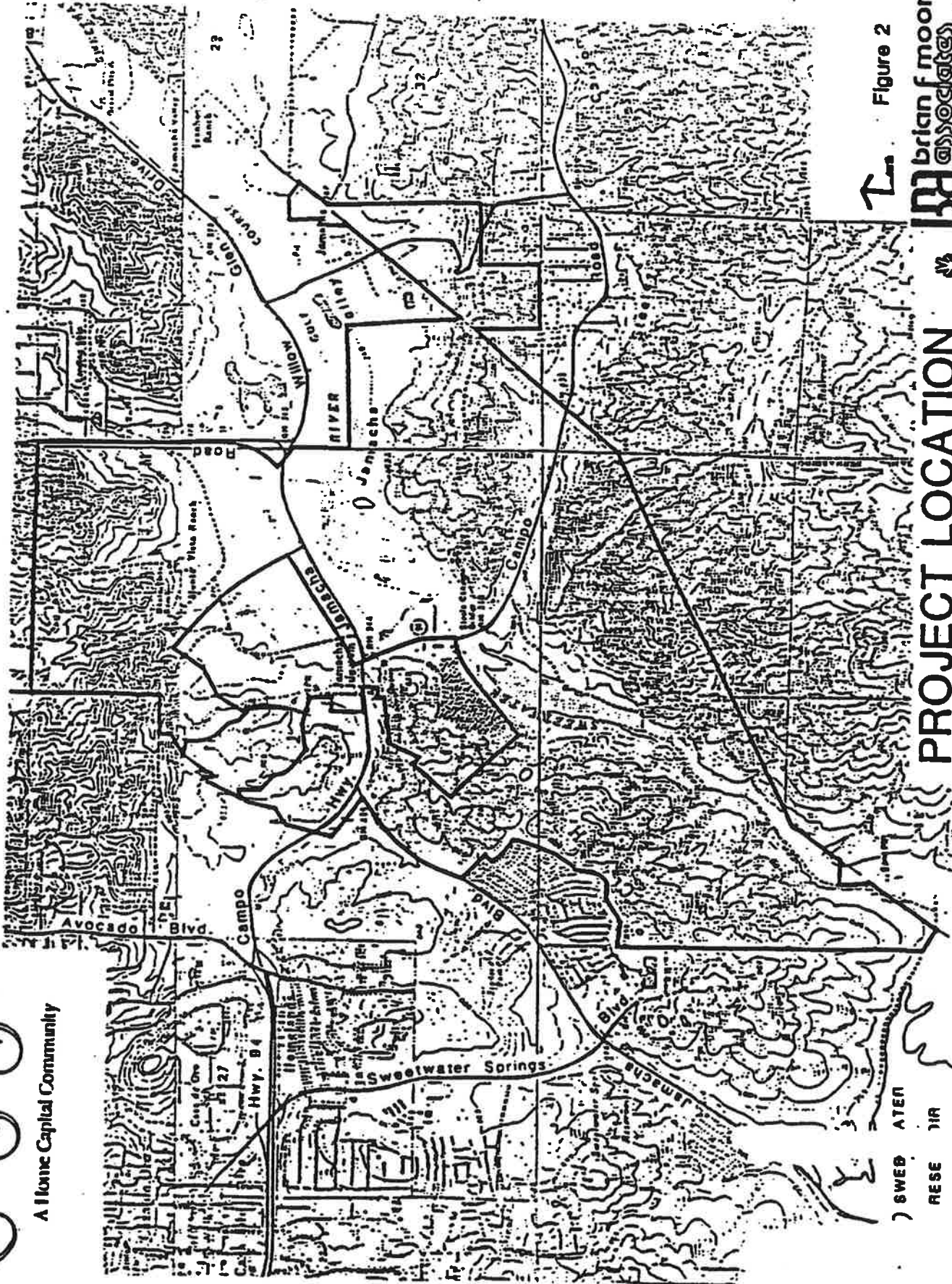
LAND AND PLANNING

brian f mooney
associates
planning, design & environmental studies

REGIONAL VICINITY MAP



A Home Capital Community



SWED
RESE
ATEN
11R

PROJECT LOCATION

Figure 2

brian f mooney
associates
planning, design & construction



direction and established requirements for the planning of this property. This 2.5 average overall density and the more definitive standards were included in the Community Plan to ensure the creation of a comprehensive, balanced, master-planned community which respected the site constraints and public service capabilities. Criteria were established for the preservation of natural slope areas, the permitted mix of single-family and multi-family dwelling units, and the allowable acreage of commercial and industrial areas.

During preparation of the Valle de Oro Community Plan, which was approved by the Board of Supervisors in August 1977, Rancho San Diego's fourth village, Cottonwood Village, was processed as a Specific Plan. The Specific Plan process replaced the old PDP ordinance in 1975. The Cottonwood Village development, which proposed 1,972 dwelling units on 789 acres of the Specific Planning Area, received Tentative Map approval in April 1978 and is nearly built out.

The remainder of Rancho San Diego, encompassing 2,963 acres, was approved for a Specific Plan in 1979 (LSP 79-05) allowing 6,357 dwelling units, regional shopping center, and associated supporting community land uses. A later Specific Plan Amendment (SPA 83-02) was approved in 1983, and is the land use plan which Rancho San Diego has followed in its initial development phase of the 700 acre Monte Vista Village. Figure 3 is a copy of SPA 83-02 land use plan and Table 1 summarizes the Specific Plan land uses.

Overall, SPA 94-001 would increase the total amount of institutional within the Rancho San Diego Specific Plan, increase the amount of open space, and decrease the amount of employment/industrial. With approval of the proposed amendment, the total institutional area would be 47.7 acres with represents an overall increase of 14.7 acres. Approximately 23.9 acres of institutional (I-1) outside of SPA 94-001 would remain and 23.8 acres of new institutional area (I-2) would be created by the proposed amendment. The employment/industrial area (E-1) within the proposed Specific Plan Amendment boundary would be eliminated except for 8.1 acres. The open space upland habitat area within the Amendment area would increase by 1.9 acres. A summary of the SPA 94-001 land use changes is provided below:

SPA 94-001 LAND USE CHANGES

	I-1	I-2	E-1	OPEN SPACE	
				UPLAND HABITAT	RIPARIAN/WOODLAND
EXISTING	9.1	0	24.7*	58.7	7.8
PROPOSED	0	23.8	8.1	60.6	7.8

* Acreage refinements as part of SPA 94-001 indicate 24.7 acres instead of 27 acres from SPA 87-001.

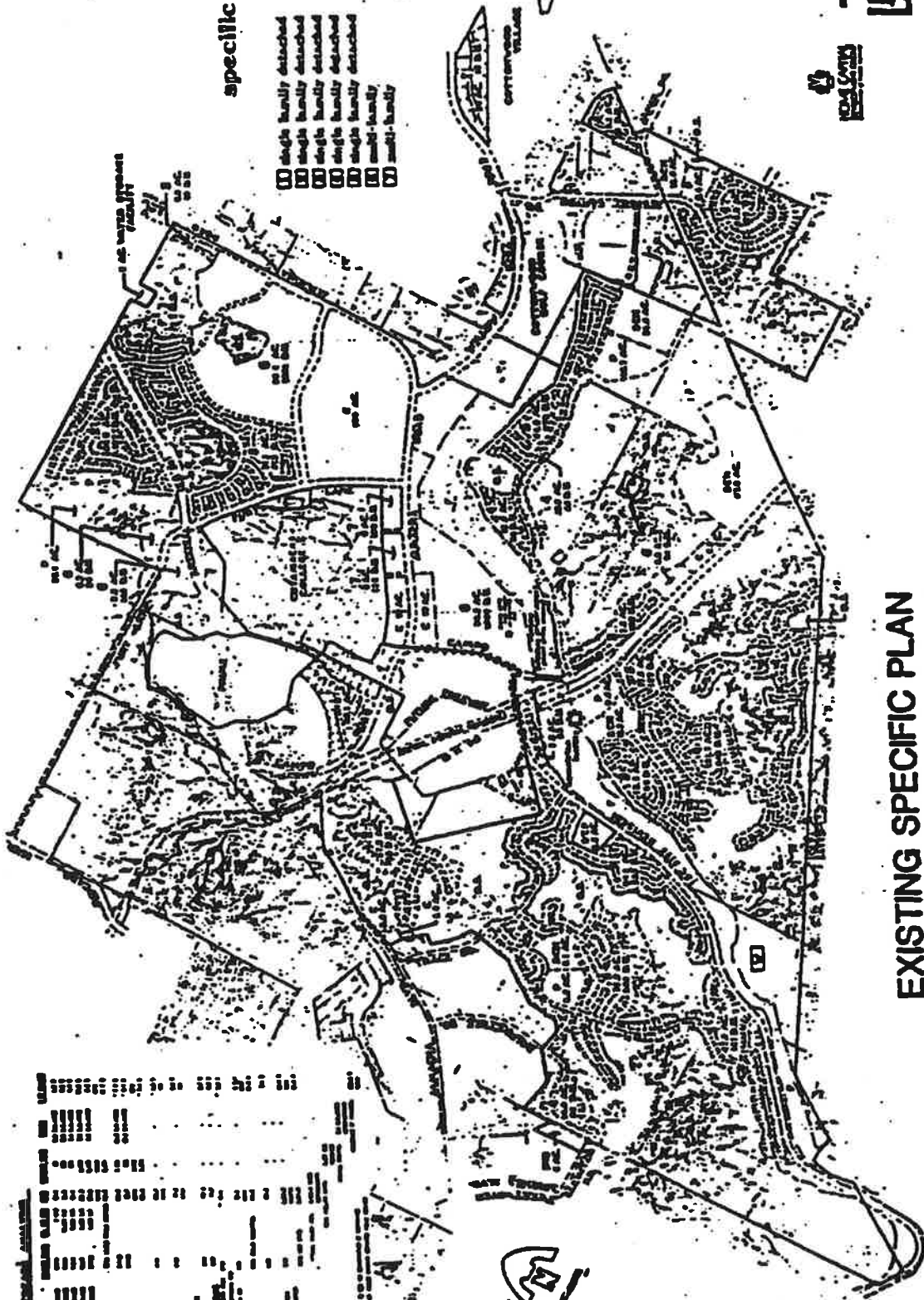
RANCHOSAN DIEGO

A Home Capital Community

specific plan

- 11 single family detached
- 12 single family detached
- 13 single family detached
- 14 single family detached
- 15 single family detached
- 16 single family detached
- 17 multi-family
- 18 industrial
- 19 minor treatment plant
- 20 schools
- 21 shopping
- 22 parks
- 23 open space facilities
- 24 commercial
- 25 wilderness area

zone	area	population	employment	housing
11	100	100	100	100
12	100	100	100	100
13	100	100	100	100
14	100	100	100	100
15	100	100	100	100
16	100	100	100	100
17	100	100	100	100
18	100	100	100	100
19	100	100	100	100
20	100	100	100	100
21	100	100	100	100
22	100	100	100	100
23	100	100	100	100
24	100	100	100	100
25	100	100	100	100



EXISTING SPECIFIC PLAN

San Diego County
Department of Planning
1994

TABLE 1
SPECIFIC PLAN LAND USES

<u>LAND USE TYPE</u>	<u>SPECIFIC PLAN LAND USES</u>	
<u>Monte Vista Village</u>		
Residential (total)	3,343	DUs
Single-Family	951	DUs
Variable-Family	206	DUs
Multi-Family	1,568	DUs
Senior	400	DUs
Residential-Office Professional	141	DUs
Commercial	44.36	Acres
Residential-Office Professional	5.6	Acres
Employment/Industrial	8.1	Acres
Schools	11.2	Acres
Parks	29.4	Acres
Institution	47.4	Acres
<u>Jamacha Village East</u>		
Residential - Single-Family	253	DUs
School	11.5	Acres
Park	5.26	Acres
<u>Jamacha Village West</u>		
Residential (total)	0	
Single-Family	0	
Variable-Family	0	
Multi-Family	290	DUs
Commercial	4.3	Acres
Town Center		
Office/Retail	400,000 Sq. Ft.	(GLA)
Hotel	300	Rooms
Golf Course	37.9	Acres
School	42.8	Acres
Park	0	
Equestrian Center	23	Acres
<u>Campo Village South</u>		
Residential (total)	0	
Single-Family	0	
Variable-Family	0	
School	0	
Parks	0	
<u>Campo Village North</u>		
Residential (total)	0	
Single-Family	0	
Variable-Family	0	
Multi-Family	0	
Commercial	0	
Industrial/Employment	0	
School	0	
Parks	0	

TABLE 1
(CONTINUED)

SPECIFIC PLAN LAND USES

<u>LAND USE TYPE</u>		<u>SPECIFIC PLAN LAND USES</u>
<u>Total</u>		
Residential (total)	3,438	DUs
Single-Family	1,232	DUs
Variable-Family	0	DUs
Multi-Family	1,665	DUs
Senior	400	DUs
Residential-Office Professional	141	DUs
Commercial	48.66	Acres
Industrial/Employment	8.1	Acres
Residential-Office Professional	5.6	Acres
Office/Retail (Town Center)	400,000 Sq. Ft.	(GLA)
Equestrian Center	23	Acres
Golf Course	37.9	Acres
Hotel	300	Rooms
Institutional	47.7	Acres
Schools	46.4	Acres
High School	50.4	Acres
Parks	34.7	Acres
Total Open Space	1,972.5	Acres

C. PURPOSE AND SCOPE

The purpose of the Specific Plan, as defined by the California Government Code (Title 7, Chapter 3, Article 8, Section 65450 et seq.), is to accomplish "the systematic implementation of the general plan."

Policy I-59, adopted by the San Diego County Board of Supervisors, in accordance with this portion of the Government Code, provides for the use of Specific Plans at a local level in the review and regulation of large-scale projects.

Rancho San Diego meets the criteria for a large-scale project as stated by adopted policies and guidelines for San Diego County. As a large-scale development, Rancho San Diego requires a Specific Plan and Environmental Impact Report (EIR).

The purpose of the Specific Plan is to review the project with respect to the following considerations:

1. Consistency with all existing State laws and local ordinances.
2. Conformity to the adopted General Plan Elements, including the Valle de Oro Community Plan.
3. Compatibility with adjacent land uses.
4. Consistency with the Regional Growth Management Policy.
5. Availability of public services and facilities adequate to serve the development.

Adoption of the Rancho San Diego Specific Plan will include this text which establishes conformance of the project with existing plans, policies, and ordinances; and a land use plan which designates permitted land uses. A "Public Facilities Financing Plan" which identifies the scope and financing alternatives for public facilities to support the project is included as Appendix A.

II. PROJECT SETTING

A. SITE LOCATION

Rancho San Diego is located approximately 15 miles east of downtown San Diego in the unincorporated area of San Diego County. The property is bounded on the west by the communities of Casa de Oro and Spring Valley; and on the north by the Cities of El Cajon and La Mesa. The rural community of Jamul lies to the south and east of Rancho San Diego. The Sweetwater Reservoir and the community of La Presa bound the property on the southwest. Mount Miguel is adjacent to the southern portion of the site. Mount Helix is located northwest of the property.

Principal regional access is via Highway 94 which tapers to two lanes and becomes Campo Road, provides access through Rancho San Diego to Jamul and the rural East County. Jamacha Boulevard, the main access from the South Bay area, traverses Rancho San Diego in a northeasterly direction. Jamacha Road runs east through the property then turns north into El Cajon. Willow Glen Drive provides access from the northeast. Steele Canyon Road provides access from the southeast.

B. EXISTING LAND USE

Development of the subject portion of Rancho San Diego Specific Plan began in 1980 within the area known as Monte Vista Village (see Figure 3, Existing Land Use) and continues at this time. This includes 700 single-family dwelling units, 240 multiple-family units, and 2 neighborhood shopping centers providing facilities for food shopping, general retail, and service commercial uses. Also existing within the project area is an equestrian facility. Table 2 is a summary of current projects in the Specific Plan area.

Inholdings within the project boundary consist of County owned land used for a road maintenance station, an 85 acre County borrow pit for decomposed granite, a County sanitation division field operations yard, and a former County landfill site which was closed in October 1978, all of which are located at the southwest corner of Jamacha Road and Highway 94. A Sheriff's maintenance facility is located on a four acre site on the north side of Highway 94.

The 165 acre campus of Cuyamaca College also affects the project area. Current enrollment is approximately 3,000 students and is expected to reach 5,000 by 1990. Ultimate enrollment is expected to be 15,000. Construction of a learning science center began in late summer of 1986. Construction of outdoor recreation facilities including track, soccer fields, tennis, and volleyball courts are proposed for the 1987-88 school year. The college is currently preparing a master plan for the entire campus. Long-term plans include the following facilities: english/math/science buildings, music/art building, lecture building, student services facility, administration building, indoor physical education facility.

TABLE 2

RANCHO SAN DIEGO PROJECT SUMMARY

<u>LOCATION</u>	<u>PROJECT</u>	<u>STATUS</u>
Monte Vista Village	Map 11231 (TM 4032) - 187 single-family lots.	Built out
Monte Vista Village	Map 11260 (TM 4032) - 513 single-family lots.	Built out
Monte Vista Lots 717-718	S86-61 - 240 multi-family units.	Built out
Monte Vista Lots 713-714	TM 4644 - 162 single-family lots.	Built out
Monte Vista Lots 188-189	TM 4643/P86-093 - 166 unit TM and PRD.	Built out
Monte Vista Lot 710	P86-088 - 304 multi-family units.	Approved
Monte Vista Lots 711-716	B86-0215 - B/A to redistribute open space lot.	Approved
Monte Vista Lot 712	TM 4660 - 88 single-family lots.	Built out
Monte Vista Lots 712-714	SPA 86-011, R86-063, TM 4644. Change from 646 multi-family units to 250 single-family, plus 161 lot TM.	Built out
Monte Vista Lot 711	P86-084 - 227 multi-family units	Built out
Monte Vista Lot 715	Rancho San Diego Elementary School	Opened fall 1986
Monte Vista Lots 719-720	TM 4630 - commercial subdivision	Built out
Monte Vista Village	TM 4649 - TM for 12 lot commercial subdivision	Under construction
Jamacha Village East	TM 4600 - 249 unit TM	Built out

Otay Water District (OWD) also owns four parcels within Rancho San Diego. North of Cuyamaca College, the Water District owns a 76 acre site, known as Regulatory Site, which currently contains a 1.6 million gallon (MG) storage tank. The District also plans to construct a second five MG tank next to the first to provide water to Rancho San Diego. Future plans for this site include a 20 MG storage reservoir. Otay also owns a 6.5 acre parcel in the southwest portion of the property, on the north side of the Sweetwater River. This is the site of a 1.3 MG per day (MGD) wastewater treatment facility. Otay also owns two smaller parcels in the Jamacha Village area on which an additional reservoir and a pump station are located.

C. SURROUNDING LAND USE

Rancho San Diego is in an area which transitions from fairly dense urban development to the north and west, to estate and rural densities to the south and southeast. Existing development includes Spring Valley to the west, and Sweetwater and Avocado Villages (earlier phases of Rancho San Diego); Casa de Oro and the Rolling Hills/Fuerte Farms area to the north; Cottonwood Village and Cottonwood Golf Course to the east; and the Jamul/Steele Canyon and Mount Miguel areas to the south and southeast.

Figure 4 shows the surrounding development as well as the location of proposed nearby projects, including the locations of adopted Specific Plans for the Pointe (Hansen's Ranch), Mount Miguel, the Village of Singing Hills, Rancho San Miguel, Las Montañas, and Lomas del Sol.

D. PHYSICAL FEATURES

1. Landforms

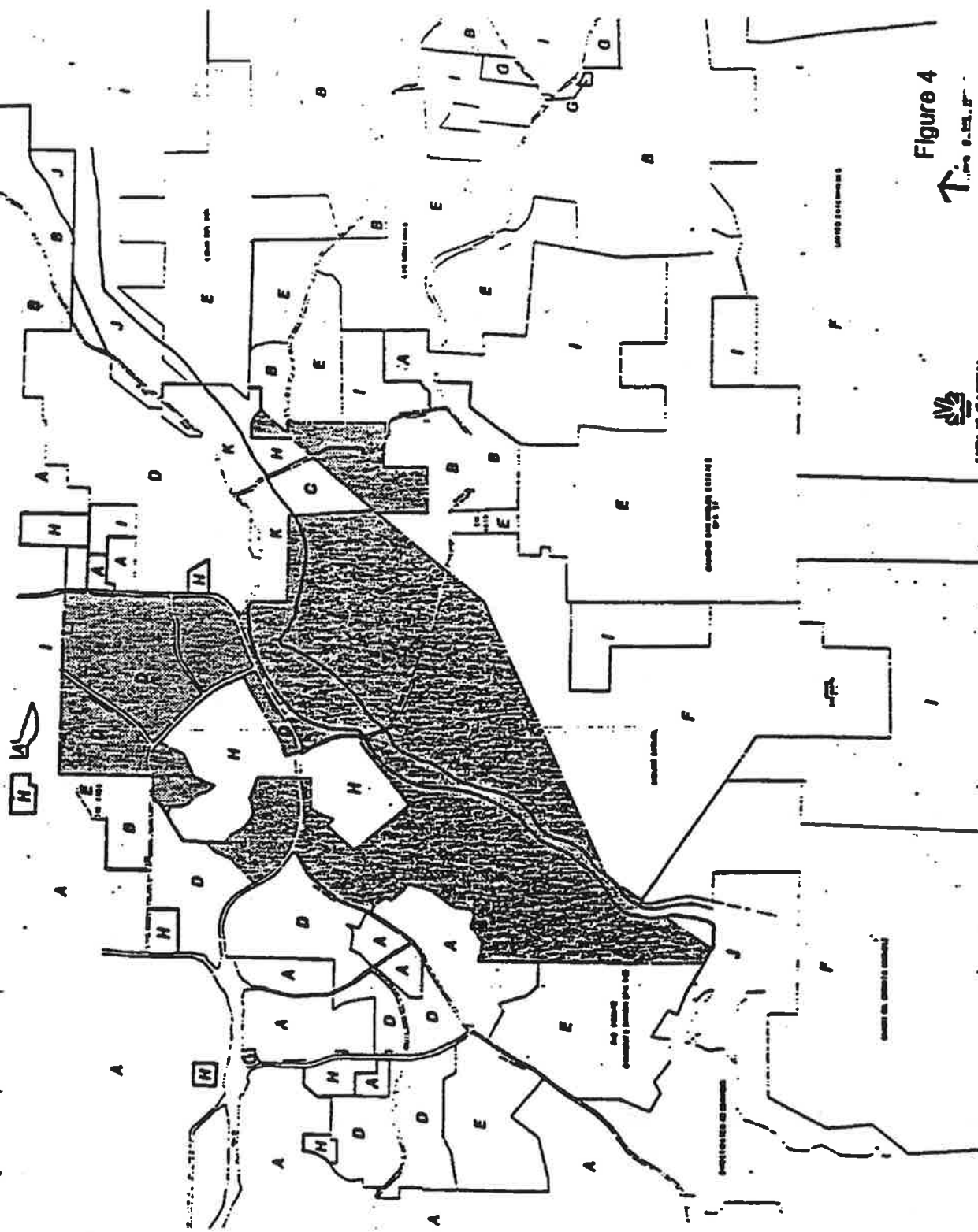
The site is visually dominated by fairly steep ridge features, particularly to the south and west, and by the Sweetwater River and its associated alluvial plains. Elevations range from under 300 feet above mean sea level (AMSL) to over 800 feet AMSL. Figure 5 shows the elevations at 100 foot intervals; and Figure 6, the slope categories. The site is approximately divided into the following slope categories:

TABLE 3
SLOPE ANALYSIS

SLOPE CATEGORY (PERCENT)	TOTAL ACRES	PERCENTAGE OF AREA
0-10	1,358	46
10-20	341	12
20-30	565	19
30-40	349	12
40+	<u>311</u>	<u>11</u>
Total	2,924	100

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- LEGEND
- A EXISTING URBAN DEVELOPMENT
- B EXISTING ESTATE DEVELOPMENT
- C CURRENT DEVELOPMENT
- D EXISTING RANCHO SAN DIEGO
- E PROJECT SITE
- F PROPOSED PROJECTS
- G MAJOR OWNERSHIP
- H COMMERCIAL
- I PUBLIC OWNERSHIP
- J NO DEVELOPMENT
- K SWEETWATER RIVER
- L GOLF COURSE



EXISTING LAND USE

Figure 4

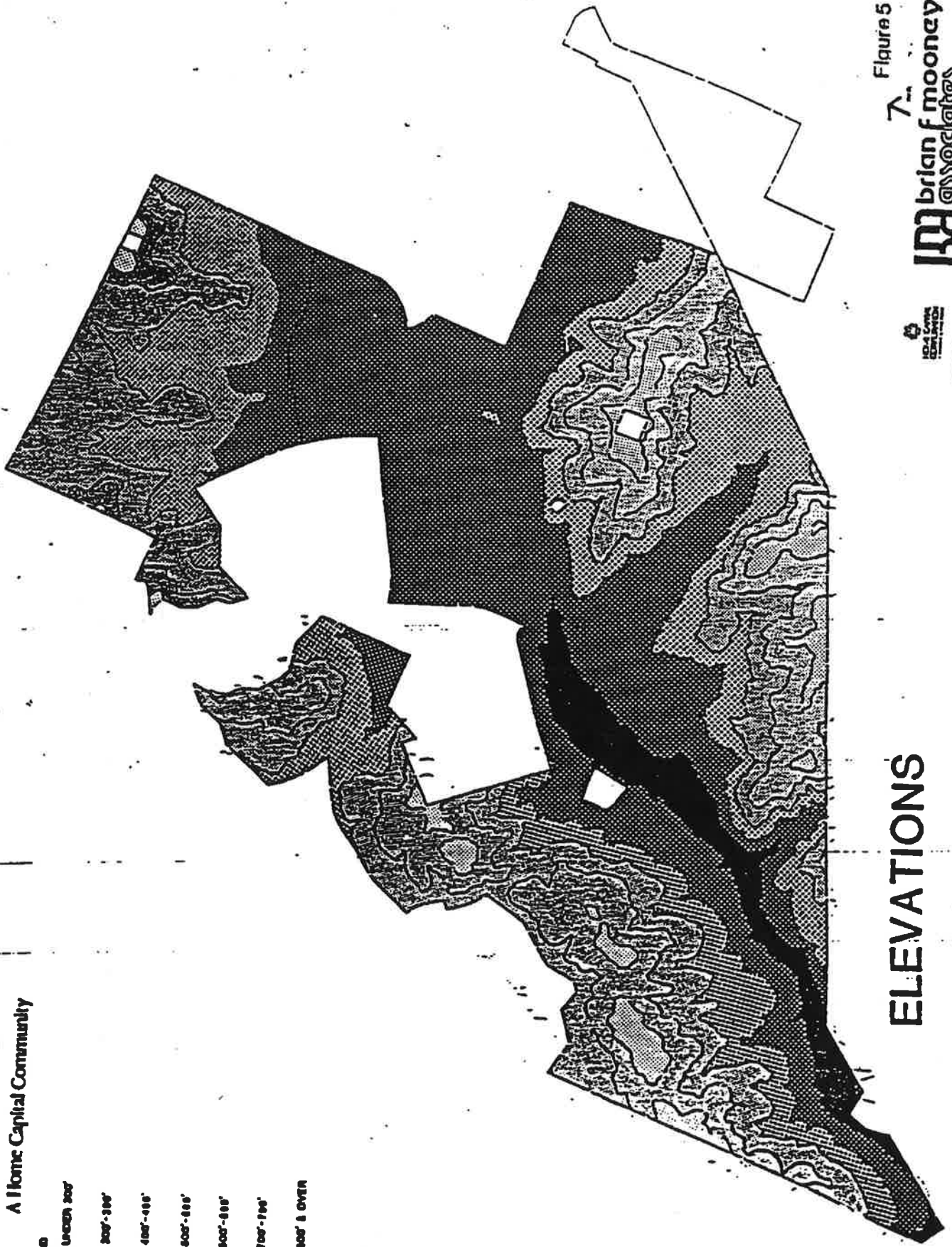


HOME CAPITAL
COMMUNITY
A COMMUNITY DEVELOPMENT
PROJECT

BR brian f mooney
associates
PLANNING, DESIGN & ENVIRONMENTAL STUDIOS



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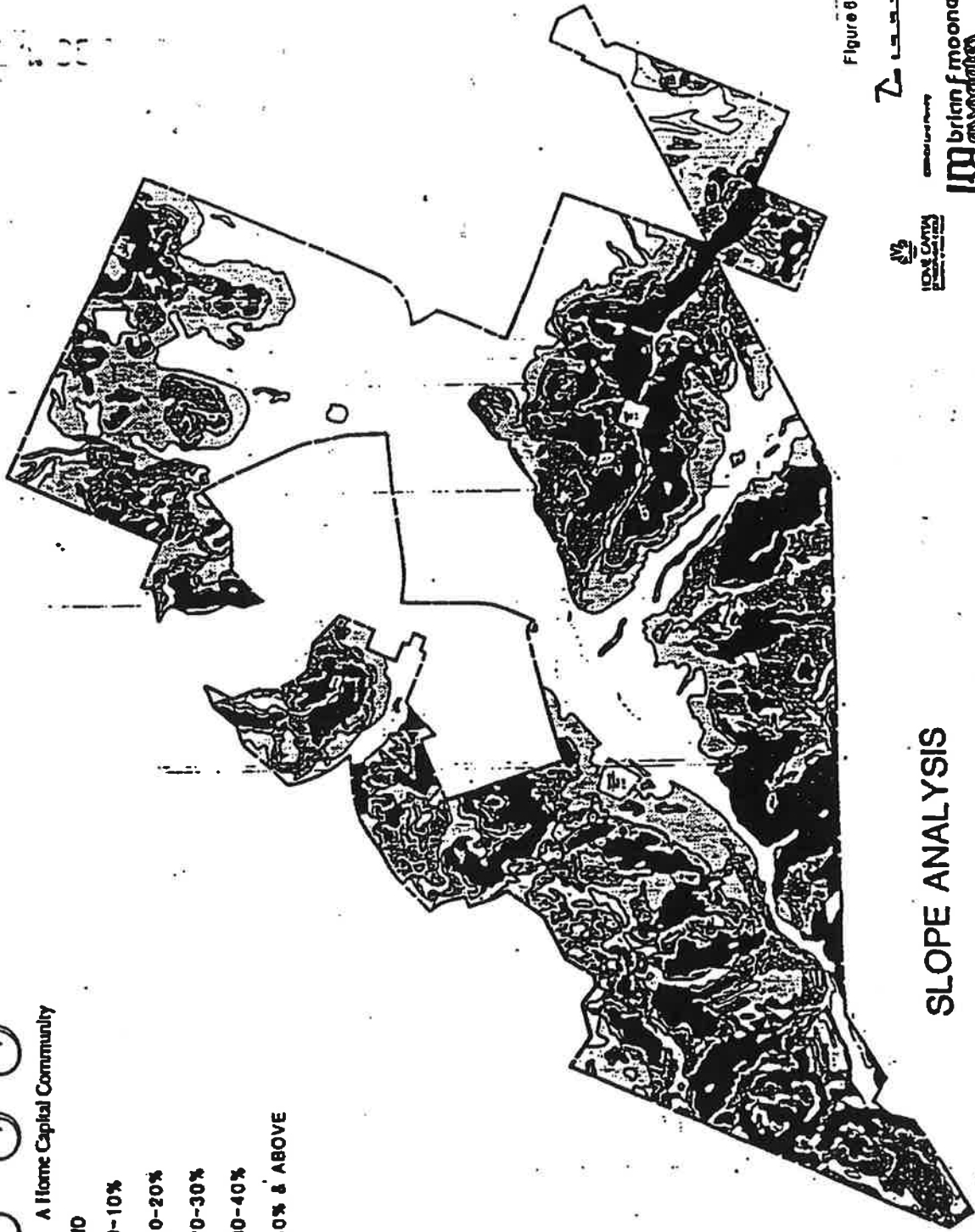
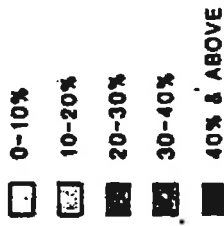


ELEVATIONS

RANCHOSAN DIEGO

A Home Capital Community

LEGEND



SLOPE ANALYSIS

Figure 6



brim f moonay
by
brim f moonay

2. Geology

The 3,000± acre project site lies within the western portion of the Southern California Batholith. The site is comprised of high-relief granitic and metavolcanic topography which is dissected by relatively flat valley areas and the Sweetwater River. On-site geological features can be classified into four primary categories. They are Santiago Peak metavolcanic rock, Cretaceous granitic rock, and Quaternary alluvium and colluvium.

Santiago Peak metavolcanic rock occupies high elevations predominately in the southwestern and western site margins. This rock type is dominated by relatively shallow, fractured bedrock which includes a thin layer of expansive top-soil.

Cretaceous granitic rocks are found throughout the southeastern and eastern site limits. This unit is underlain by pores of solid bedrock at relatively shallow depths. Decomposed granite consisting of coarse silty sand is intermixed with the hard bedrock. Both the weathered and unweathered granite is considered generally suitable for development, though some blasting of unweathered granitics may be required.

Areas of Quaternary colluvium and alluvium are located throughout the site. Colluvium consists of unconsolidated sands, silts, and clays of varied thickness. Alluvium, consisting of sands, silts, and clays, is located in and adjacent to the floodplain of the Sweetwater River and its tributaries. Like colluvial areas, areas underlain by alluvium will require compaction prior to development.

The California Department of Conservation has mapped areas containing valuable sand and gravel deposits along the Sweetwater River. The majority of the on-site portion of the riverbed is classified as a Mineral Resource Zone 1 (MRZ-1). MRZ-1 areas are judged not to contain adequate mineral deposits for extraction. However, the southwestern margin of the project site contains an approximately 800 foot stretch of the river which, in conjunction with areas downstream of the site, is classified MRZ-2 and is considered to contain substantial mineral deposits.

3. Biology

Biological resources on-site are of high quality, consisting of a large riparian woodland community along much of the Sweetwater River and contiguous tracts of Diegan coastal sage scrub. Smaller areas of chaparral and oak woodland are also found on-site. The accompanying EIR discusses biological resources in detail, including sensitive plant and bird species. The following topics are of particular importance to the Specific Plan:

Sweetwater River and its Associated Riparian Woodland

Much of the 2.5 mile stretch of the Sweetwater River within Rancho San Diego is flanked by riparian woodland. This community is composed of Western sycamore, Cottonwood, Coast live oak, and Willows and provides habitat for a sizeable population of Least Bell's vireo (Vireo bellii pusillus), a bird that is listed as endangered by both the State of California and the United States Fish and Wildlife Service (USFWS).

California Black-Tailed Gnatcatcher Habitat

Approximately 25 pairs of the California Black-tailed gnatcatcher (Polioptila melanura californica) were identified in Inland sage scrub on-site. The coastal subspecies of the California Black-tailed gnatcatcher is a Federally threatened species.

Resource Conservation Areas

Resource Conservation Areas (RCAs) are delineated on Land Use Element maps on the County General Plan and community plans as overlays which call for special design considerations (see County General Plan Conservation Element, Action Program 1.1). Four RCAs identified in the Valle de Oro Community Plan are located partially or entirely within the project area. These are: RCA 1, Sweetwater River Floodplain, the riparian and woodland habitat discussed above; RCA 2, "Damon Lane" riparian woodland habitat consisting mostly of Eucalyptus within a developed area; RCA 3, Steele Canyon Creek, an oak woodland habitat, portions of which have been burned by a recent wildfire; and RCA 5, Campo Creek riparian and oak woodland which provides seasonal water and bird nesting habitat.

4. Cultural Resources

A complete inventory of cultural resources - prehistoric and historic archaeological sites and isolates - was conducted in 1979 in accordance with County of San Diego procedures and guidelines. This resulted in the identification of 53 sites, numerous isolates, and an as yet unlocated historic adobe. Based on development plans at that time, mitigation programs have been implemented for all but two sites: RSD-13, known as the village of Jamacha, and RSD-34. The EIR summarizes past and recent archaeological investigations.

E. INFRASTRUCTURE

This section addresses extant infrastructure and facilities available within the Rancho San Diego Specific Plan area, including roads, sewer, water, fire and police protection, schools, solid waste disposal, and County Service Areas (CSAs). The reader is also referred to Section III.D. which describes the public facilities element of the Specific Plan, and to Appendix A, "Public Facilities Financing Plan".

1. Transportation System

Regional access to the project site is provided by State Highway 94 via Campo Road, Jamacha Road/State Route (SR) 54, and Jamacha Boulevard. Other Circulation Element roads serving the project site are Fury Lane, Willow Glen Drive, Steele Canyon Road, and Jamul Drive (see Figure 7).

Currently SR 94 ends as a freeway at Avocado Road, then follows the alignment of Campo Road east across San Diego County. Eventually Highway 94 is proposed to be realigned to bypass the signalized intersection at Jamacha Road and continue as a Freeway to a future new bridge across Sweetwater River, and as a Prime Arterial eastward from the new bridge to Jamul.

Jamacha Boulevard currently runs north and east from Sweetwater Road to its connection with Campo Road. West of Sweetwater Road, Jamacha Boulevard changes names to Paradise Valley Road and continues into National City. Jamacha Boulevard will act as a frontage road (Major Road) to the planned SR 54 in the future.

Jamacha Road is currently built as two separate facilities. The eastern facility currently extends from Campo Road north into the City of El Cajon and is designated as a Prime Arterial in portions and a Major Road in portions on the County Circulation Element. This road was recently widened to four lanes through the project and will ultimately be comprised of six lanes through the project and then four lanes to Washington Street in the City of El Cajon. The western facility changes names from Lisbon Street to Jamacha Road in the City of San Diego, crosses Sweetwater Road, and runs parallel to Jamacha Boulevard before ending north of the Sweetwater Reservoir. This western portion of Jamacha Road is shown as a Collector Road on the County Circulation Element from Sweetwater Road to Jamacha Boulevard.

Willow Glen Drive is currently a two lane undivided road (with spot widening adjacent to new development) and runs from Jamacha Road north and east to Dehesa Road. This facility is classified as a Major Road along its entire length on the County Circulation Element. The intersection of Jamacha Road and Willow Glen Drive is signalized. Willow Glen will be improved between Jamacha Road and Steele Canyon to a minimum surfaced width of 61 feet. The improvement on the south side shall include a riding and hiking trail.

Fury Lane is classified as a Major Road from Jamacha Road to the future SR 54 (Wieghorst Way) and a Collector Road west to Avocado Boulevard. It was recently widened to four lanes through the Rancho San Diego property and remains two lanes west of the site.

VALLE DE ORO COMMUNITY PLAN ADOPTED CIRCULATION ELEMENT PORTION OF SHEET 6

- LEGEND**
- Freeways
 - Expressway
 - Prime Arterials
 - Major Roads
 - Collector Roads
 - Rural Collectors
 - Light Collectors
 - Local Roads (not part of C.E.)
 - Segment X Endpoint

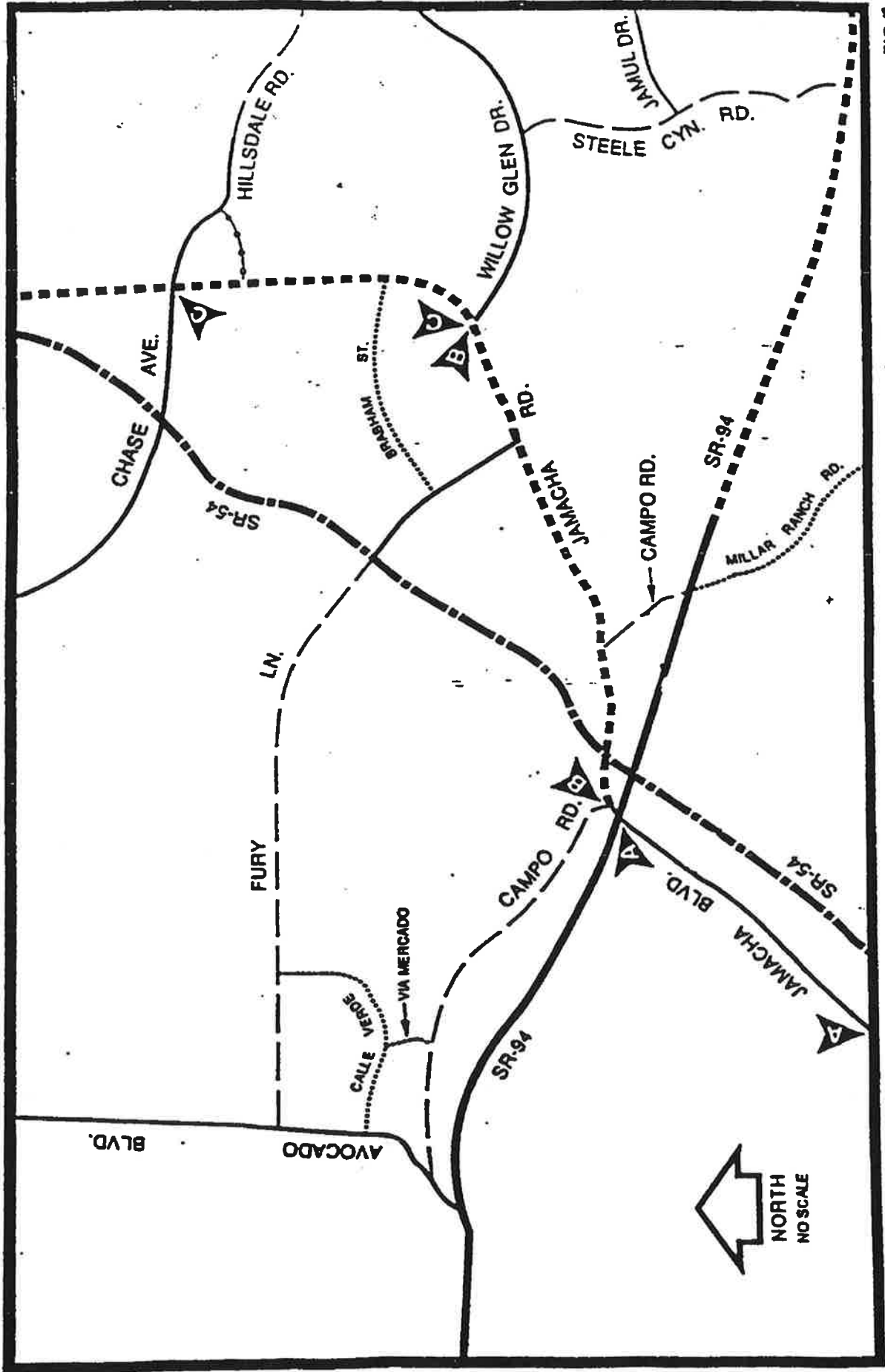


FIG. 1

Steele Canyon Road is classified as a Collector roadway and runs between Willow Glen Drive and SR 94/Campo Road to the south. Steele Canyon Road was realigned through Jamacha Village East (TM 4600), including a bridge across the river, as a condition of Tentative Map approval.

Future SR 54 is shown on the County Circulation Element as an Expressway paralleling Jamacha Boulevard to SR 94, continuing north and east (unbuilt through the Rancho San Diego property) and ultimately connecting to Interstate 8 east of the existing Second Street interchange. Rancho San Diego has dedicated or will dedicate right-of-way for this facility through their adopted Specific Plan Amendment and has constructed a four lane divided roadway (Wieghorst Way) north of Fury Lane to serve new development. To date, CalTrans has not made any plans to construct this roadway or commit any funds toward it. The location of Route 54 was the subject of Specific Plan Amendment SPA 88-004 and a concurrent General Plan Amendment.

The Rancho San Diego area is currently served by public transit. San Diego County Transit serves Cuyamaca Community College, Jamacha Road, Campo Road, Jamacha Boulevard, Doubletree Road, and Sweetwater Springs Road.

2. Sewer

The Spring Valley Sanitation District (SVSD) currently provides sewer service to the study area. Sewage generated within the SVSD is treated in the San Diego Metropolitan System via the existing Spring Valley outfall, and 1.7 MGD capacity has been purchased for treatment of Rancho San Diego effluent. The OWD reclamation plant in the western area of the project property adjacent to the Sweetwater River has a capacity of 1.3 MGD and is treating sewage generated from Cottonwood Specific Plan Phase of Rancho San Diego and other commitments for service within the OWD.

3. Water

Rancho San Diego is located entirely within the jurisdiction of the OWD, which provides water to portions of the South Bay and eastern metropolitan areas including portions of Chula Vista, Jamul, and Spring Valley. The OWD receives water from the San Diego County Water Authority (CWA) through two aqueducts shared with other CWA member agencies: the 24 inch La Mesa-Sweetwater Aqueduct and the 66 inch Second San Diego Aqueduct. At present, water for Rancho San Diego is supplied by the 24 inch La Mesa-Sweetwater Aqueduct which traverses the northeastern area of the project property. Connections to this pipeline are more than sufficient to serve the existing developments within the area, according to District personnel.

Since its inception, Rancho San Diego has participated in on-going efforts with OWD to assure the efficient and timely provision of water service. Improvement District 20 (ID 20) was formed in 1971 to serve the entire Rancho San Diego ownership, Hansen's Ranch, and the Cottonwood Golf Course. Otay will also provide service to the study area through improvements financed by the developer and residents of ID 20. Major improvements will include a 36 inch pipeline from the Second San Diego Aqueduct, 2 reservoirs, a pump station, and additional transmission mains. The 36 inch pipeline became available for service in early February 1987, and now supplies water to the entire northern portion of the OWD, including Rancho San Diego.

4. Fire

Fire protection service to the Rancho San Diego Specific Plan area: is provided by the San Miguel Consolidated Fire Protection District (FPD). The District provides fulltime (24 hours a day/7 days a week) paid crews and provide first-responder medical aid service by means of engine company personnel and private ambulance and paramedic services.

5. Schools

Rancho San Diego is in the Cajon Valley Elementary School District which provides elementary, junior high, and middle schools for the City of El Cajon and unincorporated areas north and south of El Cajon. Total District attendance for the 1986/87 school year is 13,466 students enrolled in 19 elementary schools, 3 junior high schools, and 2 middle schools. Elementary schools that have attendance areas within and adjoining Rancho San Diego are Avocado Elementary, Jamacha Elementary, Fuerte Elementary, Vista Grande Elementary, and Rancho San Diego Elementary. The latter is as yet unfinished but is currently in use; 414 students attend this school that has a capacity of 600 students. Emerald Junior High School, Montgomery Middle School, and Hillsdale Middle School serve the study area for students from the above elementary schools.

Grossmont Union High School District provides high school facilities for Rancho San Diego, the Cities of El Cajon, La Mesa, Lemon Grove, and Santee, the communities of Lakeside, Spring Valley, Alpine, and Jamul, and the surrounding unincorporated areas. The District has nine comprehensive high schools, with Rancho San Diego contained within the 1985/86 attendance boundaries of both Monte Vista High School and Valhalla High School. A site for a high school has been dedicated to the District. The site is north of Campo Road at the eastern limit of the project boundaries.

6. Solid Waste Disposal

The Rancho San Diego Specific Plan area lies within two designated zones, and any permitted private carrier can serve residences within the zones. Solid waste generated within the northern zone is deposited at the Sycamore Canyon Landfill in the Santee area and that from the southern is transported to the Otay Landfill in Otay Mesa. Both landfills have projected lifespans for at least the next 11 years.

7. Police Protection

Police protection is provided by the San Diego County Sheriff's Department. The project lies within the Sheriff's Beat No. 616/617/625 which is assigned to the Lemon Grove station at 3240 Main Street in Lemon Grove. The average patrol response time is approximately 10.4 minutes for priority calls and 18.7 minutes for non-priority calls. Two (2) to 4 units are deployed 24 hours a day to ensure sufficient patrol coverage.

8. County Service Area

CSA No. 26-B was formed by the San Diego County Board of Supervisors in December of 1985 to provide landscape maintenance for certain parkways, medians, and slope areas within the Monte Vista Village portion of Rancho San Diego. CSA 26 is currently assessing property owners for park development and maintenance for sites in Rancho San Diego, Cottonwood Village, and Sweetwater/Avocado Village.

III. PROJECT DESCRIPTION

A. INTRODUCTION

The following project description was initially prepared for the 1987 Specific Plan Amendment which affected the entire property. SPA 88-004 revised the Plan only in terms of 50 acres proposed for land transfer, the location of a regional church, and a realignment of future SR 54. The new use was identified as institutional (a new land use category for Rancho San Diego). The current Specific Plan Amendment, SPA 94-001, only affects the land use designations on 100 acres owned by the Skyline Wesleyan Church located mostly north of the intersection of Jamacha Boulevard and Campo Road.

Rancho San Diego is planned as a recreation-oriented, mixed use planned residential community with a balanced range of low and medium density residential dwellings including apartments, condominiums, townhomes, patio homes, single-family detached, senior housing, and various sizes of custom lots. It will have a variety of commercial opportunities from neighborhood convenience stores to community shopping areas and office, employment and business incubator space. There will be a hierarchy of passive to active recreation and open space areas including a National Wildlife Refuge; a golf course; bicycle, pedestrian, and equestrian trails; community neighborhood parks and recreation facilities; and community facilities including schools, churches, and possible public library.

The development concept will be carried out by this Specific Plan, which sets overall development guidelines and requirements. Implementation of the Specific Plan will be accomplished through concurrent Zone Reclassifications, and subsequent County discretionary review of tentative subdivision maps, use permits, Planned Residential Developments (PRDs), and Site Plans.

In conducting subsequent development review, requirements of the County Subdivision and Zoning Ordinances for determination of General Plan conformance shall give equal weight to the Specific Plan map and text. However, some discretion may be used in determining General Plan conformance with respect to the Specific Plan map. Examples of permitted discretion would be: reductions in land use intensity within a particular land use "bubble" such as fewer dwelling units, a change from multi-family or variable-family to single-family, or a change from a private to a community serving land use such as from residential use to a school, park site, library, post office, church, or equestrian center--provided such community serving land use is clearly of equal or lesser impact than the use which is to be replaced.

In addition, some flexibility would be permitted to allow a shift in total dwelling units between two or more single-family residential land use "bubbles". In general, the land use "bubbles" should be located within the same Rancho San Diego village and should not exceed an

increase of more than ten percent in the combined number of dwelling units in any affected land use "bubble". Such dwelling unit shift shall be shown on a single Tentative Map and shall not result in an increase in total dwelling units or development area beyond that shown on the land use plan. Minor changes in road alignments which may affect the boundaries of land use "bubbles" would also be permitted provided that no net loss of designated open space results.

B. PLANNING CONCEPTS

The planning concepts identified within the Rancho San Diego Specific Plan are the result of studies identifying the "opportunities and constraints" of the project area. These studies have focused on land use compatibility, sensitive environmental factors, market analysis, traffic circulation, visual features, and community identity. Overall, the proposed Rancho San Diego Specific Plan offers a series of new planning concepts which are aimed at improving the existing plan to create a stronger community identity with a wide variety of economic, residential, and recreational opportunities while preserving sensitive biological and topographic resources.

A brief summary of the new planning concepts as they relate to commercial, employment, recreation, and environmental preservation follows.

Commercial

Based on market studies completed by Alfred Gobar Associates, Inc. and traffic studies completed by Willdan Associates, the existing Regional Center Commercial Designation was reconsidered. The principal reason for reanalyzing the Regional Center was the conclusion of the market analysis that a 100 acre center was not feasible in the area and the traffic studies which concluded that a major commercial center at the proposed site would compound traffic impacts on Jamacha Road. The studies further concluded that community level commercial totalling 430,000 to 855,000 square feet serving the broad needs of the community would be feasible within the development.

As a result of these constraints and opportunities, a site adjacent to Highway 94/Campo Road was identified and redesignated Town Center. The concept proposed is a mixed use center that would include significant retail users, office development, a hotel complex, and medium density residential. In addition, uses such as a theater, restaurants, spa, and other activities would be sought in order to create a focus for community events. The overall concept is to create an activity center with good freeway access, a unique environmental setting located adjacent to the Sweetwater River.

Employment

Employment oriented land uses are proposed for 8.1 acres. The plan locates future employment in areas with direct access to Highway 94. The overall concept for employment oriented land uses is to develop incubator oriented light industrial development which could be utilized by local residents in establishing new service oriented businesses. SPA 88-004 reduced the Monte Vista Employment Center from 35 acres to approximately 27 acres. SPA 94-001 further reduces the E-1 employment center acreage to 8.1 acres to accommodate the proposed relocated church site and not reduce the amount of open space upland habitat acreage within the SPA 94-001 project area. The total employment center acreage resulting from SPA 94-001 is 12.1 (including 4 acres off-site on Elevator Road). A Major Use Permit (P95-001) is concurrently being processed with SPA 94-001 to allow development of a cemetery within the 8.1 acre E-1 employment area north of Campo Road and west of State Highway 54.

Residential

Within this area single-family residential development is near completion and the remaining multiple-family development, including senior housing, will occur north of the Sweetwater River.

Recreation

The proposed plan offers new recreation amenities over the previously approved Specific Plan. Trails and passive recreation will be allowed in the area to be acquired by the Department of Interior. The relocated equestrian center is also planned for a site in Jamacha Village West, adjacent to Campo Road and the high school site. This will complement the existing 2 parks, comprising 34.7 acres.

Environmental Preservation

A significant increase in natural open space was proposed with SPA 87-001 and SPA 95-002. The concept behind the change is the desire to better protect the riparian/woodland habitats associated with the Sweetwater River and related drainage courses. This area includes the sensitive Least Bell's vireo and California gnatcatcher habitats, as well as a buffer area setback between the habitats and development areas.

Institutional

Specific Plan Amendment SPA 88-004 added this category to the Plan to allow construction of a regional church facility at the intersection of Campo Road and Jamacha Boulevard. This use and the realignment of SR 54 reduced an employment center from 35 acres to approximately 27 acres. Land owned by the Otay Water District was incorporated into the Rancho San Diego Planning Area.

SPA 94-001 retains the I-1 Land Use Designation on 23.9 acres owned by the OWD and eliminates 9.1 acres of I-1 owned by the Skyline Wesleyan Church on the ridgetop. SPA 94-001 designates 23.8 acres as I-2 adjacent to the north side of Campo Road for relocation of the regional church facility.

C. GOALS AND OBJECTIVES

The replanning of Rancho San Diego was undertaken following an evaluation of a number of project goals. The goal formulation process considered not only the Department of Interior's desire for natural habitat property but also involved an evaluation of goals and issues from the County's and the community's standpoints, as well as input provided by engineering, design, and environmental consultants.

Overall Goal

CREATE A BALANCED COMMUNITY THAT NOT ONLY OFFERS A WIDE RANGE OF RESIDENTIAL PRODUCT TYPES, RECREATIONAL AMENITIES, AND SUPPORT SERVICES, BUT ALSO CONSERVES ITS SIGNIFICANT NATURAL RESOURCES AND PROVIDES COMMERCIAL OPPORTUNITIES TO SERVE THE VALLE DE ORO AND JAMUL REGION.

1. Residential

Goal To provide a variety of product types and sizes and a mixture of ownership and rental housing.

- Objectives
- 1.1 Housing types, lot sizes, and design should consider each site's physical constraints and market opportunities and result in a series of distinct neighborhoods or villages.
 - 1.2 High density housing to implement the goals of the plan should be allowed in areas physically suitable and where adequate transportation and other services are available.
 - 1.3 Medium-high density housing types, both ownership and rental, should vary from 10-25 units per acre and include townhouse, zero lot line, and "stacked flat" designs and densities.
 - 1.4 The Specific Plan shall provide at least 1 area for senior citizen apartments at a density of up to 40 units per acre. Senior housing should be designed to respond to the special physical and social needs of seniors.

- 1.5 The Specific Plan should provide for a transition of land uses with the highest densities located near the center of the project or near existing higher density areas and the lowest density located to the southeast.

2. Commercial

Goal

A wide range of retail shopping and other commercial services should be provided through establishment of neighborhood shopping areas and a "Town Center" shopping area.

Objectives

- 2.1 A variety of retail, service, and special commercial uses should be sought which provide general retail services such as apparel, home furnishings, and specialty shops.
- 2.2 Neighborhood shopping areas should be designed to reflect the architectural character of the neighborhoods.

3. Town Center

Goal

To create a mixed use development which provides an activity focus for the community as well as retail and service uses.

Objectives

- 3.1 Diverse retail commercial activities should be established within the Town Center area with an integrated site and architectural design.
- 3.2 Professional offices, restaurants, and theaters should be considered for inclusion in the Town Center to create an activity focus for the community.
- 3.3 Multi-family residential should be included within the Town Center in order to provide a resident population which will encourage the establishment of commercial and recreation uses of an active nature.

4. Environmental Resources

Goal

Protect unique plant, wildlife and cultural resources from destruction or incompatible adjacent use.

Objectives

- 4.1 Enhance the ecological function of existing degraded biological habitats.

- 4.2 Preserve the sensitive resources within the RCAs designated on the Valle de Oro Community Plan by regulating appropriate adjacent land uses through the environmental review process.
- 4.3 Facilitate implementation of regional air quality programs in development of the property.
- 4.4 Provide limited passive access to the least sensitive water and woodland areas.
- 4.5 Establish permanent open space easements over most sensitive plant community locations.
- 4.6 Protect riparian habitat used by Least Bell's vireo from incompatible adjacent development and identify agencies or organizations which could maintain this habitat.
- 4.7 Identify and protect Black-tailed gnatcatcher nesting areas in a natural condition appropriately buffered from adjacent development.

5. Employment/Industrial

Goal

Employment centers should be established within the project to provide job opportunities for residents of Rancho San Diego and the subregion. The employment centers should include office/professional, corporate headquarters, research and development, and non-polluting light assembly types of uses within landscaped business parks.

Objectives

- 5.1 The siting of employment center uses should be sensitive to adjacent uses through architectural design, appropriate buffering, and an adequate circulation system.
- 5.2 Employment centers should be developed in accordance with comprehensive design and landscape guidelines which enhance site views from streets, residences, and public areas.

6. Parks and Recreation

Goal

Maximize leisure-time opportunities with both natural parks and improved recreation facilities which will encourage active lifestyles for residents of all ages.

Objectives

- 6.1 The development should provide both public and private recreational opportunities to serve all areas of the community.
- 6.2 The establishment of facilities for golf, tennis, swimming, equestrian, team sports, and physical fitness activities should be encouraged.
- 6.3 Recreational facilities should be established and be supported by homeowner memberships, dues, and/or user fees.
- 6.4 Private recreation areas should be provided in multi-family projects; and, where feasible, within industrial and office areas for employee use.
- 6.5 Joint school playground/public park facilities should be developed.
- 6.6 Opportunities should be pursued to establish semi-private recreation facilities in parks, which could be supported by membership fees.

7. Open Space

Goal

Open space areas shall be maintained so as to enhance the overall scenic quality and protect the landform integrity of Rancho San Diego.

Objectives

- 7.1 Areas where development is inappropriate due to steep slopes, hazardous geologic conditions, or unique environmental resources shall be the highest open space priority.
- 7.2 Open space maintenance should be determined at the time of adjacent implementing permit action. Environmentally sensitive areas around and in the Sweetwater River floodplain should be transferred to public or private non-profit ownership. Other open space areas should be the responsibility of community or neighborhood associations. Individual homeowner ownership of open space should be avoided unless no environmental harm from potential encroachment on open space areas is possible.

8. Public Facilities

- Goal Expansion of public services, including schools, parks, sewer, water, and fire, shall be done concurrent with need.
- Objectives
- 8.1 Development phasing shall be conducted so as to facilitate incremental expansion of public facilities.
 - 8.2 Existing public utility sites and their compatibility with proposed land uses should be considered in development of the land use plan.
 - 8.3 The existing County (Jamacha) property should be integrated, with regard to its future use, into the overall land use plan, so as to be compatible with surrounding uses.
 - 8.4 Ensure that future public facilities will have adequate sites by including their locations on the land use plan, to the extent feasible.

9. Circulation

- Goal Provide a balanced, coordinated transportation network which accommodates automobile, pedestrian, equestrian, and bicycle routes in a safe and efficient manner.
- Objectives
- 9.1 Siting, design, and development of the Town Center should involve coordination of automobile, pedestrian, equestrian, and bicycle "pathways" so that the Town Center becomes an "event on a journey" as well as a destination.
 - 9.2 A "park and ride" facility should be established within the project area suitable to CalTrans in an early project phase.

D. SPECIFIC PLAN ELEMENTS

1. Land Use Elements

The allocation of land uses within the Specific Plan is the result of a number of studies, reports, and analyses, to investigate in more detail the physical and environmental constraints and opportunities which exist on-site. In addition, market feasibility for alternative residential and commercial land uses was determined by consultation with current developers within Rancho San Diego, such as The Fieldstone Company, Barratt, U.S. Home, Pacific Scene, Reynolds Construction, Davidson Communities, and others; and market

feasibility studies by Economic Research Associates and Alfred Gobar Associates, Inc. Figure 8 is the proposed land use plan and Table 4 is a land use summary. The land use plan and Table 4 includes only the 2,924 acres which was acquired by Home Capital Development Group from the Rancho San Diego Corporation. Excluded are the 28 residential lots on 35 discontiguous acres to the east, and a 4 acre industrial parcel on Elevator Road.

a. Residential Land Use

Approximately 797 acres, or 27 percent, of the Plan area are proposed for residential land use consisting of single-family, multiple-family, and senior housing. Based on a household size factor of 2.77, the anticipated residential yield from the proposed 3,438 residential units (year 2000) is 9,737 persons (San Diego Association of Governments [SANDAG] Series VIII Regional Growth Forecasts - Valle de Oro Community Planning Area).

The single-family areas comprise 28 percent of the total residential units, or 1,232 total dwelling units.

The multiple-family residential areas will contain 2,206 dwelling units, which is 56 percent of the residential total. Except for an area within the Town Center where 29 dwelling units per acre is proposed, the maximum multi-family density is 25 units per acre. The multiple-family areas are intended to provide predominantly "stacked flat" rental housing, though condominiums and townhouse designs may also be developed.

Senior citizen housing consists of a maximum of 400 dwelling units on a site of approximately 12 acres in the Monte Vista Village area. While senior citizen apartments are envisioned, actual development may include congregate housing or a convalescent care facility.

b. Commercial Land Use

General commercial land uses comprise 48.66 acres or 1.7 percent of the Plan area, and provide sites for a variety of retail and service commercial uses, from a small convenience center to a large neighborhood commercial center with a supermarket, drug store, general merchandise outlets, and specialty shops. In addition, the Town Center is proposed to contain up to 400,000 square feet of office, retail, theaters, restaurants, and specialty uses, as well as a hotel site for up to 300 hotel units; and a "Residential Office Professional" Designation on 8.7 acres in Monte Vista Village will permit business or medical offices as an alternative to multi-family residential. Three (3) general commercial areas are proposed, 2 of which (34 and 10.36 acres) are within Monte Vista Village; and a 4.3 acre restaurant site is located at the southwest

RANCHOSAN DIEGO

A Home Capital Community

..... Riding & Hiking Trails
 ☆ Alternative Equestrian Center Sites

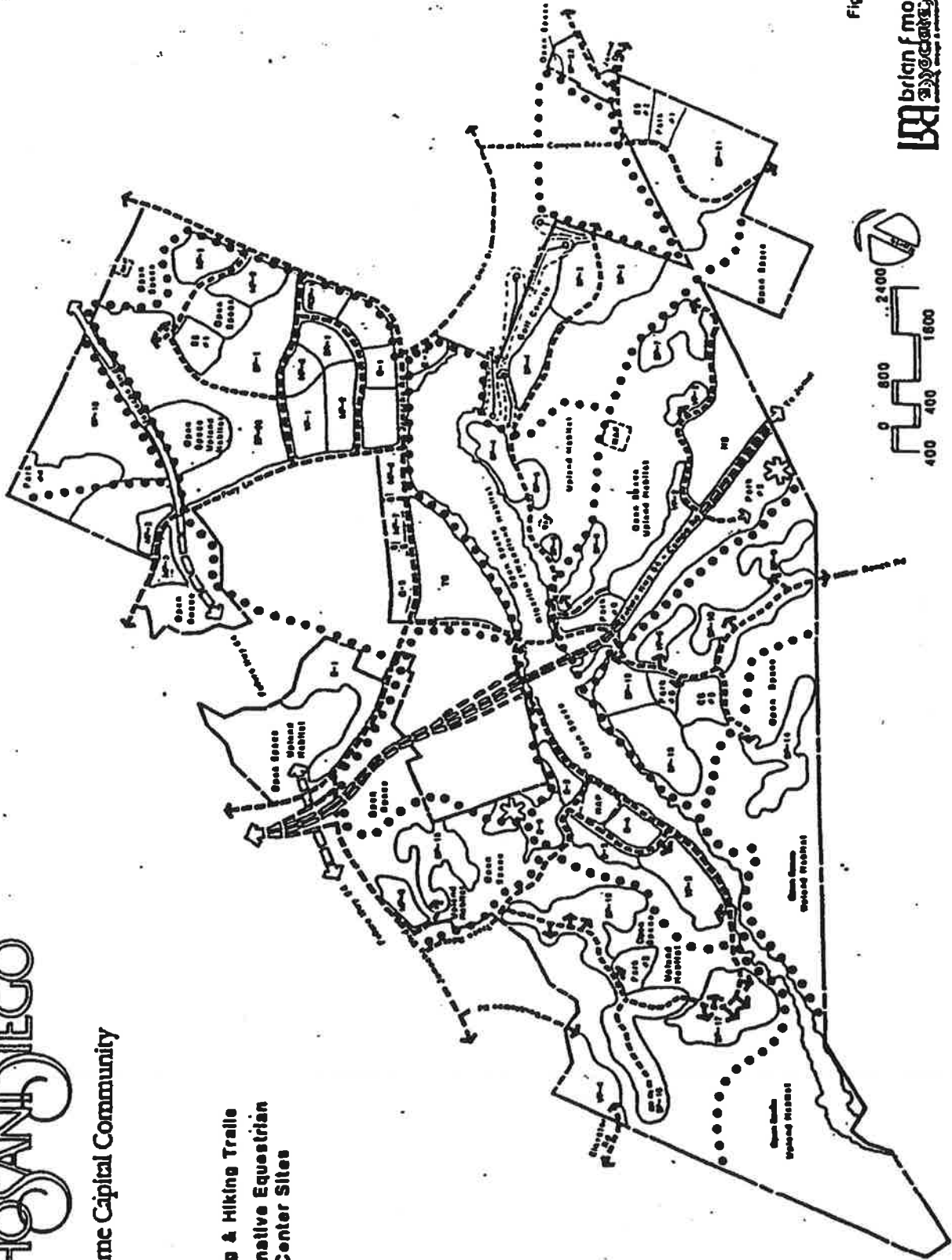


Figure 8

brian f mooney
 brian f mooney & associates

**RANCHO SAN DIEGO
R95-004**

FIGURE 9

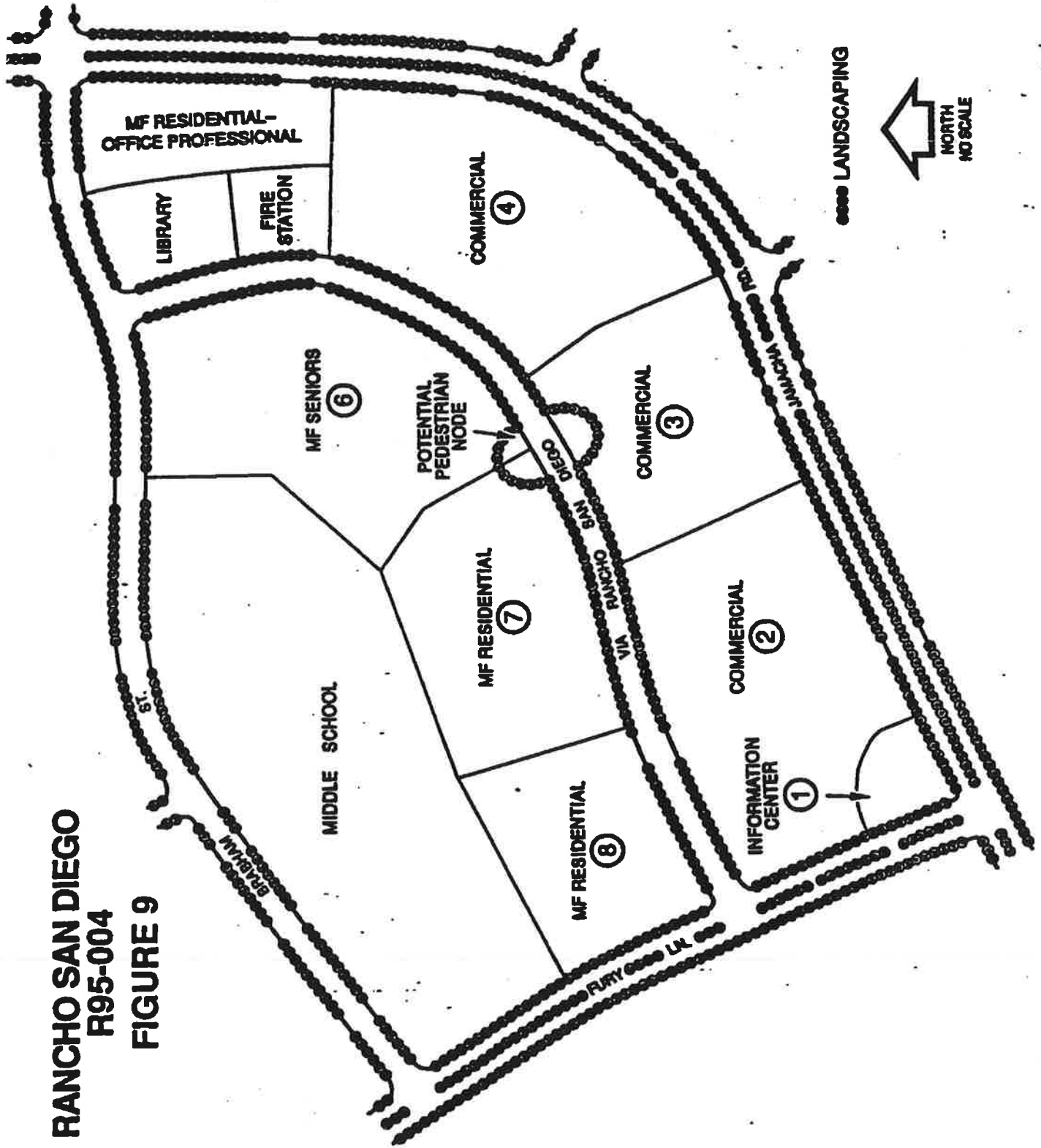


TABLE 4

**RANCHO SAN DIEGO SPECIFIC PLAN
LAND USE SUMMARY**

RESIDENTIAL

<u>Symbol</u>	<u>Description</u>	<u>Dwelling Units</u>
MF-1	Multi-Family Residential	304
MF-2	Multi-Family Residential	227
MF-3	Multi-Family Residential	175
MF-5	Multi-Family Residential	429
MF-6	Multi-Family Residential	120
MF-7	Multi-Family Residential	120
ROP-1	Residential-Office Professional	141
SR-1	Senior Housing	400
TC	Town Center Multi-Family	290
	Subtotal	2,206 DU
SF-1	Single-Family Residential	250
SF-19	Single-Family Residential	188
SF-20	Single-Family Residential	513
SF-21	Single-Family Residential	198
SF-22	Single-Family Residential	55
SF-23*	Single-Family Residential	16
SF-24*	Single-Family Residential	12
	Subtotal	1,232 DU

COMMERCIAL

C-1	General Commercial	34.0
C-2	Restaurant Site	4.3
C-3	General Commercial	10.36
TC	Town Center	44.6
ROP-1	Residential-Office Professional	5.6
	Subtotal	98.86

EMPLOYMENT CENTERS

E-1	Employment Center	8.1
*	Elevator Road Site	4.0
	Subtotal	12.1

INSTITUTION SITE

I-1	Otay Water District (previously Skyline Wesleyan Church)	23.9
I-2	Skyline Wesleyan Church	23.8
	Subtotal	47.7

TABLE 4
(CONTINUED)

RANCHO SAN DIEGO SPECIFIC PLAN
LAND USE SUMMARY

SCHOOL SITES

<u>Symbol</u>	<u>Description</u>	<u>Acres</u>
MS-1	Middle School	23.7
ES-1	Elementary School	11.2
ES-2	Elementary School	11.5
HS	High School	50.4
Subtotal		96.8

A.92

RECREATION AND OPEN SPACE

NWR	National Wildlife Refuge	1,701
Park #1	Neighborhood Park	5.26
Park #4	Natural Park	29.4
GC	Golf Course	37.9
OS	Riparian Woodland Habitat	18.7
OS	Other Upland Habitat	180.2
Subtotal		1,972.5

* Sites located off-site and not a part of this Specific Plan Amendment.

corner of Jamacha Road and Willow Glen Drive. A detail of the 34 acre commercial area, residential-office professional site, and adjacent residential and senior housing sites are shown on Figure 9.

c. Institutional Land Use

The institutional land use (I-2) is applied to 23.8 acres owned by the Skyline Wesleyan Church near the intersection of Campo Road and Jamacha Boulevard. The property will be used for a regional religious facility consisting of a worship center, administration center, and education center. Another 23.9 acres of institutional land use (I-1) would remain on property owned by the OWD. This area lies within the District's Master Plan for its water facilities.

d. Employment Center Land Use

Employment center areas contain a total of 8.1 acres, or less than 1 percent of the Plan, and are intended for manufacturing, research and development, office, service, wholesale, and storage uses in a business park setting.

e. Town Center

The commercial and residential components of the proposed Town Center have been discussed above. However, the overall Town Center concept deserves further elaboration. Its location at the intersection of existing Highway 94/future Campo Road and Jamacha Road makes it a visual focus of the entire Rancho San Diego community image.

The current development concept is for a mixed use project on the 44.6 acre site involving 290 multiple-family units, a 300 room hotel, and a maximum 400,000 square foot commercial/office center with specialty retail, entertainment, and restaurant uses, developed around a comprehensive landscape and architectural theme. However, actual site planning is not proposed at this time, and it may be two or more years before an actual development plan is prepared. The land use plan, therefore, indicates the maximum planned use of the site, though only conceptually at this time.

f. Open Space

The Rancho San Diego Specific Plan contains 1,972.5 acres, or 67 percent of the Plan area, of undisturbed open space. The open space is designed to comply with the Valle de Oro Community Plan standards for preservation of steep slopes within Specific Plan Area (1.4) and to protect the areas of the most sensitive biological resources. Of the 1,972.5 acres of undisturbed open space, 314.7 acres are within the Sweetwater

River where several sensitive plant and bird species exist. The remainder of the project's natural open space is designated "upland habitat" or National Wildlife Refuge and contains 1,648.1 acres. Additional open space is proposed as golf course or park land, and is discussed below and under "Public Facilities".

g. Recreation

The two major components of the Rancho San Diego recreation system are the proposed golf course and the equestrian center. In addition, individual private recreation facilities will be included in multiple-family and variable-family developments as they are constructed.

- (1) 37.9 acres of golf course are planned as an extension of Cottonwood Golf Course. This acreage would contain all or a portion of five fairways which are needed to replace fairways affected by the proposed Steele Canyon Road bridge over Sweetwater River. The land use plan shows the approximate location of these five fairways.
- (2) While plans for the equestrian center are not complete, it is intended that there be a replacement for the existing stable at Jamacha Junction, probably located in Jamacha Village West, next to the high school site. This location would provide access to local and regional trail networks.

h. Inholdings

The Specific Plan has noted the existence of several parcels of publicly owned land which are identified as "inholdings", though not all are completely surrounded by Rancho San Diego. Three which are completely surrounded are owned by the OWD and are two water storage tanks and a sewage treatment plant. Also included are the Rancho San Diego Elementary School, the Jamacha Elementary School, the Hillsdale Middle School, and the Steele Canyon High School.

Other public inholdings which, though not completely surrounded by the Specific Plan, are integral parts of the overall Rancho San Diego land use pattern. These are 2 additional water storage tank sites located in Monte Vista Village, a water pumping facility at Singer Lane near the steel bridge, the 4 acre Sheriff's maintenance facility on the north side of Jamacha Road, the 165 acre Cuyamaca College, and perhaps most significantly, the County's 130 acre ownership at the southwest corner of Jamacha Road and Highway 94. The County land contains a landfill which was closed in 1978, a borrow pit for decomposed granite used as road material, and a Department of Public Works road maintenance facility. The landfill and

borrow pit sites are undergoing study for long-term stabilization and possible reuse. While the road station is expected to continue in use indefinitely.

2. Circulation

- a. State Highway 94. That portion of future State Highway 94 which is within Rancho San Diego is designated on the Circulation Element as a Freeway from the western boundary (near Avocado Boulevard) to a point just south of Millar Ranch Road. From Millar Ranch Road, State Highway 94 continues southeast as a Prime Arterial into Jamul. The actual planning and construction of the freeway will be undertaken by CalTrans. Rancho San Diego has granted right-of-way, on- and off-site, for that portion which is designated as a Freeway. The only right-of-way needed to complete the freeway portion of the corridor is in County ownership. Rancho San Diego dedicated the right-of-way for a Prime Arterial along the remaining portion of Campo Road, southeast of Millar Ranch Road, through the Rancho San Diego development.

The existing State Highway 94 route east of the existing freeway terminus at Avocado Boulevard currently follows the alignment for Campo Road. Until the Freeway/Prime Arterial improvements are completed, State Highway 94/Campo Road will need to be upgraded to Collector and Major Road standards. That segment of State Highway 94 between Avocado Boulevard and Jamacha Road has been improved to a Major Road as a condition of approval for the Cottonwood Village phase of Rancho San Diego. That portion of the existing Campo Road south of Jamacha Road and north of the river will be improved to full Collector standards with 96 feet of right-of-way. TM 4649RPL is conditioned to improve this intersection.

- b. Proposed Road Corridor for Campo Road. Campo Road, between Avocado Boulevard and Jamacha Road, has been improved to a Major Road by CalTrans as described above. Home Capital has secured the improvement of Campo Road and dedicated the right-of-way for a six lane divided highway from Jamacha Boulevard to Jamacha Road.
- c. Prime Arterial Corridor for State Highway 54. State Highway 54 is currently routed along Jamacha Road as a four lane divided highway from Campo Road to the El Cajon city limits. The future State Highway 54 alignment appears on the County Circulation Element as a separate and distinct corridor, designated as an Expressway. Rancho San Diego is reserving a full 138 feet of right-of-way, plus slope rights, for that part of the corridor which lies within the Rancho San Diego boundaries. The portion of this alignment north of Fury Lane (Wieghorst Way) has been improved to Major Road standards.

- d. State Highway 54/Jamacha Road Alignment. This State highway route currently exists as a four lane divided highway. Home Capital has secured the construction of, and dedicated the right-of-way for, a six lane divided highway for SR 54 along existing Jamacha Road from the Campo Road/Jamacha Boulevard intersection to the northerly boundary of Rancho San Diego, and for a four lane divided highway north to the city limits of El Cajon. SPA 88-004 altered the location of State Highway 54 between Campo Road and Fury Lane.
- e. Fury Lane (SA 921). Rancho San Diego has dedicated and improved this route from the Prime Arterial corridor (proposed State Highway 54) to Jamacha Road as a full Major Road with two bicycle lanes, 114 feet of right-of-way, and 94 feet of public improvements. West of the Prime Arterial corridor, Fury Lane contains 96 feet of right-of-way and 76 feet of public improvement to the western boundary of the Specific Planning Area; and is built as a Light Collector, partially unimproved on its north side, off-site to Avocado Boulevard.
- f. Willow Glen Drive. Willow Glen Drive currently exists within the Rancho San Diego boundaries as a 2 lane road paved to a width of 40 feet. Rancho San Diego will dedicate and improve this road on-site to full Major Road standards plus 2 bicycle lanes: 114 feet of right-of-way, 94 feet of public improvements.
- g. Steele Canyon Road currently exists 2 lane road paved to an average width of 24 feet. The Circulation Element shows Steele Canyon as a Collector Road with 84 feet of right-of-way and 64 feet of paved way. Rancho San Diego has improved Steele Canyon Road on-site to 40 feet of pavement on 60 feet of right-of-way with turn pockets at all intersections and 28 feet of pavement on 40 feet of graded roadbed and 60 feet of right-of-way off-site from the Rancho San Diego southerly boundary to the existing full improvements about 1,100 feet to the south.
- h. Jamul Drive is designated as a Rural Collector Road and intersects Steele Canyon Road in the proposed Jamacha Village East subdivision. It has been improved on-site to a full Collector Road.
- i. Bicycle Routes through the project area have been designated on the Circulation Element. These routes include Campo Road, Jamacha Road, Jamacha Boulevard, Fury Lane, Willow Glen Drive, and Steele Canyon Road.
- j. Riding and Hiking Trails. As shown on Figure 9, a network of riding and hiking trails is proposed, which will link existing trails off-site with the major equestrian and open space features on-site. Approximately 17 miles of trails are shown. When designing the riding and hiking trail network through the

National Wildlife Refuge, the U.S. Department of Interior should give consideration to the adopted trail network shown on Figure 9. A fully implemented trail network should match or exceed the approved plan.

3. Public Facilities

In addition to normal extensions of public services which are described under "Infrastructure" in this report and "Public Services" in the EIR, three major public land uses--schools, parks, and the "Sweetwater Reservoir Urban Runoff Diversion System"--deserve special mention.

- a. Schools. Two elementary school sites, under the jurisdiction of Cajon Valley Union School District, a middle school and a high school site, are shown on the land use plan. Rancho San Diego Elementary School is located on 11.2 acres in Monte Vista Village. It opened in September 1986. A 11.5 acre site in Jamacha Village East is planned to be graded as part of TM 4600 and made available for purchase by or dedication to the School District in the next few years. Hillsdale Middle School is located in Monte Vista Village on 23.7 acres.

A 42.8 acre high school site is shown in Jamacha Village West, bordering Campo Road at the project boundary. Grossmont Union High School District anticipates that the property will be suitable for their next high school site. As noted in the Land Use Element section of this report, under "Alternative Land Uses", the two elementary school and the high school sites are alternatively planned for single-family dwelling units if not needed for schools.

- b. Parks. Park sites are designated on the Specific Plan, one of which was previously dedicated to the County--a 29 acre "natural park" in the northwest corner of Monte Vista Village. One (1) dedicated park, 5.26 acres, is located adjacent to the proposed elementary school site. It is hoped that this park can be developed and maintained under a joint school/public use agreement between the property owner (Home Capital Corporation or its successor), the school districts, and the County Parks Department. Other options for the development and maintenance include a CSA, or a private recreation club. The site was graded at the time the adjacent subdivisions are built, and left vacant until a suitable organization takes over title and responsibility for their use.
- c. Sweetwater Reservoir Urban Runoff Diversion System. The so-called "first flush" system is designed to intercept urban pollutants which might flow into the reservoir by way of Sweetwater River from the Rancho San Diego, Cottonwood, Hansen's Ranch, Sweetwater Springs, and Spring Valley areas. The system is also discussed in the Hydrology/Water Quality

section of the EIR. The final system design has not yet been approved by resource agencies, so is not shown on the Specific Plan land use map. It may involve fee or easement ownership of land within the Plan area for facilities including detention ponds, a diversion pipeline, and possibly a small (approximately five foot) dam referred to as a "low-flow cutoff barrier", near the southwestern project boundary.

4. Habitat Conservation

a. Background and Purpose

Federal Policies

The Least Bell's vireo (Vireo bellii pusillus) is a small, gray, migratory songbird. Once widespread and abundant throughout low elevation riverine valleys from the interior of Northern California to northwestern Baja California, Mexico, its continued existence is now threatened, primarily due to urban encroachment on riparian habitats.

The riparian habitat within the Specific Plan area supports a nesting population of Least Bell's vireo. The population, in association with birds present on adjoining riparian acreage at the head of the Sweetwater Reservoir, represents one of the larger known populations in the State. The population on Home Capital property as of 1987 includes 33 pairs and 2 transient males within the Sweetwater River, and 5 pairs located for the first time along the Campo Creek area. Adjoining off-site property within the Sweetwater River area contains an estimated total of 37 additional pairs. Population data for 1986 on the Home Capital property included 26 pairs. The study area was also surveyed for Least Bell's vireo in 1984 and 1985 with 28 and 26 breeding pairs recorded, respectively.

Loss of riparian habitat has greatly restricted the vireo's breeding range, and nest parasitism by the Brown-headed cowbird has greatly reduced nesting success. Several intensive vireo surveys of virtually all potential breeding habitat in California were conducted from 1977 to date with the vireo being reported in only 30 percent of its former 146 locations.

The bird was listed as endangered by the State of California in June 1980. In November 1979, the USFWS accepted a petition from James Greaves of the U.S. Forest Service (USFS) to list the Least Bell's vireo as a Federally endangered species. The USFWS proposed the bird for endangered status on May 3, 1985 (50 Federal Register 18968) and subsequently determined it to be an endangered species (51 Federal Register 16575), effective June 2, 1986.

It is illegal under Section 9 of the Endangered Species Act (ESA) to take any endangered species. Under the Act, "take" includes the harassment, harming, pursuit, hunting, shooting, wounding, killing, trapping, capture or collection, or attempt to engage in such conduct involving an endangered species. Exceptions to this are allowed under, and described in, Section 10(a) of the ESA as, in 1982, Congress amended the ESA to allow for the issuance of permits, under certain conditions, for the incidental taking of endangered species (in this case, vireos) in conjunction with an otherwise legal activity. This can only occur after a conservation plan for the species has been prepared.

Section 4 of the ESA requires that, to the maximum extent prudent and determinable, the Secretary of the Interior should designate critical habitat at the time a species is determined to be threatened or endangered. Although critical habitat was proposed by the USFWS May 3, 1985 proposal for endangered status, this critical habitat was not designated for the vireo at the time of the Determination of Endangered Status.

As identified in the May 1986 report, the Federal listing of the Least Bell's vireo allows for development of a recovery plan for the bird. Such a plan draws together State, Federal, and local agencies having responsibility for conservation of the vireo. The recovery plan will outline an administrative framework for agencies to coordinate their activities and conservation efforts. The Least Bell's vireo Comprehensive Species Management Plan (CSMP) and its associated Habitat Conservation Plans (HCPs) being coordinated by the SANDAG task force will form a part of, and be coordinated through, the recovery plan process. The recovery plan will describe recovery policies and estimate the cost of various tasks necessary to accomplish them.

The CSMP is a species management plan designed to recommend measures for the preservation of the vireo and to achieve goals of the USFWS management plan. The purpose of the HCP is to implement the goals of the CSMP. Individual HCPs will contain detailed recommendations for the locations and types of development within and adjacent to each vireo habitat area which would be compatible with the species' survival. Each HCP is to develop a package of mitigation measures which, taken collectively, will ensure the protection and enhancement of the species in the applicable watershed. The HCPs must be consistent with one another and with the overall species management guidelines of the CSMP. This HCP element is designed to implement those guidelines at the Specific Plan or regulating level.

Goals and Objectives

The Least Bell's Vireo Task Force, at its first meeting in January 1986, stated the primary goal of the CSMP as follows:

The purpose of the Comprehensive Species Management Plan (CSMP) is to save the Least Bell's vireo from extinction and encourage the species to expand its numbers and range. Public and private capital improvement projects compatible with the species protection program would then be authorized to proceed in full compliance with the Federal and State Endangered Species Acts.

The goals of the Sweetwater HCP, consistent with those of the CSMP and the State and Federal ESAs are:

- Protection of the Least Bell's vireo, by appropriate means including the conservation, enhancement, replacement, and creation of riparian habitats.
- Protection of other species of concern as identified by the USFWS and the California Department of Fish and Game, including the conservation of their riparian and non-riparian habitats.
- Reconciliation of the development objectives of land owners and managers with the wildlife habitat and other environmental objectives of public and private agencies active within the Sweetwater River area, so as to provide to each, assurances, stability, and predictability in regard to their respective interests and expectations.

The objectives of the Rancho San Diego Specific Plan include:

- Provide a framework for implementation of the goals and policies of the CSMP and HCP.
- Participate in programs for the active management and enhancement of the habitats and mitigation measures to eliminate or limit adverse impacts.
- Identify funding alternatives for the on-going maintenance and management of the HCP within the Rancho San Diego boundaries.
- Identify ownership and/or stewardship alternatives for the ultimate management of the HCP.

Focused HCP Planning Area

The Sweetwater HCP process initially identified a study corridor boundary along the river to include the Federal Emergency Management Agency (FEMA) floodline boundary, or an area of 500 feet from existing riparian habitat, whichever distance is greater. The process then looked more closely at the type and extent of riparian habitat and identified, to the degree practical, all projects which may occur within or adjacent to the riverine corridor. This information was then reviewed within the context of the vireo needs and effective buffer distances. The HCP, while allowing for, or incorporating, species impacts, must demonstrate a net beneficial effect on the vireo in order to be accepted by the USFWS. The Focused HCP Planning Area was designed to preserve enough acreage (based upon appropriately sensitive adjacent development) to address the requirements of the vireo and to follow the overall strategy and biological management recommendations set forth in the CSMP (SANDAG, 1986a). These recommendations include conservation of existing habitat, conservation of potential habitat, habitat improvement in selected areas, and habitat creation by extension of the existing riparian corridor. Buffer systems are also included in the Focused HCP area and are varied throughout the Specific Plan area. While little is specifically known regarding the foraging requirements of obligate riparian bird species (the Least Bell's vireo in particular), the vireo has been observed to forage outside of riparian habitat in the narrow riverine zone found in the westernmost portion of the Specific Plan area usually up to 50 feet. The Focused HCP Planning Area boundary was drawn to allow for this activity. While this boundary concentrates on the riverine corridor, it also factors in the presence of adjacent natural open space.

b. Habitat Conservation

Habitat Relationships

Riparian and Upland Areas. From the review and analysis of the riparian habitat and its closely associated upland habitats, and the analysis of remaining resources, it is clear the proposed Rancho San Diego project area contains significant biological resources. Integration of the riverine reaches with adjacent habitat and the maintenance of habitat continuity are important considerations in preserving these resources. These concepts are important to the evaluation of natural preserve design, which is essentially what the evaluation of the natural open space system of Rancho San Diego is directed at.

Rancho San Diego can be viewed as an ecological island either at a regional or local scale, where the landscape mosaic is a combination of man-made and natural features. In designing a

preserve on Rancho San Diego, first attention is given to the Sweetwater River riparian corridor. This habitat is highly sensitive and supports a large species diversity including a high diversity of sensitive riparian birds. It also supports a fair number of raptors. The Sweetwater River corridor is thus the central feature, or main stem, of the preserve.

Other key local biological features would then be considered as integrated components of the Sweetwater corridor. These local elements include the Sweetwater Reservoir and its associated uplands, San Miguel Mountain, and the uplands on Rancho San Diego. The preserve design should effectively connect all these elements to maintain energy flows, avoid geographic isolation, and attempt to maintain food chain. The latter element includes the retention of high level carnivores such as Coyote, Gray fox, or Bobcat. The loss of these higher level carnivores from the system could cause an increase in secondary level predators, which in turn can put excessive pressure on prey species including birds which nest close to the ground, including the Least Bell's vireo. The effects of such changes are not necessarily seen overnight, but can adversely affect the long-term viability of a preserve and of its focal or high interest species. The riverine corridor should, therefore, be connected downstream with the rugged San Miguel Mountain open space and with the open space on Rancho San Diego. This connectiveness is best achieved by identifying migration routes or movement corridors. Tributary creeks and canyons are a primary focus.

Steele Canyon Creek with its oak woodland component is an important tie-in to the system, as is the large ridge in Jamacha Village West. Steele Canyon Creek ties directly into the Sweetwater corridor while the ridge abuts the corridor just east of the Highway 94 bridge. The ridge system here provides direct contact with the river while providing protective cover for wildlife. Wildlife exchange is more apt to occur at that point that across the more open lowlands further east. The connection of the uplands and the river at that point effectively widens the main stem open space corridor where the riverine habitat has been narrowed by both natural and man-made means (the stables).

San Miguel Mountain and its downstream resources are tied into the system by the existing linear integrity of the riverine corridor and by the preservation of all major canyon linkages between San Miguel Mountain and the Sweetwater River. The preservation of the Sweetwater corridor will also include an associated upland that is wider where the river narrows. This will accommodate foraging activity outside of the strict riparian corridor, which appears to occur more often where the

habitat is narrow. It also protects a number of sensitive plants which are found in the westernmost aspect of Campo Village North.

Campo Creek does not tie in well with the riverine corridor due to a variety of reasons: a break in ownership, the break in habitat caused by development at Jamacha Junction, grazing between the Junction and the river, and the widening of the roadways and increased traffic at Jamacha Junction. Campo Creek is, however, potentially connected terrestrially to the river through Campo Village North. This connection could be broken by the new alignment of Highway 94 in the future, however.

Upland habitats on Rancho San Diego should be tied into the open space network and the riverine corridor. This is especially important where Black-tailed gnatcatchers are common in western Campo Village North, and where the central ridge of Jamacha Village West joins the river. There is some evidence that the Black-tailed gnatcatchers may relinquish upland territories in the late summer in favor of more mesic habitats. The upland open space system should thus allow for movement of this species to the more mesic habitat of the river.

Buffer Zones and Ecotone Areas. Buffer zones are areas adjacent to riparian or vireo habitat that will be managed to offer protection for the Least Bell's vireo and other riparian species. The width, character, and land use constraints on buffer areas are site-specific to a given area.

Buffer areas provide essential open space between development and environmentally sensitive areas. A buffer area is not necessarily a part of the environmentally sensitive habitat area but is often a physical, or visual, screen to protect the habitat area from indirect impacts which result from development. Appropriate plantings and barriers within a buffer area can shield sensitive habitats from night lighting in adjacent developed areas and discourage physical intrusions by people and predators such as household pets.

Where firebreaks are required, they can form a portion of the buffer area, keeping in mind that these cleared and periodically disturbed areas cannot cover the entire buffer area or compromise the biological integrity of the buffer. Trails (equestrian and hiking) should be kept out of vireo nesting habitat. Noise and movement near nesting vireos can result in disturbance to breeding males who may voice alarm calls. This may alert predators and cowbirds to nest locations or, in severe cases, result in nest abandonment.

The buffer areas and sensitive habitat should be integrated with both natural and maintained open space systems which will continue to provide corridors allowing for the free movement of wildlife.

An important consideration in the creation of buffer zone areas is the edge effect, or ecotone. Areas located at the interface between two habitat types, such as riparian and upland, or between dense vegetation and cleared areas within riparian habitat, support a greater diversity and quantity of plant and animal life. These edges constitute a rich and diversified habitat of great importance to local ecosystems. Where required, fencing, trails, firebreaks, etc., should be set outside of these areas. Planned landscaping near or within edges should include dense plantings of native shrubs such as California blackberry and California wild rose to discourage intrusion into the sensitive habitat.

A golf course (such as the one proposed for Rancho San Diego) can potentially serve as part of a buffer zone. The uses associated with a golf course are of low intensity and allow for landscaping which can serve as a visual and/or physical barrier to sensitive habitat areas. The combination of a golf course and buffer area also gives a larger setback than would otherwise be realized with other types of adjacent development. Access through a golf course, and consequently to sensitive habitats being buffered by it, is limited. This would then discourage disturbance by people and household pets. The effects of noise would also be less than those associated with residential or commercial uses. Preliminary examination of vireo habitat along the San Diego River adjacent to the Carlton Oaks Golf Course in Santee seems to indicate that Least Bell's vireo do nest at the edge of fairways.

The proposed buffer system alternatives within Rancho San Diego varies in composition and width throughout the corridor. An analysis of adjacent land uses around the perimeter of the riparian corridor is provided within the Rancho San Diego EIR and shows conformance with the overall goals of the CSMP and HCP.

Land Use Relationships

The Rancho San Diego Specific Plan proposes a limited amount of development adjacent to the Sweetwater River. This development includes the Town Center which will involve mixed uses of commercial and residential. An analysis of these uses shows that the majority of the adjacent land use is natural open space. The buffer distance is generally greater than 200 feet, and over much of the distance it is substantially greater. The golf course buffer includes not only the course and the habitat, but will be further protected by fencing and berming.

The topography in the buffer zone is gradual and the berm relatively low (six feet high). Overall, manufactured slopes comprise less than ten percent of the buffer zone.

Habitat Enhancement

The range of habitat conditions that is being used successfully by vireos have been defined in the draft CSMP (RECON, 1986a). Factors that initially appear to be important are plant species composition, plant structure, plant age, habitat width, water regimes, adjacent land uses, erosion, sediment deposition, and periodic scouring from floods. These factors are being assessed relative to the use and reproductive success of vireos along with their susceptibility to parasitism and predation.

The enhancement of vireo habitat within Rancho San Diego would include both the restoration and creation of riparian habitat areas as delineated in the HCP. Restoration areas are sites that have been degraded, or that once supported riparian habitat suitable for vireos (see Figure 15). Habitat creation areas are sites that can be designed to incorporate required characteristics appropriate for the establishment and maintenance of vireo habitat. The CSMP will present policies and guidelines for the reclamation, enhancement, and creation of riparian habitats. In conformance with overall CSMP guidelines, habitat recreation and enhancement will be in accordance with the following:

- (1) Newly created or recreated habitat shall be implemented on a like-for-like or superior basis, with the acreage to be established at a ratio of two acres improved habitat for each acre to be taken as a result of a development proposal.
- (2) Existing riparian habitat to be enhanced as part of a mitigation and/or compensation program shall occur at the ratio four acres enhanced for each acre to be taken for development purposes.

Revegetation plans, whether they are tied directly to a mitigation program for a specific project, or as a demonstration project, will need to have detailed conceptual plans approved by the resource agencies and the County. These plans typically detail the number and types of plants, planting methodologies, maintenance, monitoring, and annual reports.

c. Monitoring and Management

An active program of habitat management is needed to accomplish the following six goals: 1) a vireo monitoring program that includes routine censuses and nest monitoring; 2) an effective cowbird control program; 3) management of known predators;

4) minimizing of disturbances by livestock and human activities; 5) provisions to detect and minimize chemical pollution derived from agricultural, commercial, residential, and vector control or vegetation control prior to its threatening of vireo habitat; and 6) protection of existing habitat.

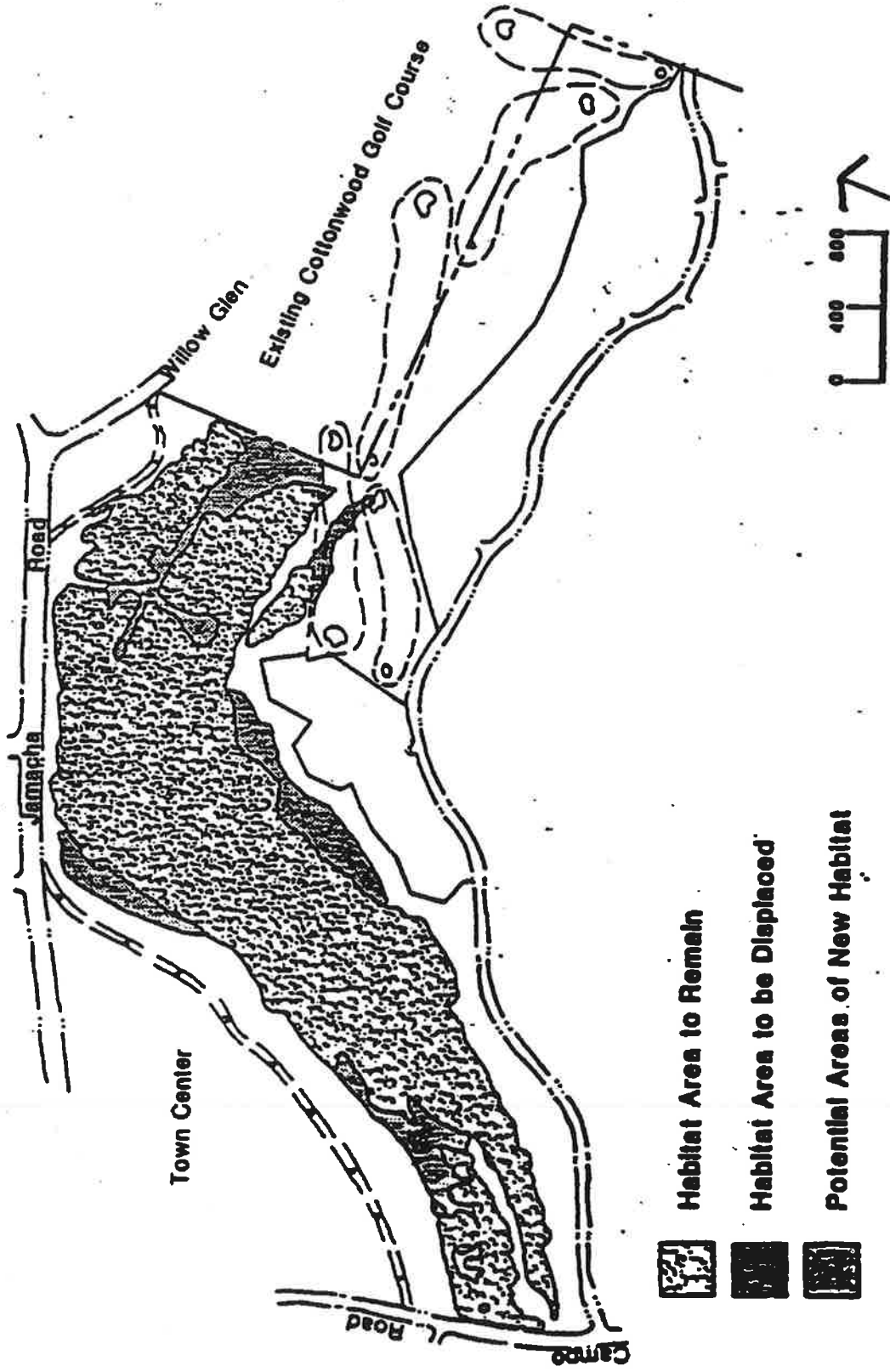
Under natural hydraulic conditions, riparian systems are subject to annual scouring and periodic vegetation removal within undammed drainages in Southern California. Fluctuations in rainfall and/or groundwater levels over longer periods of time can result in changes in the areal extent of riparian habitat within a drainage. This could be expected to primarily effect the width of habitat rather than the length. Historically, when there was much more riparian habitat, and not parasitism by cowbirds, the effect of these changes on the quality and extent of riparian habitat was not great enough to threaten local or regional populations of Least Bell's vireo and other riparian dependent species. One of the principal goals of the CSMP is to identify those management options that will create and maintain enough riparian habitat in an appropriate state to ensure that the vireo and other riparian habitat species will not only be able to utilize the habitat but survive during periods of adverse conditions.

Specific management programs will include the protection of existing riparian habitat from activities that alter or remove vegetation, policies for a response to change in habitat conditions, and a set of criteria for the manipulation of habitat to improve its suitability for use by vireos and other riparian dependent species. Manipulation of habitat may include the periodic mowing of portions of riparian habitat areas that are becoming senescent, removal of undesirable species (plant and animal), and replacement of vegetational elements that have been lost. This manipulation should be part of an overall program to maintain a mosaic of riparian habitat conditions appropriate for vireos and other riparian species without disturbing habitat that is currently being used by these species. This program should also incorporate flood control activities where necessary and appropriate. Buffer zones and habitat ecotones will also require management, particularly in areas adjacent to more intensive land uses. Areas adjacent to large natural open space areas will most likely require less maintenance.

The Brown-headed cowbird (Molothrus ater) parasitizes the Least Bell's vireo by laying its eggs in the vireo nests. A program for the removal of cowbirds within the vicinity of vireo habitat will be recommended by the CSMP. Generally, the method consists of setting live traps to remove cowbirds from the



All Home Capital Community



RIPARIAN REVEGETATION AREAS

Figure 16



Brian F. Mooney
Associates
Planning, Design & Construction Services

2020-2021 Land Planning

area. The USFWS has a list of guidelines for the development of an effective cowbird trapping program and these should be adhered to as closely as possible.

The USFWS will provide monitoring and management of all open space under their ownership.

IV. IMPLEMENTATION

A. PROJECT PHASING

Rancho San Diego has experienced strong market acceptance for its residential housing projects. If past trends continue, residential buildout could occur within an 8 to 12 year period. In general, Phase I development involves completion of residential development north of Brabham Lane in Monte Vista Village; and the remainder of the residential and commercial development north of Jamacha Road. Phase II would be Jamacha Village East where TM 4600 has been approved. Phase III would provide the remainder of the commercial sites in Monte Vista Village, and Employment Site E-1. The Town Center would be Phase IV.

TABLE 6
DEVELOPMENT PHASES

	<u>Dwelling Units</u>	<u>Acres</u>
I. Monte Vista Village (Residential)	3,343	--
II. Jamacha Village East	253	--
IIIa. Monte Vista Village (C-1, C-2, and C-3)	--	48.7
IIIb. Monte Vista Village (E-1)	--	8.1
IV. Town Center (TC)	290	44.6

Commercial and employment areas are more driven by market demand and their development will respond to residential growth and market trends. Public facility infrastructure improvements and environmental mitigation may also affect the timing of commercial and employment development, in particular with respect to the Town Center. In general, commercial and employment areas north of Jamacha Road will occur first. Table 6 summarizes planned development phases. However, it is not the intent of the Specific Plan to restrict buildout by these phases or to require the completion of one phase prior to commencing the next phase. Rather, each subdivision proposal should be evaluated on the basis of public service availability and the logical extension of urbanized areas. Recreation, commercial, and employment center land uses are intended to be constructed concurrent with need and market demand.

B. LAND USE REGULATIONS

1. Development Approvals Required

In order to implement the Rancho San Diego Specific Plan, a number of discretionary and ministerial approvals are required. These include approval of tentative subdivision maps for all development and open space areas (only school, park, and other public land dedications may be excluded from subdivision); concurrent rezoning

to appropriate zone designation compatible with the Specific Plan; and either Major Use Permit, planned development permit, or Site Plan review for all attached residential, private recreational, and Town Center land uses. Normal ministerial review of final subdivision maps, grading plans, improvement plans, and building permits would follow the discretionary reviews.

2. Site Plan Review

Designator "D"

Objective: Provide comprehensive Site Plan review for all commercial, industrial, and multi-family residential development within the Rancho San Diego Specific Plan.

Standards: A Site Plan shall be submitted for review and approval with all design review, planned development permit, Major Use Permit, and Administrative Permit applications. The Site Plan shall demonstrate compliance with the adopted Rancho San Diego Specific Plan and design compatibility with existing and planned adjacent land uses. All development shall be in conformance with the Specific Plan, including the design guidelines. Site Plans shall be submitted for review of the following and related elements:

- a. Compatibility with adjacent uses and neighboring properties.
- b. Open space development and maintenance.
- c. Vehicular, pedestrian, and equestrian (if appropriate) circulation--internal and external.
- d. Architectural elevations, including roof design.
- e. Landscaping and fencing.
- f. Recreation facilities.
- g. Parking.
- h. Noise, both internally and externally generated.
- i. External lighting.
- j. Signage.
- k. Grading and drainage.
- l. Location and design of trash enclosures.

3. Zones

Residential - Single-Family

Site Development Guidelines. The single-family areas would consist primarily of conventional detached subdivision lots with minimum lot areas as shown on the land use plan. Lot widths would be a minimum of 36 feet for SFD-3600; and 60 feet for SFD-6000 and SFD-10000. Lot depth would be a minimum of 90 feet, per the County Subdivision Ordinance. Except where a "zero lot line" design may be proposed (where a minimum 10 foot setback on one side is required), minimum setbacks in all single-family areas would be 20 feet (front), 25 feet (rear), 5 feet (both sides), and typically 35 feet on corner lots. Standard height; fencing, and permitted accessory uses per the County Zoning Ordinance for RS zones would apply. Modification, waiver, or variance to these standards could be approved during discretionary processing.

Zoning. The following "zoning boxes" shall apply:

	<u>SFD-3600</u>	<u>SFD-6000</u>	<u>SFD-10000</u>
USE REGULATIONS	RV11	RS7	RS4
NEIGHBORHOOD REGS	A	A	A
Density	10.89	7.26	4.35
Lot Size	3,600	6,000	10,000
Building Type	D	B	B
Max. Flr. Area	---	---	---
Flr. Area Ratio	---	---	---
Height	G	G	G
Coverage	50%	40%	40%
Setback	J	J	J
Open Space	---	---	---
SPECIAL AREA REGS	POR D3	POR D2	

Statement of Objectives and Standards for Design Review Special Area Designator

Designator "D3"

Objective: To provide adequate noise mitigation measures addressing anticipated noise impacts (mitigation to applicable County and State limits).

Standard: A Site Plan shall be submitted for review and approval prior to approval of grading or construction permits, which will include noise mitigation measures to applicable County and State limits.

Procedure. Except where a special area regulation or "overlay zone" may exist or hereafter be applied, single-family residential areas may be developed pursuant to major subdivision review and associated ministerial approvals. Variations in lot size, coverage or to permit private streets or private recreation facilities shall be pursuant to the planned development standards of the County Zoning Ordinance.

Residential - Multiple-Family

Site Development Guidelines. The multiple-family residential areas are intended to provide predominantly rental housing, though condominiums are permitted, consisting of townhouses and "stacked flats" at densities of up to 25 dwelling units per acre. Sites shall be relatively level, and no project shall be less than one acre in size. Group open space and recreation facilities shall be provided, though active recreation facilities may be developed for common use by two or more projects.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	RU25
NEIGHBORHOOD REGS	A
Density	25
Lot Size	1 AC
Building Type	L
Max. Flr. Area	---
Flr. Area Ratio	---
Height	J
Coverage	---
Setback	V
Open Space	B
SPECIAL AREA REGS	D

Procedure. All development within areas designated "multiple-family" shall require major subdivision and Site Plan review per Designator "D", and associated ministerial approvals.

Senior Housing

Site Development Guidelines. The senior housing area shall be a minimum of five acres in size with an average finished grade of not more than five percent. Single-story or "stacked flat" dwelling units shall be provided, not more than three stories in height. An elevator is required for buildings of more than two stories. Common open space and recreation facilities, including an enclosed lounge area, shall be provided for the exclusive use of residents. Development of senior housing shall not be permitted unless a shopping area adequate for daily needs exists, with safe, convenient

pedestrian access existing or constructed as part of the senior housing project. The Site Plan shall show this pedestrian node type of design.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	A
Density	40
Lot Size	5 AC
Building Type	L
Max. Flr. Area	---
Flr. Area Ratio	---
Height	J
Coverage	---
Setback	J
Open Space	A

SPECIAL AREA REGS ---

Procedure. All development within the area designated "senior housing" shall require a major subdivision, a Major Use Permit pursuant to Section 7350 of the County Zoning Ordinance, and associated ministerial approvals.

Town Center

Site Development Guidelines. A mixed use development is proposed for the Town Center, involving multi-family residential (maximum of 290 units), commercial office and retail center (maximum of 400,000 square feet), and a hotel (maximum of 300 rooms). Only the commercial/office element is mandatory, and should be shown on a single comprehensively designed development plan. An alternative commercial or recreation use could be substituted for the hotel or multi-family elements, provided it is also part of an overall design and is determined to be compatible with this Specific Plan and the EIR.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	---
Density	29
Lot Size	---
Building Type	T
Max. Flr. Area	---
Flr. Area Ratio	---
Height	J

Coverage	---
Setback	P
Open Space	B

SPECIAL AREA REGS	P
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Procedure. All development within the area designated "Town Center area" shall require a major subdivision, a planned development permit pursuant to Section 6600 of the County Zoning Ordinance (except that the minimum 40 percent open space shall not apply), and associated ministerial approvals. Prior to approval of any land division or individual project development, a site development plan for the entire Town Center site shall be submitted for review and approval. The plan shall conform with the goals and objectives of this Specific Plan; in particular, that the overall site and architectural design creates a positive visual and activity focus for the community. Architectural and landscape design, parking, signage, lighting, circulation patterns (including vehicle, pedestrian, equestrian, and bicycle routes), environmental mitigation measures (including urban runoff considerations for the Sweetwater River, RCA 1), and proposed land uses shall be adequately detailed within the development plan to establish a master plan for subsequent land division and development of the Town Center.

Specific development proposals within the Town Center shall then conform to the Rancho San Diego Specific Plan and the comprehensive development plan for the Town Center. Project applications shall include the submittal of detailed Site Plans containing those items specified for the Site Plan review in these land use regulations.

Institutional Uses

Site Development Guidelines. The institutional use area permits a variety of public and semi-public uses including churches, cultural centers, fraternal lodges, museums, libraries, educational and recreational facilities, and accessory uses customarily associated with these activities.

The area will require a minimum of three acres and should be located adjacent to Collector or larger transportation routes.

Zoning. The following "zoning box" shall apply to the I-1 and I-2 areas:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	A
Density	.20 du/acre
Building Type	A
Max. Flr. Area	---
Flr. Area Ratio	---
Height	R

Coverage	---
Setback	V
Open Space	---

SPECIAL AREA REGS ---

Procedure. All development within the area designated "institutional uses" shall require a Major Use Permit pursuant to Section 7350 of the County Zoning Ordinance and associated ministerial approvals.

Commercial

Site Development Guidelines. A variety of retail and service commercial sites should be provided ranging from small (20-30,000 square feet of floor area) convenience shopping to a large (200,000+ square feet) neighborhood center providing a large supermarket, drug store merchandise outlets, small storefront shops and service outlets, 1 or 2 banks, and fast food restaurants. Convenient major roads, pedestrian circulation on-site and from adjacent land uses, and adequate physical and/or visual buffers from residential areas are key site design features.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	C36
NEIGHBORHOOD REGS	Q
Density	--
Lot Size	--
Building Type	T
Max. Flr. Area	--
Flr. Area Ratio	--
Height	G
Coverage	--
Setback	0
Open Space	--
SPECIAL AREA REGS	D

Procedure. All development within areas designated "commercial" shall require major subdivision and Site Plan review per Designator "D", and associated ministerial approvals.

Restaurant Site C-2

Site C-2 shall be developed as a restaurant site and is intended to provide primarily in-house dining, rather than take-out or fast food. Additional commercial uses may be permitted if part of an overall development plan with the restaurant as the dominant use. Such additional commercial uses shall be limited to the following on Parcel 2 of Parcel Map 19617: Postal Services, Administrative and Professional Services; Business Support Services; Communications Services; Financial, Insurance, and Real Estate Services; Medical Services Excluding Urgent Care; Consumer Repair Services for Apparel, Musical Instruments, or Computers; Retail Sales limited to uses that do not generate noise or lighting impacts on adjacent wildlife habitat, produce excessive trash, generate wash-down pollution, or affect or compete with

the site's primary restaurant use. Furthermore, there shall be no uses that involve the sale or storage of invasive plants or animal species or automotive repair or vehicle maintenance uses.

The Planned development permit shall be reviewed to assure an appropriate setback, and landscape buffer, and equestrian trail are maintained as permanent open space between the site and the adjacent riparian area.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS C36

NEIGHBORHOOD REGS	Q
Density	---
Lot Size	---
Building Type	T
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	0
Open Space	---

SPECIAL AREA REGS P

Procedure. All development within the area designated "C-2" shall require major subdivision and planned development Major Use Permit review, and associated ministerial approvals.

Residential-Office Professional

Site Development Guidelines. The Residential-Office Professional Designation permits either multi-family residential or office uses or a combination of these uses, in accordance with the C31 Use Regulations of the County Zoning Ordinance. Office uses should consist predominately of administrative, professional financial, and medical services; however, churches, schools, and/or a post office would also be permitted by Major Use Permit. If multi-family residential is proposed, the density on the residential portion of the site shall not exceed 25 dwelling units per acre; and shall be accomplished on a separate subdivision lot at least 1 acre in size containing parking, landscaping, and recreation exclusively for the residential use.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS C31

NEIGHBORHOOD REGS	Q
Density	25
Lot Size	1 AC
Building Type	T
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---

Setback	---
Open Space	---

SPECIAL AREA REGS P

Procedure. All development within the area designated "residential-office professional" shall require major subdivision and planned development permit review, and associated ministerial approvals. Plot plans submitted with planned development permits shall include all items required for Site Plan review as specified in these land use regulations.

Employment Center

Site Development Guidelines. Employment center areas are intended to accommodate manufacturing, research and development, office, service, wholesale, and storage uses in a business park setting. Lot sizes should generally be one-half acre and large, though smaller lots as part of a comprehensive development plan would be permitted. Most uses are to be conducted within enclosed buildings, except that in areas not generally visible from residential or public areas, open activities would be permitted by Major Use Permit.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	M52
-----------------	-----

NEIGHBORHOOD REGS	S
Density	
Lot Size	---
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---

SPECIAL AREA REGS D

Procedure. All development within areas designated "employment center" shall require major subdivision and Site Plan review per Designator "D", and associated ministerial approvals.

National Wildlife Refuge

Site Development Guidelines. The National Wildlife Refuge area is intended to recognize and preserve sensitive biological habitats as a resource of national and regional significance, and to ensure that human use of these areas is compatible with their habitat functions. Uses allowed in this area are limited to recreation opportunities, such as hiking and horseback riding on approved trails; and a membership or fee equestrian center a minimum of 23 acres in size; and wildlife management, research, and observation, either in the field or as part of an interpretive center or observation structure; and incidental

structures such as fences, maintenance shops, and small storage sheds.

Horse shows may be permitted on a limited basis. The following pertains to the operation of the equestrian center. The equestrian center may offer rentals, private and group riding lessons, horse boarding, non-veterinary care, and pasturage. Pens for care of animals under 4-H or similar youth projects may also be permitted on a limited basis. Caretaker's residences may also be permitted.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	L
Density	---
Lot Size	10 AC
Building Type	L
Max. Flr. Area	---
Flr. Area Ratio	---
Height	I
Coverage	---
Setback	V
Open Space	---

SPECIAL AREA REGS

Golf Course

Site Development Guidelines. The golf course shall be developed as an extension of Rancho San Diego Golf Course, and may include incidental uses such as rest rooms, a maintenance area, and a starter/pro-shop/ snack bar of not more than 2,500 square feet. Development and use of the golf course shall be in compliance with the Comprehensive HCP and the Sweetwater River HCP.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	K
Density	.025
Lot Size	40 AC
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	V
Open Space	---

SPECIAL AREA REGS

POR F

Procedure. All development of golf course and incidental facilities shall be by Major Use Permit pursuant to section 7350 of the County Zoning Ordinance. Plot plans submitted with Major

Use Permits shall include all items required for Site Plan review as specified in these land use regulations.

Schools, Parks, and Other Public Lands

Site Development Guidelines. Areas designated for public use, such as school and park sites, shall be developed only for such intended use.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S88
NEIGHBORHOOD REGS	K
Density	---
Lot Size	8 AC
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	V
Open Space	---
SPECIAL AREA REGS	---

Procedure. Development of interim land uses shall be subject to approval of an Administrative Permit by the Director of the Department of Planning and Land Use. Such Administrative Permit shall include Site Plan review pursuant to these land use regulations, and public notice is required by the County Zoning Ordinance for a Variance or use permit. Development of permanent land uses shall comply with requirements of the County Zoning Ordinance and State Government Code in effect at the time of such development.

Open Space

Site Development Guidelines. Areas designated open space shall be subject to a grant of open space easement at the time of subdivision of the adjacent area. To the extent feasible, subdivision lots should extend into hillside open space with the owner's use of such open space restricted by easement. A Specific Plan Amendment and Major Use Permit shall be required for exceptions to the open space easement.

Zoning. The following "zoning box" shall apply:

USE REGULATIONS	S80
NEIGHBORHOOD REGS	U
Density	.125
Lot Size	8 AC
Building Type	---
Max. Flr. Area	---
Flr. Area Ratio	G
Height	---
Coverage	C
Setback	---

Open Space

SPECIAL AREA REGS

POR F

For open space within Lot 3 of TM 5059RPL⁴ of the Skyline Wesleyan Church Specific Plan Amendment (SPA 94-001), the following zoning box shall apply:

USE REGULATIONS	S80
NEIGHBORHOOD REGS	U
Density	---
Lot Size	7.8 AC
Building Type	---
Max. Flr. Area	---
Flr. Area Ratio	G
Height	---
Coverage	C
Setback	---
Open Space	---

SPECIAL AREA REGS

POR F

Procedure. The grant of open space easement shall specify that no building, structure, or other thing whatsoever shall be placed, erected, or maintained on the subject open space land; and that such land shall not be used for any purpose except as open space to be left in its natural state for the protection of endemic biological resources, and no clearing or removal of any vegetation shall be permitted except brush clearing by written order of the fire department.

For the open space within the Skyline Wesleyan Church Specific Plan Amendment (SPA 94-001), Lots 1 and 2 of TM 5059RPL⁴, the following exceptions also shall apply:

Lot 1:

- a. Selective clearing of vegetation to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- b. Activities required to be conducted pursuant to a revegetation or Landscape Plan approved by the Director of Planning and Land Use.
- c. Existing water and sewer lines and appurtenances owned, operated, and maintained by the San Diego County Water Authority or the OWD and access road thereon and thereto as shown on the approved Tentative Map 5059RPL⁴.
- d. Passive recreation limited to pedestrian use of the existing trails. Trails may be maintained by filling erosion damage.
- e. Rail fencing along portions of the trails to serve as barriers to pedestrian intrusion in the open space.

- f. Firebreak truck access on existing firebreak trails.
- g. The existing cross shown on the approved Tentative Map 5059RPL, five six foot benches, and two six foot picnic tables to be located near the existing cross.

Lot 2:

- a. Selective clearing of vegetation to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- b. Activities required to be conducted pursuant to a revegetation or Landscape Plan approved by the Director of Planning and Land Use.
- c. Existing water and sewer lines and appurtenances owned, operated, and maintained by the San Diego County Water Authority or the OWD and access road thereon and thereto as shown on the approved Tentative Map 5059RPL4.
- d. Passive recreation limited to pedestrian use of the existing trails. Trails may be maintained by filling erosion damage.
- e. Rail fencing along portions of the trails to serve as barriers to pedestrian intrusion in the open space.
- f. Firebreak truck access on existing firebreak trails.

C. SIGNAGE GUIDELINES

Permanent community, project, and special use area identification signage is provided to identify the use areas within the development. These areas include residential projects, employment center, the Town Center, and other commercial centers, parks, and recreational areas. All permanent identification statements in the community should be a blend of landscape and signage elements. The signage element should include the consistent use of the Rancho San Diego logo.

Temporary signage will be allowed and includes:

- Community marketing signs
- Subdivision (real estate) directional signs
- Residential project marketing signs
- Model complex directional signs
- Flags
- Future facilities signs

Real estate directional signs serving subdivisions that are not serviced by the Rancho San Diego central Information Center are prohibited in the Rancho San Diego Specific Plan area. Real estate directional signs within the community should be incorporated into cooperative systems, which may be placed in setback areas. No Variances shall be required for temporary real estate directional signs within setback areas.

The provisions and restrictions for sign types defined herein supersede those of the County of San Diego Zoning Ordinance. Other on-premises signs located within a subdivision or multi-family project will be allowed in Rancho San Diego as follows:

- Sales office identification signs that are 12 square feet or less in area.
- Parking directional signs that are 12 square feet or less.
- Model identification signs six square feet or less, not to exceed one sign per model.
- Future facilities signs.

Definitions

Building Setback

That area of a building site between the property line and the area where habitable structures and required parking are generally built, as designated in The Zoning Ordinance.

Copy Area

The area of a sign face, exclusive of margins, in which copy may be placed. Copy area shall be determined by drawing a rectangle around each line of copy or graphics and calculating the sum of the rectangles.

Design Review Board

A committee of the master developer's representatives who are responsible for review and approval of all proposed building plans.

Master Developer

The developer of the planned community.

Monument Sign

A freestanding sign forming a continuous mass including the copy face, base, and its connection to the earth.

Pole Sign

Any freestanding sign supported wholly by uprights, braces, or poles in or upon the ground.

Project

A real estate development, on a subdivided lot, within any of the use areas of the community.

Sign Face Area

The area of a sign, including margins, available for display of copy and graphics.

Site Developer

The real estate developer of any site within the community.

Site Entrance

The vehicular access(es) to any site intended for use by the general public. This does not include service entrance, exits, or alleys.

Temporary Sign

Any sign installed or displayed for a fixed or limited period of time.

Use Area

Land that is designated for a specified type of use: generally residential, commercial, industrial, public facilities, or open space.

Wall Sign

Any sign affixed to the elevation of a building wall.

1. General Signage Provisions

In addition to conforming with the provisions of the County of San Diego Sign Ordinance, all signage within Rancho San Diego shall conform to the general guidelines and restrictions outlined herein and to the criteria specified for the individual sign types. All signs shall be built according to approved plans. Any permanent or temporary sign found not to be in conformance with the provisions of these guidelines and criteria or the approved plans shall be removed.

All signs shall be in scale with the surrounding building environment. Colors and materials shall be selected to blend signage with landscape and architectural elements.

Sign structures, supports, and hardware shall be concealed or integrated into the signage design.

Dimensional letters shall be affixed individually and without visible means of attachment. No lighted signs or light fixtures shall have exposed conduits or raceways.

All permanent signs shall be made of durable, corrosion-inhibited materials.

Ground signs may be placed in setback areas. When signs are present in setback areas, care shall be taken to position the signs to maintain safe sight distances at entrances to the public right-of-way.

The Rancho San Diego logo may be displayed on all permanent and temporary signs.

Logo images and typestyles shall be accurately reproduced on all signage. Lettering that approximates typestyles shall not be acceptable.

The height of monument signs and other freestanding signs shall be measured from the top center of the sign to finish grade.

The following sign types shall be prohibited in Rancho San Diego:

- Off-site advertising signs other than those provided for herein.
- Billboards.
- Temporary wall signs, banners, inflatable displays, sandwich boards, or signs on vehicles parked on private or public property for the purpose of advertising.
- Real estate directional signs for subdivisions that are not served by the Rancho San Diego central Information Center.
- Rooftop signs.
- Signs mounted against mansard roofs.

2. Permanent Signage

- a. Community Identification Signs. Community identification signs may be located in all use areas and in open space areas at entries and along entry routes to the community. Signs may be placed on one or both sides of the street. Sign size and scale should be appropriate to the entry and surroundings.

The signs shall be single-faced monuments with attached cast bronze dimensional letters. Monuments shall not exceed 20 feet in height and a maximum of 100 square feet of copy area. Copy shall be limited to the Rancho San Diego community identification. All community identification signs shall be planted with trees, landscaped, and may be illuminated by front lighting.

A maximum of ten community entrances may be marked. Due to the indistinct boundaries of Rancho San Diego, community identification signs may be located outside the confines of the Specific Plan. Any community identification sign outside the confines of the Specific Plan must conform to the County Sign Ordinance.

- b. Residential Project Identification Signs. Each single-family and multi-family project in Rancho San Diego shall display one permanent identification sign. The signs shall consist of lettering and graphics attached to freestanding or retaining entry walls. Project identification attached to fences shall be unacceptable.

Entry walls for project identification should be established in pairs on the corners at primary project entrances. The project identification may appear on both walls. Walls may be placed in setback areas and shall be oriented to the public right-of-way.

Signage walls shall correspond to the details of the project architecture and shall not exceed six feet in height. Lettering and graphics shall be limited to the project identification, project address, and the Rancho San Diego logo. Maximum copy area shall not exceed 20 square feet. All entry walls used for project identification signage shall be landscaped. Signage may be illuminated by front lighting only.

A maximum of one entrance per street frontage affording primary access to the project site may be marked.

Residential project identification signs shall be exempt from building permit requirements in accordance with Section 6252x of the County of San Diego Zoning Ordinance.

- c. Facilities Identification Signs. One sign per street frontage shall be allowed for identification of parks, schools and colleges, libraries, hospitals, clinics, recreational areas such as golf course and riding stables, and other public and private facilities serving the Rancho San Diego community.

Signs may be single- or double-faced monuments or individual letters attached to buildings or freestanding walls. Materials and colors should correspond substantially to the architecture of the associated site. Copy shall be limited to the name and address of the facility, the date established, and the Rancho San Diego logo. Maximum copy area shall not exceed 40 square feet. Signs may be illuminated by front lighting only.

- d. Community Directional Signs. A system of community directional signs provides directional information to public and private facilities of an educational, recreational, and institutional nature, as well as to private shopping centers and the central Rancho San Diego Information Center. These signs may be located in all use areas and placed in public rights-of-way at intersections and approaches near community facilities.

The signs may be single- or double-faced, a maximum of 12 feet in height with 32 square feet maximum copy area. Copy shall be limited to facility names, directional arrows, and the Rancho San Diego logo. Signs may be illuminated by front lighting only.

Quantities shall be limited to one sign per turn en route to community facilities.

3. Temporary Signage

- a. Community Marketing Signs. Temporary community marketing signs may be located along major thoroughfares within the community and placed in all use areas including open space.

The signs may be single- or double-faced, shall not exceed 300 square feet in sign face area and an average of 16 feet maximum in height. Copy shall be limited to community marketing information (proposed projects, project anticipating occupancy, projects currently being marketed, community announcements, etc.) and the Rancho San Diego logo. Signs shall be non-illuminated.

A maximum of five signs shall be allowed in the community, one of which shall be located at the central Information Center. Locations of these signs may vary with roadway construction, the opening of new subdivisions, change in location of the Information Center, and with other development within the community. All temporary community marketing signs shall be removed when use of the Information Center is discontinued.

- b. Subdivision Directional Signs. Temporary subdivision directional signs may be established as necessary to direct the public from the central Information Center to the entrances of residential projects for sale, lease, or rent. Where feasible, directional information shall be incorporated into cooperative systems listing two or more project names. Copy may appear on more than one face.

"Planter" type directional signs shall not exceed 32 square feet of copy area per face and a maximum average height of 12 feet. These signs shall incorporate masonry, individually attached letters, and plant material.

"Boxed" type directional signs shall not exceed 50 square feet in maximum sign face area and 10 feet maximum in height. These signs may be constructed of wood or masonry.

Copy for both types of directional signs shall be limited to project names, directional arrows, and the Rancho San Diego logo.

Signs shall be allowed as necessary to direct traffic from the Information Center to subdivision entrances. "Boxed" type directional sign structures and directional lettering on planters shall be removed upon completion of initial sales, leasing, or rentals for the projects.

- c. Residential Project Marketing Signs. Temporary project marketing signs may be used to market the individual residential projects and shall be located at the primary project entrance.

The signs may be single- or double-faced and shall not exceed 150 square feet in sign face and 12 feet in height. Signs shall be constructed of painted plywood and boxed on all sides and edges.

Maximum copy area shall be 100 square feet. Copy shall be limited to the project name and logo, project description, type of transaction (For Sale/For Lease/For Rent), and other marketing information. The Rancho San Diego logo shall appear on all signs.

A maximum of one sign per project shall be allowed. Signs shall be removed upon completion of initial sales, leasing, or rentals for the project.

- d. Model Complex Directional Signs. Temporary model complex directional signs shall be located as necessary to direct the public from the project entrance to the model complex of

projects for sale, for lease, or for rent. The signs may be located off the project site and may be placed in setback areas.

Signs may be single- or double-faced and shall not exceed 30 square feet in sign face area and 8 feet maximum in height. Sign materials may be wood or masonry. Copy shall be limited to one or more project listing, directional arrows, and the Rancho San Diego logo.

Quantities shall be limited to one sign per turn to direct traffic from the subdivision entrance to the model complex. Signs shall be removed upon completion of initial sales, leasing, or rentals for the project.

e. Flags. Temporary flags shall be allowed for residential projects as follows:

- (1) Ten flags maximum (five per corner) shall be allowed at the principal entrance to each project. Flags shall be located behind the permanent project identification entry walls.
- (2) Twelve (12) flags maximum, not to exceed 3 flags for each model, shall be allowed on the rental office/model complex site.
- (3) Flags shall not exceed a maximum of 4 feet by 5 feet in dimension and a maximum of 20 feet in height above ground.
- (4) Each flag shall be affixed to a separate standard implanted in the ground. Pole standards shall be spaced at least ten feet apart.

All flags shall be removed upon completion of initial sales, leasing, or rentals for the project.

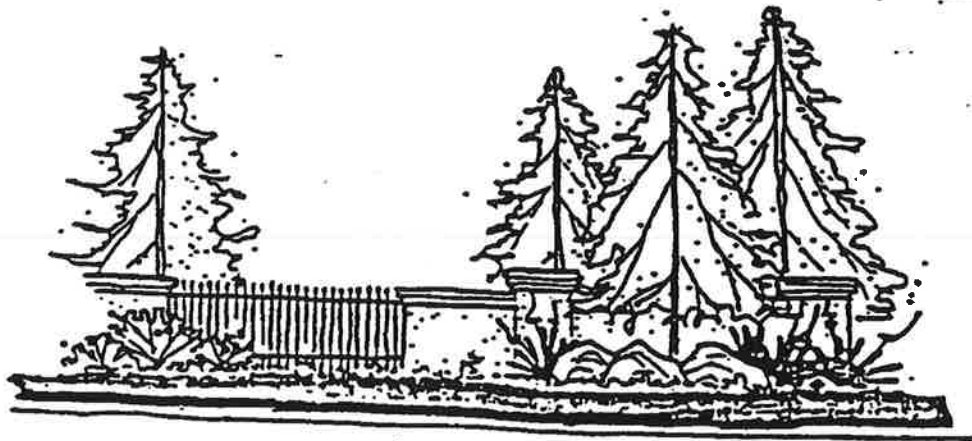
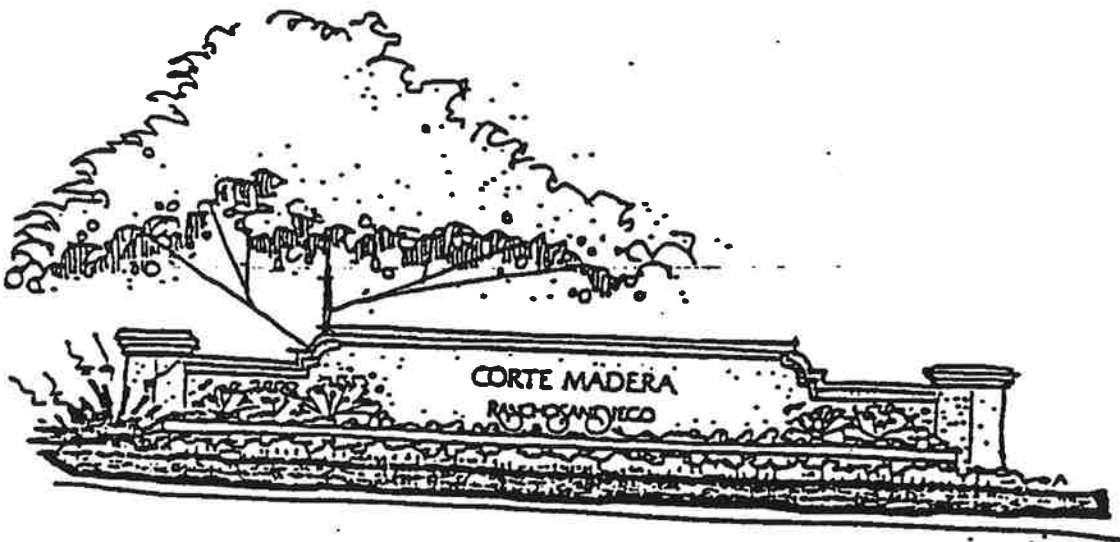
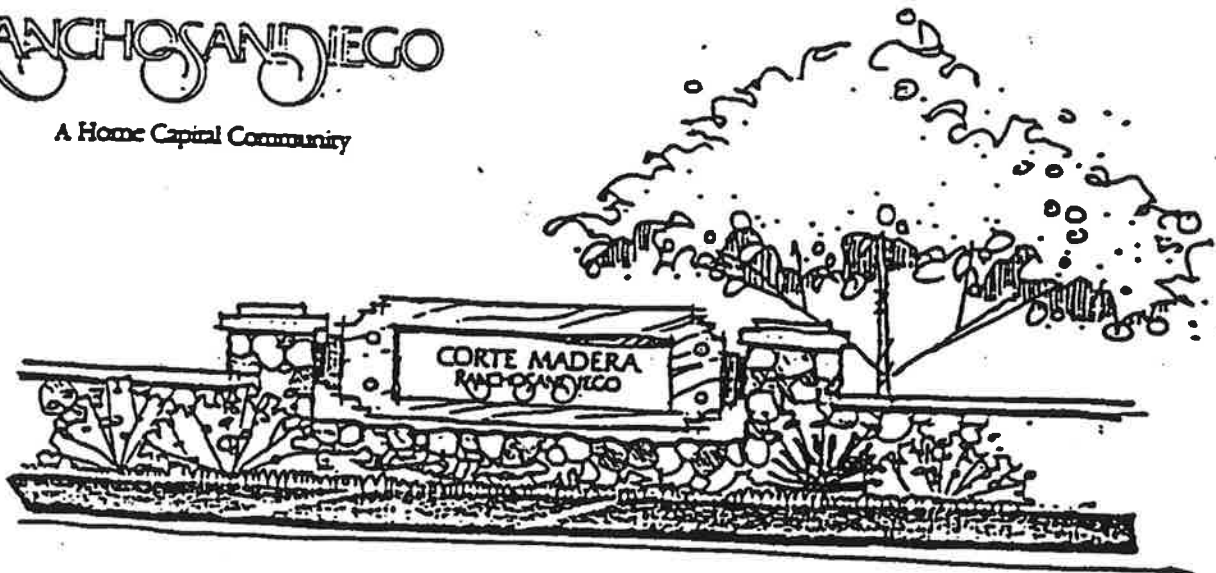
f. Future Facilities Signs. Temporary future facilities signs may be used to inform the public of proposed community, institutional, commercial and residential facilities within Rancho San Diego. Signs may be located in all use areas and may be placed in setbacks on the proposed site.

The signs may be single- or double-faced and shall not exceed 120 square feet in sign face area not including the base and 14 feet in height.

Copy may include the name and brief description of the proposed facility, the expected completion date, and the Rancho San Diego logo.

RANCHOSAN DIEGO

A Home Capital Community

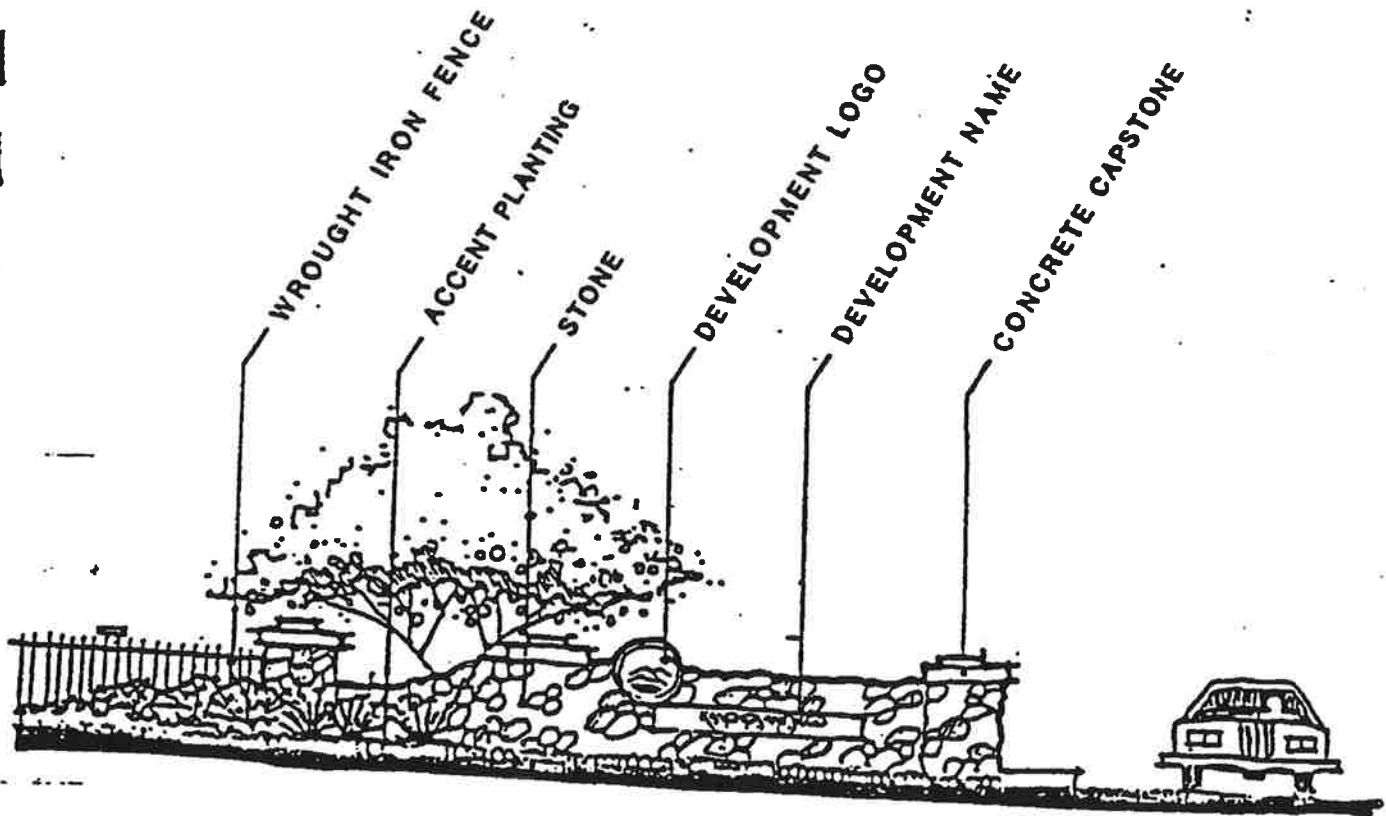


TYPICAL RESIDENTIAL PROJECT IDENTIFICATION SIGN

FIGURE 16

RANCHOSAN DIEGO

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TYPICAL DETAIL- COMMUNITY ENTRANCE SIGN.

Figure 17

Quantities shall not exceed one sign per street frontage of the proposed site.

4. Sign Plan Submittals and Approvals

Permits for all sign types and uses that are in conformance with the approved signage provisions of the Rancho San Diego Specific Plan shall be granted in accordance with the standard County of San Diego building permit procedure.

Noticed hearings and public reviews held in conjunction with the passage of the Specific Plan Amendment shall be deemed sufficient to meet the requirements for any hearings and reviews that might otherwise be necessary for approval of the following sign types:

- Temporary subdivision (real estate) directional signs
- Temporary community marketing signs
- Community directional signs

Prior to application for building permits, the County Planning Department shall review plans for individual Sign Permit applications to determine if proposed signs conform to the overall intent of the Specific Plan signage provisions with regard to design, size, and locational criteria.

In addition to the standard requirements for building permits, the following information shall be included as part of the sign plan submittal:

- Exact copy layout, materials, colors, and lighting.
- Planting plan if applicable.
- Sample of sign colors and materials (upon request).

Permit applications shall not be required for copy changes on existing signs if the use and nature of the signs remain consistent with the original building permit. However, the addition of information prohibited by these signage provisions shall not be allowed.

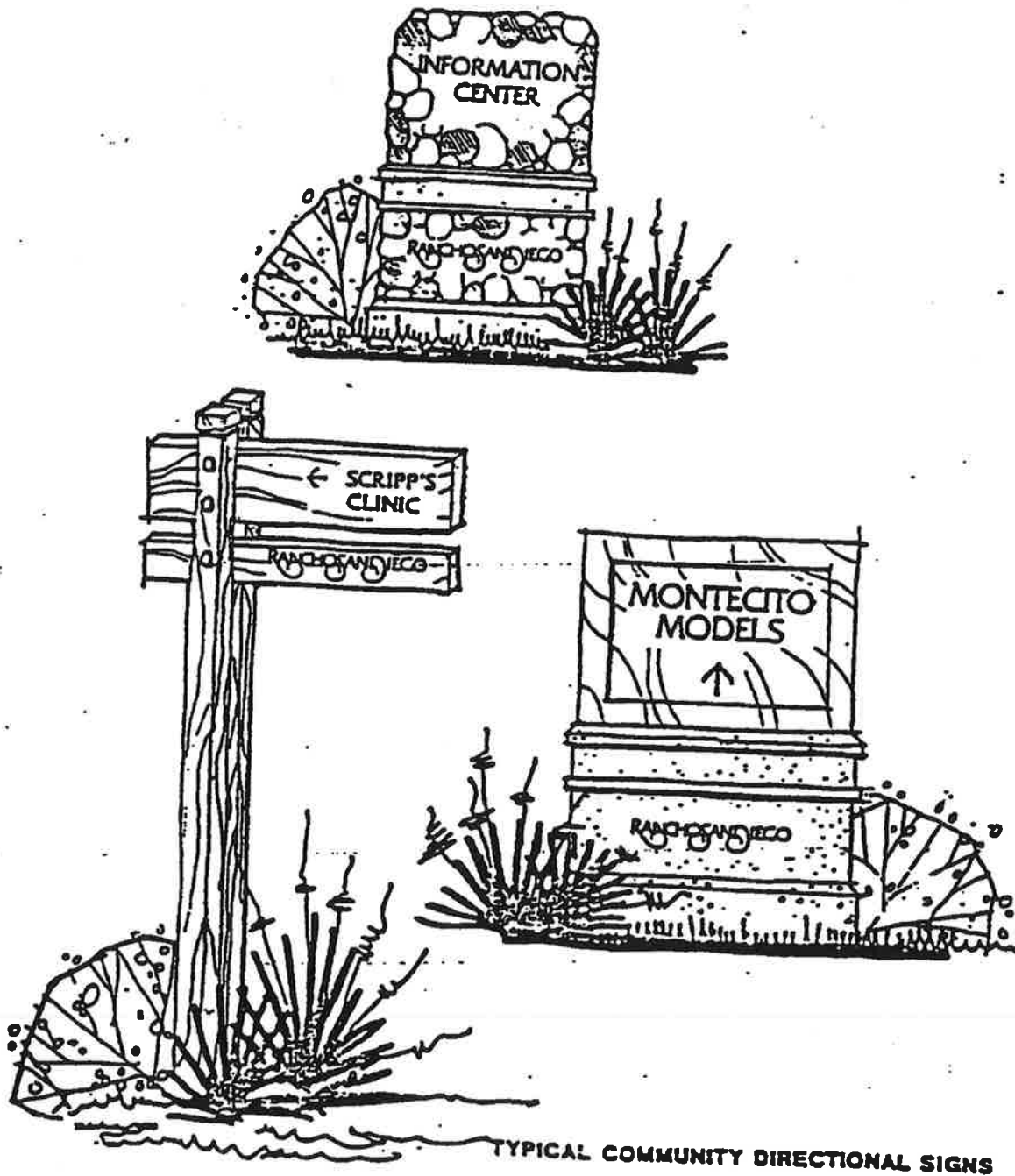
A building permit may be required for a change in sign location. The County Zoning Department shall review the proposed relocation to determine if a permit is necessary.

5. Permit Period

All temporary signs shall be approved for a specific period of time, with permits renewable for successive and equal time periods thereafter. The following schedule shall apply:

RANCHOSAN DIEGO

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TYPICAL COMMUNITY DIRECTIONAL SIGNS

Figure 18

TEMPORARY SIGN TIME PERIOD SCHEDULE

<u>SIGN TYPE</u>	<u>INITIAL PERMIT PERIOD</u>
Community Marketing Signs and Information Center Directional Signs	5 Years
Subdivision and Model Complex Directional Signs	2 Years
Residential Project Marketing Signs	1 Year
Other Temporary Signs	1 Year

D. PUBLIC FACILITIES

Public Affair Consultants, Inc. prepared a Public Facilities Financing Plan which is Appendix A of this Specific Plan. It identifies the major on-site and off-site public facilities (roads, parks, sewers, water systems, etc.) that are either in place or planned in support of the buildout of the Rancho San Diego Specific Plan. Most of these facilities have been described either in the Public Facilities section of the Specific Plan or in the EIR covering the Specific Plan. Most of these requirements originated with the adoption of the previous Specific Plan for Rancho San Diego, SPA 83-02 in 1984. The facilities covered by this plan and financing alternatives are summarized below.

1. Roads

Road improvement projects are of two basic types:

- Those projects which provide for major circulation within Rancho San Diego; and
- Those projects within Rancho San Diego that provide major regional circulation of benefit to Rancho San Diego and neighboring communities.

The on-site circulation system includes numerous residential Collector Roads. On-site improvement costs will be borne by the developer through subdivision exactions tied to specific subdivision maps phased with the development of the Specific Plan area.

There are two projects within Rancho San Diego which provide major regional circulation. These are the full-width improvements to State Highway 54 (Jamacha Road) and the portion of State Highway 94 (Campo Road) which runs through the project.

The following projects have either been completed with the development of Monte Vista Village or have been bonded for by the master developer, thereby assuring their completion when determined needed by the County Department of Public Works:

- a. Campo Road from Jamacha Boulevard to Jamacha Road.
- b. Jamacha Road from Campo Road to northern boundary.
- c. Jamacha Road from northern boundary to City of El Cajon.
- d. Fury Lane from Jamacha Road to Jamacha Boulevard.
- e. Fury Lane from westerly boundary to Jamacha Boulevard.
- f. Fury Lane from westerly boundary to Avocado Boulevard.
- g. Wieghorst Way from northern boundary to Fury Lane.
- h. Willow Glen Road.
- i. Steele Canyon Road (includes bridge).
- j. Jamul Drive (adjacent to 13.1 acre site).
- k. Jamacha Boulevard from Campo Road to western line of Trace Road.

The following transportation projects have been previously identified as being necessary to support future development within the Specific Plan:

- l. Jamacha Boulevard from Fury Lane to future State Highway 94 (right-of-way dedication only).
- m. Campo Road from Jamacha Road to future Singer Lane.
- n. Future State Highway 94 from Campo Road to southern boundary.

2. Water

The OWD provides water service to the area which is totally within the District's ID 20. The District receives its water from the San Diego CWA via the La Mesa-Sweetwater Aqueduct. ID 20 has installed a number of improvements to provide water to the area. In addition, the District completed an additional 36 inch pipeline connection to the second San Diego Aqueduct which provides water supplies to the entire OWD northern district which includes Rancho San Diego.

A connection fee of \$325 per equivalent dwelling unit (EDU) is paid to OWD to cover the cost of water storage facilities. This fee is scheduled to escalate at the rate of \$25 per year to a maximum of \$525.

3. Sewer

The Specific Plan area is contained wholly within the SVSD. The District provides collection through their facilities and transportation via the Jamacha pump station to the San Diego Metropolitan Sewage System (METRO). The sewage is then treated at the Point Loma regional plant and disposed of through the METRO ocean outfall.

The project contributes sewer flows to the Jamacha sewer drainage basin system. This system required that a new pump station and outfall sewer be constructed to connect with the Spring Valley outfall near Sweetwater Road. The Rancho San Diego outfall was constructed by Home Capital Corporation, master developer of Rancho San Diego, for the SVSD. Home Capital will receive reimbursement for the portion of the pump station and outfall which are in excess of the needs of Rancho San Diego. The details pertaining to the reimbursement are contained within an agreement between Home Capital Corporation and the SVSD.

4. Drainage System

Rancho San Diego will be served by a series of on-site stormwater facilities that will serve to collect and convey the stormwater runoff from the project area.

All costs of the construction of the on-site stormwater system will be either incorporated into road improvement costs or borne by the development as separate improvement project costs tied to specific subdivision maps.

In addition to the normal storm drainage system, there is an "Urban Runoff Protection Agreement" with the Sweetwater Authority which establishes development impact fees and a requirement to grant an easement to the Sweetwater Authority to allow construction of facilities within the Sweetwater River drainage area to protect the Sweetwater Reservoir from contamination by the urban runoff. The agreement requires that a development impact fee of \$300 per residential dwelling unit be paid to cover the cost of implementing the urban runoff protection system improvements.

5. Parks

In accordance with the County's Parkland Dedication Ordinance, Rancho San Diego would be required to contribute park land equivalent to 27.8 acres based on the projected population to be served in the Rancho San Diego area. Rancho San Diego has provided 34.3 acres of park land as shown on the land use plan.

6. Library

The San Diego County Library has received ownership of a portion of a larger site within the Rancho San Diego Specific Plan that was originally acquired by the County for a Sheriff's substation. The site is located on Jamacha Road adjacent to Unit 5 of Monte Vista Village. Should the County determine to construct a branch library on the site, the construction would be financed either from grant funds or from Countywide funds to be set aside for such purposes.

7. Fire Facilities

The San Miguel Consolidated FPD, which serves the Specific Plan area has a fire station site on Via Rancho San Diego to serve the Specific Plan area. However, they are also collecting development impact fees as authorized by County ordinance to offset the incremental cost of new equipment and facilities related to growth.

8. Open Space

The Rancho San Diego Specific Plan includes 1,972.5 acres of land that will be left in open space upon buildout. This includes 37.9 acres of golf course and 1,921.9 acres included within hillside and riparian area, which will be left natural and undisturbed. Ownership and maintenance of the 1,700 acres of open space will be through the U.S. Department of Interior, National Wildlife Refuge System.

9. Schools

There are a total of 77.5 acres of land designated for school sites on the Specific Plan for all of the Rancho San Diego Specific Plan area. This includes 3 elementary school sites of 11.2 acres, 11.5 acres, and 12 acres; a middle school of 23.7 acres; and a high school site of 50.4 acres.

10. Financing Alternatives

Various financing alternatives have been considered for the Rancho San Diego Public Facilities Financing Plan. The alternatives were analyzed to assure full consideration was given to the range of possible methods for financing the infrastructure required to support the planned development of Rancho San Diego.

The alternatives considered range from the more traditional methods such as subdivision exactions and development fees to more modern approaches such as the Mello-Roos Community Facilities District Act and special obligation bonds. These are:

- Exactions
- Impact fees
- Special assessments

- Revenue bonds
- Lease-revenue bonds
- Improvement districts
- Facilities benefit assessments
- Mello-Roos community facilities districts
- Certificates of participation
- Special obligation bonds

V. GENERAL PLAN CONFORMANCE

This section will include discussions of the relationship of the Rancho San Diego Specific Plan with the Valle de Oro Community Plan, the Valle de Oro Specific Planning Area (2.2), and the County of San Diego General Plan. The Elements of these plans which will be analyzed include:

Land Use Element
Housing Element
Open Space Element
Recreation Element
Conservation Element
Energy Element
Noise Element
Seismic Safety Element
Public Safety Element
Transportation (Circulation) Element
Scenic Highways Element

The Valle de Oro Community Plan and the Valle de Oro Specific Planning Area (2.2) will be discussed first, followed by the County of San Diego General Plan.

A. VALLE DE ORO COMMUNITY PLAN

The Valle de Oro Community Plan, adopted August 25, 1977 (revised July 26, 1995), implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives, and policies intended to guide development decisions within the community. The community goals, objectives, and policies are listed below. Following each goal and its objectives and/or policies are descriptions of the features of the proposed project which represent conformance with the Community Plan. The Valle de Oro Specific Planning Area (1.4) sets forth conditions for development of a Specific Plan for this area. These conditions are listed as "SPA Conditions" after the community goals, objectives, and/or policies when appropriate. Each condition is followed by a description of the features of the proposed project which represent conformance with the Valle de Oro Specific Planning Area (1.4).

1. Land Use Element

Goal

Encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents.

Objective

Encourage appropriate development in areas where adequate public facilities, services, and utilities are available.

Policy

Verify the existence of adequate public facilities prior to development approvals.

Policy

Support capital improvements to public facilities within Valle de Oro which will sustain a gradual growth rate and orderly growth pattern and that will not drastically alter the community character.

SPA Conditions - Public Facilities

Provision of all necessary public facilities and identification of financing mechanisms for:

- a. Transportation access, including roads, bridges on/off-site;
- b. Sewage and wastewater treatment and disposal;
- c. Public schools;
- d. Fire protection;
- e. Parks; and
- f. Any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

Project Conformance

The "Public Facilities Financing Plan" (Appendix A) demonstrates that public facility expansions have kept pace with the development of Rancho San Diego, with adequate financial contribution by its developers and property owners. Letters from affected public districts are attached as Appendix B.

Objective

Encourage increased employment opportunities within the planning area.

Policy

Establish additional commercial and industrial areas.

Project Conformance

The proposed project includes 54 acres of commercial land uses, a Town Center with 400,000 square feet of retail/office uses, and 27 acres designated employment center. Commercial uses may range from small convenience shopping to a large neighborhood center, which may include: a supermarket; a drug store; general merchandise outlets; small storefront shops; service outlets; banks; and fast food restaurants. Employment center areas are intended to accommodate manufacturing, research and development, service, wholesale, and storage uses in a business park setting.

SPA Conditions - General

Maximum overall average residential density will be 1.4 dwelling units per acre.

All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.

Design should be compatible with surrounding development.

Project Conformance

- a. The overall average density is 1.4 dwelling units per acre.
- b. The Rancho San Diego Specific Plan is in compliance with all the goals, objectives, and policies of the Valle de Oro Community Plan.
- c. The Specific Plan provides a harmonious transition from a higher density in the northern and western portions of the site, to a lower density in the southern and eastern portions, allowing development in Rancho San Diego to blend in with the urban areas to the north and west of the site while also being compatible with the rural area to the south and east of the site.

Objectives - Residential

Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods.

Encourage medium and high density residential development only in areas where necessary public services and facilities are easily provided and surrounding land uses are compatible.

Support those medium and high density developments that provide adequate parks and open space as buffers.

Encourage the use of innovative development designs to avoid the monotony of tract developments.

Policy

Promote planned residential developments and planned mobilehome developments.

Project Conformance

The proposed project includes a variety of dwelling unit types (single-family, single-family custom, variable-family, multiple-family, senior housing), with an overall residential density of 1.4 dwelling units per acre. The transition from a higher density in the northern and western portions of the site, to a lower density in the southern and eastern portions, allows development in this area to blend in with the urban areas to the north and west of the site while also being compatible with the rural area to the south and east of the site. Multi-family areas are located closest to major transportation corridors and commercial services. The site development, architectural, and landscaping guidelines in the Specific Plan require Site Plans or PRDs for all multi-family areas.

SPA Conditions - Residential

A range and mix of residential densities and housing types (apartment type densities to estate residential housing) shall be provided as follows:

1. Single-family dwelling units shall comprise not less than 35 percent of the total dwelling units and shall primarily consist of subdivision lot development.
2. Multi-family residential, including apartments, condominiums, and senior housing, shall comprise not more than 65 percent of the total dwelling units. The multi-family areas should be developed at a variety of densities, the majority of which should not be more than 25 dwelling units per acre, with the exception of senior housing and a residential development within the Town Center of up to 29 units per acre.
3. Senior citizen housing should be provided within the Plan area in the form of either density bonuses of up to 25 percent of the maximum density specified herein, and integrated within variable- and multiple-family development areas; and/or as a separate project or projects within the multiple-family area at up to 40 dwelling units per acre and may include congregate housing or convalescent care. Any density bonus senior citizen housing project shall be developed under the guidelines of the

County Housing Element. Congregate housing or convalescent care facilities are exempt from County Housing Element requirements.

4. All development shall be sited and designed to respond to the natural topography by minimizing exposed cut and fill slopes. Daylight grading, contour grading, and hillside adaptive foundations shall be used to minimize the visual impact of grading.

Project Conformance

- a. Single-family dwelling units (1,232 dwelling units) comprise approximately 35 percent of the total dwelling units.
- b. Multi-family residential areas comprise approximately 65 percent (1,806 dwelling units) of the total dwelling units and consist of townhouses and "stacked flats" at densities of 12 to 29 dwelling units per acre.
- c. Senior housing comprises a maximum 400 dwelling units located on an 11.8 acre site, with a density of 34 dwelling units per acre.
- d. The land use plan has been designed to respond to natural topographic features using hillside grading and construction techniques as discussed in the "Visual Quality/Land Form" section of the EIR to this Plan. Overall, a minimum of 50.7 percent of the project area will be designated open space, in addition to proposed park sites and a golf course site.

Objectives - Commercial

Encourage commercial development which will serve the needs of the individual communities within the planning area.

Encourage the development of commercial business in compact configurations and discourage "strip" commercial developments.

Encourage all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate off-street parking, internal circulation, setbacks, and landscaping.

Encourage additional commercial development only in areas which are easily accessible to the community.

Encourage neighborhood clustered shopping areas which are pedestrian oriented and meet strict design controls.

Policy

Establish a neighborhood convenience commercial zone which will allow for the exclusive development or enterprises which provide for the daily needs of the community.

Project Conformance

Commercial uses have been comprehensively planned to provide a variety of commercial services including: small convenience shopping; and a neighborhood center providing a large supermarket, drug store, general merchandise outlets, small storefront shops and service outlets, banks, and fast food restaurants. The Specific Plan includes site development, architectural, and landscape guidelines to ensure that commercial operations will be properly sited and designed. Convenient vehicular and pedestrian access for commercial areas are key site design features in the Specific Plan.

Objectives - Industrial

Encourage light industrial development that will increase job opportunities for community residents, that will increase the tax base of the community, and that will not significantly alter the environment.

Policy

New industrial areas shall be compatible with light industrial activities.

Policy

All industrial activities shall provide buffering or screening when located adjacent to residential areas.

Encourage light industry to located in industrial parks which have sufficient off-street parking, adequate internal circulation, proper setbacks and landscaping, and which are served by an adequate transportation system.

Project Conformance

The proposed project includes 1 area (8.1 acres) of light industrial/business park land, thus, increasing local employment opportunities for area residents. Such areas are designated employment center and are intended to accommodate manufacturing, research and development, service, wholesale, and storage uses in a business park setting. Most of these uses are to be conducted within enclosed buildings. The Specific Plan established site development, architectural, and landscape guidelines which ensure compatibility with surrounding uses and landscaped buffers along

public roads. Development of a cemetery in the E-1 employment center, subject to approval of a Major Use Permit, would be a permitted land use.

SPA Conditions - Commercial/Industrial

1. The provision of a market research study to justify size and location of all commercial activities.
2. Industrial uses should be located in areas adjacent to existing industrial activities or in areas located adjacent to Freeways or Prime Arterial Roads and should not exceed three percent of the Plan area.
3. General commercial activities shall be located along Prime Arterial or Major Roads and should not exceed four percent of the Plan area.
4. Neighborhood commercial activities shall be located with convenient access from residential areas.

Project Conformance

- a. Market studies by two separate research firms (Alfred Gobar and Associates, and ERA) were used in revising the land use plan to determine appropriate commercial use opportunities and acreage.
- b. Industrial uses are located adjacent to a Prime Arterial (Campo Road). Industrial uses will be permitted in areas designated employment center which comprise less than 1.0 percent (8.1 acres) of the total Plan area.
- c. Commercial uses are located along Prime and Major Arterials. A total of approximately 92 acres are proposed, including the Town Center commercial and hotel sites and the residential-office professional site. This is approximately 3.1 percent of the Plan area.
- d. Commercial uses in the proposed project include a neighborhood center with convenient access to Major Roads and residential areas.

Objectives - Community Design

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

Encourage the utilization of local parks as one focus of community activity and the provision of open space between communities.

Encourage site design which preserves mature trees, shrubs, and significant landforms.

Policy

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

Encourage the elimination of roadside billboards and the strict regulation of on-site and off-site advertising signs should complement the aesthetic value and unique character of the community.

Policy

Billboards and on-site and off-site advertising signs should complement the aesthetic value and unique character of the community.

Encourage the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments.

Encourage the maintenance of all private property, including prompt disposal of trash and abandoned vehicles, and support recycling programs.

Project Conformance

Through comprehensive planning of Rancho San Diego, overall community design and architectural standards have been assured. Development landscaping, including road medians and setback areas, has contributed to the visual quality of the area. Development controls by the master developer and property owner associations have prevented problems of signage blight, inadequate parking, and poor property maintenance.

2. Housing Element

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 a standard affordable home within an adequate living environment.

Objective

Encourage the construction of new units that are compatible with the immediate residential neighborhood character.

Policy

Moderate and low income housing opportunities should be provided adjacent to the Casa de Oro shopping area and scattered within the Rancho San Diego development in addition to the existing opportunities in Spring Valley and La Presa.

Project Conformance

The proposed project includes a variety of housing opportunities. The multiple-family residential areas are intended to provide a variety of medium density PRDs. These may consist of detached, zero lot line, semi-detached, or attached residential units such as apartments or condominiums. The proposed plan and design guidelines will continue Rancho San Diego's historic role of providing quality affordable housing.

3. Open Space Element

Goal

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

Objectives

Encourage proper open space requirements for moderate and higher density housing.

Policy

Integrate open space dedications in private developments with surrounding uses to provide functional open space/recreation system.

Encourage the planning and preservation of open space in public and private projects.

Policy

Incorporate public and semi-public owned land unsuitable for intense development into the open space/recreation system.

Policy

Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas.

Encourage the preservation of open space areas in which potential natural hazards exist (floodplains, fault lines, mudslides).

Policy

Limit land uses in areas where natural hazards exist to very low residential densities, agriculture, and recreation.

Project Conformance

The proposed plan and design guidelines provide private and public open space/recreation areas within each development area, as well as common recreation facilities within the higher density housing projects. Overall, 1,845 acres or 63 percent of the Plan area is designated for natural open space preservation. This includes steep hillside areas and a National Wildlife Refuge encompassing the Sweetwater River, Steele Canyon Creek, and associated Diegan coastal sage scrub and grassland habitats.

4. Recreation Element

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.

Objectives

Encourage the early identification and acquisition of park and recreation areas.

Encourage the development of community and neighborhood parks to meet the needs of the community.

Encourage the development of neighborhood and community parks and recreational facilities cooperatively with existing and future schools, with other special districts, and public agencies and encourage joint use of the facilities.

Policy

Wherever possible, local parks shall be located adjacent to, or near, schools, and agreements for joint use of facilities shall be pursued in order to encourage interaction of all age groups.

Provide a system of riding and hiking trails that will link parks, schools, view areas, and commercial areas with residential areas.

Encourage parks which will preserve and protect unique resources including any archaeological sites.

Policy

Once park needs have been established in an area, park locations, design, and boundaries shall incorporate historic and archaeological sites to complement the active recreation area within the park whenever possible.

Project Conformance

The proposed project includes two parks, a golf course, as well as an equestrian center and a system of horse trails throughout the community. Private recreation areas will be provided in multi-family projects, and, where feasible, within industrial and office areas for employee use. Some of the archaeological sites in the area are contained in parks, and wildlife areas.

5. Conservation Element

Goal

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

Objective - General

Encourage the preservation and protection of unique resources in the Valle de Oro plan area.

SPA Conditions - Conservation

Conservation of significant natural resources as identified in the Community Plan (see RCAs) through open space easement dedication, recreation uses, or by any other appropriate means.

Provision and protection of a system of open space, recreation areas providing linkages, trails, and buffers within the specific planning areas.

Project Conformance

This project includes a variety of conservation tactics such as designated habitat areas, open space easements, and recreational areas (i.e., golf course, equestrian center) which will serve to protect significant natural resources, as well as provide buffers. An extensive system of riding, hiking, and bicycling trails is also provided throughout the community.

Objectives - Water Resources

Support strict controls over urban wastewater discharge into streams, ponds, or other waters.

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.

Project Conformance

A runoff diversion system to intercept urban runoff will be constructed to protect the water quality in the Sweetwater River and the Sweetwater Reservoir. The proposed project has been designed with respect to the RCAs (RCAs No. 1, 2, 3, and 5) involving natural watercourses and riparian habitats.

SPA Conditions - Conservation

Protection of Sweetwater Reservoir and the Sweetwater River floodplain from urban development and the impacts of urban development such as urban runoff and wastewater.

Project Conformance

Refer to the project conformance statement above, under Objectives - Water Resources.

Objectives - Vegetation and Wildlife Habitats

Encourage retention of native vegetation.

Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species.

Project Conformance

To preserve and protect natural and endangered vegetation and wildlife, 1,972.5 acres of steep slopes containing native vegetation, the Sweetwater River, and associated habitat areas will be preserved in open space.

Objectives - Soils and Minerals

Encourage development which is in harmony with existing topography and avoids extensive and severe grading.

Encourage the protection of valuable mineral resources, including sand and gravel against encroachment by land uses which would make extraction of deposits impractical or impossible.

Encourage strict standards to limit soil erosion.

Project Conformance

- a. Minerals on-site not suitable for mining due to incompatibility with the HCP and visual impacts.
- b. Implementation of the mitigation measures in the EIR and the Grading Ordinance will ensure the erosion potential to be minimal.

SPA Conditions - Conservation

Encourage the use of crib walls to minimize visual impacts from grading on steep slopes.

Project Conformance

Crib walls and other techniques to reduce the height and visual impact of graded slopes can be implemented at Tentative Map review.

5. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted, a fixed percentage of the land within each slope category shall remain undisturbed. The percent of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios, or paved play areas shall not be included in the undisturbed area. The installation of a leach system and underground utilities may be included in the undisturbed area.

The minimum requirements for undisturbed areas are as follows:

<u>SLOPE CATEGORIES</u>	<u>MINIMUM PERCENT OF UNDISTURBED AREA</u>
10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40+% slope and above	95%

Project Conformance

The Specific Plan will retain undisturbed a minimum of 35 percent of 10 to 20 percent slopes, 68.4 percent of 20 to 30 percent slopes, 85 percent of 30 to 40 percent slopes, and 95 percent of 40 percent and above slopes.

Based on the Major Use Permits and Tentative Map being processed concurrently with SPA 94-001, the majority of the slopes over 25 percent, which are considered to be the most important, within the Specific Plan Amendment area would be preserved. Of the 51.5 acres of steep slopes within the Amendment area, less than 5 percent (2.2 acres) would be impacted. The remaining 49.3 acres of steep slopes would be placed in permanent open space easements.

Objective - Cultural and Historic Sites

Encourage the preservation of unique resources such as important historic and archaeological sites.

Project Conformance

A total of 54 archaeological or historic sites have been identified in the EIR. Most have been mitigated through data recovery or placement in an open space easement, as is recommended for the remaining sites.

Objectives - Air Quality

Encourage the identification and reduction of sources of air pollution affecting Valle de Oro.

Policy

Discourage new sources of air pollution in the Valle de Oro area.

Policy

Improve the air quality in the Valle de Oro area by decreasing pollutants generated from or within the Valle de Oro area through implementation of the Regional Air Quality Strategy (RAQS) and the Community Plan.

Project Conformance

- a. The employment center of Rancho San Diego will allow only non-polluting, light industry and office uses, which may include manufacturing, research and development, service, wholesale, and storage uses in a business park setting.
- b. The proposed project is consistent with the revised regional air quality programs, the County Regional Growth Management Plan, and the SANDAG Series VI population forecast.
- c. Places of employment have been clustered, thus accommodating transit and ridesharing programs.
- d. The Rancho San Diego area will also have a system of bicycle and horse trails throughout.

6. Energy Element

Objectives

Encourage energy saving transportation.

Encourage site and building design which will maximize energy conservation.

Project Conformance

- a. The design of the proposed project places commercial centers, employment opportunities, parks, and schools in close proximity to residential areas, thus decreasing the length and number of necessary automobile trips within the area.
- b. Energy consumption will be minimized by construction in accordance with the standards set by the County and the State for weatherization strategies, insulation, building design, and building orientation.

7. Noise Element

Goal

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

Objectives

Encourage site design and building design controls to minimize noise emissions from noise sources.

Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.

Project Conformance

- a. The proposed Specific Plan does not propose any land uses which would be significant noise generators.
- b. Noise impacts will be minimized through site design, such as setbacks, building orientation, and noise mitigation barriers, as well as through architectural design such as double-paned windows and extra wall insulation.

8. Seismic Safety Element

Goal

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

Project Conformance

As discussed in the EIR, potential seismic impacts would be minimized by compliance with normal County grading and construction standards.

9. Public Safety Element

Goal

To develop and maintain plans and programs to assure the health, safety, and well-being of the residents of the Valle de Oro community.

Objectives

Encourage the use of natural drainage areas and streambeds as flood control protection, thereby improving groundwater recharging.

Project Conformance

- a. Adequate police and fire services exist to support the proposed development of Rancho San Diego.
- b. The proposed Specific Plan preserves major drainageways, including Sweetwater River, Steele Canyon Creek, and Campo Creek as natural features.

10. Transportation (Circulation) Element

Goal

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

Objectives

Support the construction of a local road network which is designed to service the adopted land use pattern.

Support road design within the community which is compatible with the topography and landscape and minimizes grading.

Policy

Promote design of all road improvements that maximizes environmental aesthetic considerations.

Encourage roadway landscaping which will create a more attractive community.

Policy

Where practical, landscaping shall be provided within the right-of-way of Major Roads and Prime Arterials.

Encourage the elimination of safety hazards caused by direct access of traffic onto major Arterial or Collector streets.

Policy

Minimize access onto Collector streets and provide controlled access along Major streets and Prime Arterials.

Encourage the separation of facilities for pedestrian, bicycle, and motor vehicle traffic in order to minimize conflict and to ensure safe movement throughout the community.

Policy

Curb, gutter, sidewalk, and street lights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-half acre each or where commercial, industrial, or educational land uses are located.

Policy

Promote the design of commercial and industrial developments to minimize the need for automobiles to cross pedestrian walkways and to avoid backing onto highways designated Collector, Major, or Prime Arterial.

Support the development of an efficient circulation system through the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points on major thoroughfares.

Encourage the establishment of a network of bikeways and pedestrian paths connecting residential areas to schools, recreational facilities, and commercial centers.

Encourage the creation of a system of trails specifically for horseback riding and hiking to connect appropriate recreational facilities and to integrate this system with existing and proposed trails within the San Diego region.

Encourage the improvement of public transportation service within the community and increase service to surrounding areas.

Project Conformance

- a. The proposed project will complete and improve important links in the overall transportation network, including Highway 94/Campo Road, Jamacha Road, Jamacha Boulevard, Fury Lane, and Willow Glen Drive.
- b. The CSA No. 26B will provide landscape maintenance for parkways, medians, and slope areas within the Monte Vista Village portion of Rancho San Diego.
- c. The circulation system for Rancho San Diego has been designed to facilitate smooth traffic flow by limiting the access points onto Major Roads.
- d. The proposed project includes bicycle, pedestrian, and equestrian pathway systems.
- e. The comprehensive land use planning of Rancho San Diego will facilitate the provision of transportation programs such as mass transit, vanpooling, and ridesharing, as well as provide for the appropriate siting of a park-and-ride.
- f. SPA 88-004 relocated the alignment of SR 54 so that it skirts around a mountain rather than requiring a 700 foot wide, 110 foot deep cut through the ridgeline.

11. Scenic Highways Element

Goal

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

Objectives

Support the priority of the scenic highway corridor in Valle de Oro as designated in the County General Plan.

Policy

Support priorities for scenic highway corridors in Valle de Oro as follows: Route 94, first priority; Route 125 (from Route 94 north to Interstate 8), as an existing designated route; SR 54 from SR 125 to SR 94, second priority; Willow Glen Drive, second priority.

Project Conformance

Site Plan and PRD review, EIR visual impact analysis, and existing County zoning regulations will ensure visually-sensitive design along scenic route corridors.

B. COUNTY OF SAN DIEGO GENERAL PLAN

After thorough review of the General Plan Elements as they relate to the proposed project, it was determined that all 11 Elements should be analyzed for conformance. The following is an analysis of project conformance to the Open Space, Regional Land Use, Circulation, Recreation, Seismic Safety, Scenic Highways, Public Safety, Noise, Housing, Conservation, and Energy Elements. Only those goals, objectives, and/or policies which are applicable to this project, and were not covered in detail under the Valle de Oro Community Plan, are discussed below.

1. Open Space

Goal I. Health and Safety

Promote the health and safety of San Diego County residents and visitors by regulating development of lands.

Objectives - Floodplains

1. Protect life and property by regulating uses in areas subject to flooding.
2. Reduce the need for the construction of major flood control improvements.

Project Conformance

- a. The proposed project meets County standards for floodplain development. Minor encroachment to floodplain fringes may occur in some areas.
- b. The proposed plan maintains major rivers and streams (Sweetwater River, Campo Creek, Steele Canyon Creek) as natural drainageways.

Objectives - Open Space Design of Private Lands

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.

Project Conformance

- a. Overall, 1,972.5 acres or 67 percent of the site is designated for natural open space preservation which includes steep hillside and floodplain areas, including the Sweetwater River, Campo Creek, and Steele Canyon Creek. The proposed development plan limits the amount of exposed fill slopes by utilizing "daylight" cuts where feasible. This plan also accommodates the Sweetwater Authority's proposed "Urban Runoff Diversion System" designed to protect the water quality of the Sweetwater Reservoir.
- b. In addition to maintaining setbacks from the floodplain, the project design includes measures for fuelbreaks adjacent to high fire hazard open space areas.

Goal II. Conservation of Resources and Natural Processes

Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

Objectives - Floodplains

5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.
6. Encourage the use of streams as local open spaces.

Project Conformance

- a. The proposed plan will preserve the tall trees located in the RCAs on-site. The plan also recommends that slopes be hydroseeded and revegetated with native plant mixes consistent with surrounding adjacent natural vegetation.
- b. The Sweetwater River, Campo Creek, and Steele Canyon Creek will be contained in open space under the proposed plan.

Objectives - Open Space Design of Private Lands

5. Encourage the conservation of the habitats of rare or unique plants and wildlife.
8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.

Project Conformance

- a. The 314.7 acres of riparian/woodland habitat preserved as open space by the proposed plan includes Least Bell's vireo habitat. Large tracts of open space for Black-tailed gnatcatchers and sensitive plant species are included within the 1,845 acres of upland habitat open space.
- b. Significant natural features in Rancho San Diego will be preserved in the following manner: Sweetwater river, Campo Creek, and Steele Canyon Creek will be preserved in open space; major rock outcroppings in the extreme southwestern portion of the site and several major topographic features, including two small peaks in the northern portion of the site, will be preserved in open space.

Goal III. Recreation

Conserve open spaces needed for recreation, educational, and scientific activities.

Objectives

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.

Project Conformance

"In situ" preservation is the recommended mitigation for sensitive archaeological resources located within the Specific Plan boundary. Such resources include a major village, several temporary camps, milling features, and lithic scatters. Most are located in areas which are both designated open space and specifically set aside within developed areas. Wherever possible, the preservation alternative has been employed.

Goal IV. Distinguish and Separate Communities

Encourage and preserve those open space uses that distinguish and separate communities.

Objectives - Open Space Design of Private Lands

15. Encourage the use of open space to separate conflicting land uses whenever possible.
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.

Project Conformance

- a. By comprehensively planning land uses for the 2,949 acre site, potential land use conflicts have been avoided or mitigated by open space buffers.
- b. Due to the location of sensitive resources and steep slopes, large open space areas intermingle with residential areas throughout the site.
- c. The proposed Specific Plan includes an extensive system of riding, hiking, and bicycle trails.

2. Regional Land Use Element

Overall Goal

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.
- 1.4 Urban portions of the unincorporated area be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.

Project Conformance

- a. The Specific Plan area is bounded on three sides by existing residential development, including previous phases of Rancho San Diego. In addition, large open space buffers have been included in the design of the project where proposed residential units would occur next to currently vacant land.

- b. The Rancho San Diego Specific Plan proposes a mixture of land uses including industrial, commercial, and residential. The residential uses are comprised of single-family, multi-family, and senior units. This mixture of land uses will result in a balanced community.
- c. It is intended that no village (phase) of Rancho San Diego will be developed until the public facilities necessary to serve that village are provided.
- d. Rancho San Diego will neither be annexed to an adjacent city nor incorporated. Urban levels of service will be provided in an efficient manner and equitably financed as described in the Public Facilities Financing Plan (Appendix A).

Land Use Goals

- 2.1 Promote wise uses of the County's land resources, preserving options for future use.
- 2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.
- 2.6 Ensure preservation of contiguous regionally significant open space corridors.

Project Conformance

- a. The Rancho San Diego Specific Plan designates mixed land uses for an area which has already been designated for such uses on the General Plan. In addition, the Specific Plan will preserve approximately 1,972.5 acres of natural open space. This will include the Sweetwater River floodplain and the right-of-way for proposed State Highway 94, thereby preserving a future option.
- b. Implementation of the Specific Plan will result in the infilling of an area located between two already developed areas, Casa de Oro to the west and previous phases of Rancho San Diego to the east.
- c. The urban densities proposed by the Specific Plan will be contained within the Urban Limit Line designated by the General Plan and thus, will not affect the character of non-urban lands.
- d. The Specific Plan will preserve significant amounts of open space along the southern boundary contiguous with the open space associated with Mount San Miguel.

Environmental Goals

- 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.
- 3.3 Achieve and maintain mandated air and water quality standards.

Project Conformance

- a. The Specific Plan includes provisions for the protection of natural and cultural resources. Approximately 1,972.5 acres would be maintained as natural open space. Cultural resources will be preserved through data recovery programs. The Specific Plan also includes provisions for schools, parks, and land use designations which will allow scientific activities.
- b. The project will be developed under current County Building, Plumbing, and Mechanical Codes which will assure County standards for water and energy conservation will be met.
- c. Implementation of the Specific Plan will be in conformance with the State implementation plan for regional air quality. The population proposed will be consistent with that which was included in the Valle de Oro Community Plan and thus, is consistent with the State's plan for the achievement of the clean air standards.

Capital Facilities Goals

- 4.1 Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.
- 4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.
- 4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

Project Conformance

The Specific Plan includes a "Public Facilities Financing Plan" wherein the need for and timing of adequate public facilities is addressed. The Specific Plan will adhere to the conclusions of this assessment and contribute its fair share towards the provision of the necessary public services and facilities.

Government Structure Goals

- 5.1 Assure that urban communities are governed in a manner to provide maximum representation and efficient and equitable provision of public services.
- 5.2 Encourage the transition of urban and urbanizing communities in the unincorporated areas to municipal status through annexation to an adjacent city or incorporation.
- 5.3 Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.

Project Conformance

The Rancho San Diego Specific Plan area would not be annexed to any adjoining cities but would remain under the jurisdiction of the County. The urban levels of service which will be necessary for the Specific Plan will be provided in accordance with a "Public Facilities Financing Plan" and Rancho San Diego will contribute its fair share towards the provision on necessary services.

Housing and Social Goals

- 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.
- 6.3 Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.
- 6.4 Assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County.

Project Conformance

The Specific Plan will provide a variety of housing types including single-family units on lots ranging in size from 3,600 square feet to 10,000+ square feet in size, multi-family units, variable-family units, and senior housing.

The implementation of the Specific Plan will provide housing units consistent with that which is projected by the currently adopted Valle de Oro Community Plan.

The construction of senior housing, multi-family, and variable-family units will result in the provision of adequate, affordable shelter for a variety of socio-economic groups throughout the County.

Economic and Fiscal Goals

- 7.1 Assure the fiscal viability of local government while providing services that meet approved standards.
- 7.2 Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs, and revenues.
- 7.3 Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

Project Conformance

Implementation of the Rancho San Diego Specific Plan will result in the provision of a variety of land uses including residential, commercial, and industrial. Tax revenues associated with these land uses will benefit the County and will offset the requirements for additional public services and facilities.

3. Circulation Element

Goals - Road Network

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element.

It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

It is the intent of the General Plan that in road matters the Circulation Element shall supersede any proposal of any community, subregional, or development plan.

Objectives

Objectives of this Element are to provide a guide for the provisions 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.

Project Conformance

- a. The roadways discussed below comprise the County road network within the Rancho San Diego Specific Planning Area. Home Capital Corporation will construct the County roads concurrent with development.
- b. The on-site circulation system includes numerous residential Collector Roads. On-site improvement costs will be borne by the developer through subdivision exactions tied to specific subdivision maps phased with the development of the Specific Plan area.
- c. There are two projects within Rancho San Diego which provide major regional circulation. These are the full-width improvements to State Highway 94 (Jamacha Road) and the portion of State Highway 94 (Campo Road) which runs through the project.
- d. The following projects have either been completed with the development of Monte Vista Village or have been bonded for by the master developer, thereby assuring their completion when determined needed by the County Department of Public Works:
 - (1) Campo Road from Jamacha Boulevard to Jamacha Road.
 - (2) Jamacha Road from Campo Road to northern boundary.
 - (3) Jamacha Road from northern boundary to City of El Cajon.
 - (4) Fury Lane from Jamacha Road to Jamacha Boulevard.
 - (5) Fury Lane from westerly boundary to Jamacha Boulevard.
 - (6) Fury Lane from westerly boundary to Avocado Boulevard.
 - (7) Jamacha Boulevard from northern boundary to Fury Lane.
 - (8) Willow Glen Road.
 - (9) Steele Canyon Road (includes bridge).
 - (10) Jamul Drive east from Steele Canyon Road.
 - (11) Jamacha Boulevard from Campo Road to western line of Trace Road.

The following transportation projects have been previously identified as being necessary to support future development within the Specific Plan:

- (12) Jamacha Boulevard from Fury Lane to future State Highway 94 (right-of-way dedication only).
- (13) Campo Road from Jamacha Road to future Singer Lane.
- (14) Jamul Drive adjacent to Jamacha Village East.
- (15) Future State Highway 94 from Campo Road to southern boundary.

Goals - Bicycle Network

- 1. Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.
- 2. Maximize citizen participation in the planning, programming, and financing of bikeways.
- 3. Utilize the community planning process to the maximum extent in planning for bikeways.
- 4. Utilize public property, such as utility and drainage easements, parks, and lightly traveled roads, whenever possible, for construction of bikeways.
- 5. Provide continuous bikeways, affording safe and convenient communitywide accessibility while preserving the natural environment to the greatest extent practical.
- 6. Provide the related facilities and services necessary to allow bicycle travel to assume a significant role as a form of local transportation and recreation.
- 7. Encourage commuter bicycling as a means to reduce air pollution, energy consumption, and traffic congestion.

Policies

- 4. Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways.
- 5. Separate bicycles and automobiles whenever it is economically and physically possible to do so with either a bike lane or bike path.
- 6. Design bikeways as an integrated part of all subdivisions and PRDs with connections to the bicycle network.

Project Conformance

Within the Rancho San Diego Specific Plan, bicycle lanes will be provided in conjunction with improvements to the roadways. Providing a bicycle network in this manner will ensure that all portions of the Specific Plan area will be interconnected. Bicycle storage facilities will be incorporated into the designs of the commercial, industrial, and recreational land uses to encourage the use of bicycles as transportation within the Rancho San Diego Specific Plan area.

4. Recreation Element

Policies - Local Park

2. Plans for local park and recreation facilities should be based on both present and future needs, and should be reviewed and revised as a part of a continuing planning process.
4. All parks and recreation facilities should be planned as parts of an overall, well-balanced park system.
5. Local park planning should be integrated with general planning programs, both on a Countywide and community basis.
6. Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.
7. Land for local recreational uses should be acquired or reserved well in advance of need as much as possible, to ensure that it will be available.
10. Regional parks should be designed to serve the people of the entire region. Local parks should be so located and developed that they relieve the pressure to utilize regional facilities for intensive local recreational activities.

Project Conformance

The proposed plan meets the State and local standards for park acreage per 1,000 people, based on buildout of the Plan area. These local public parks are scattered throughout the Plan area with the size of individual parks varying from 5 to 29.4 acres. The overall park system is designed to provide activities ranging from passive to active.

Goal - Riding and Hiking Trails

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

Objectives

1. Interconnect parks and recreation areas and trails planned by the County and other governmental agencies.
2. Provide a variety of trail experiences by locating trails through varied terrain, scenery, and points of interest.
3. Provide for acquisition, development, and management methods for trails which will utilize a maximum of user funding and community-contributed service and under no circumstances with money from the County General Fund.
5. Blend trails into the natural environment.
8. Coordinate public agencies with the private sector to maximize facilities and services.
9. Provide facilities to support trail use, such as group camps and staging areas within existing and future parks.

Project Conformance

- a. Open space areas within the Plan area will connect with adjoining open space areas, the golf course will connect with the golf course in the adjoining community, and the trail system will connect with existing trails on all sides of the Plan area.
- b. The trail system within the Plan area will traverse a variety of terrain, scenery, and points of interest.
- c. No general fund money is proposed to be used for construction or maintenance of trails.
- d. The proposed trail system was planned in cooperation with the local planning group to ensure a continuous trails system blending with the natural environment as well as connecting with other trails off-site.
- e. An equestrian center of at least 23 acres is proposed to be provided north of Campo Road and west of the high school site.

5. Seismic Safety Element

Goals

The Seismic Safety Element goal is to minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

Objectives

1. If a project is proposed in an area classified as seismically and geologically hazardous, the proposal should establish that:
 - a. The unfavorable conditions do not exist in the specific area in question; and/or
 - b. That the development is consistent with the policies of the County of San Diego as set forth in this Element.

Project Conformance

Several soils and geologic investigations have been performed on the Specific Plan area. No faults are known to exist across the site. The La Nacion fault zone lies approximately six to eight miles to the northwest and is considered to be potentially active. For the most part, the on-site soils have characteristics suitable to provide structural support for development although extensive recompaction during development may be required in order to avoid potential structure failure or damage to buildings and streets. Most of the areas with the highest geologic risk, steep slopes, and the floodway of the Sweetwater River, will be retained in natural open space. Grading procedures recommended in soils reports will be adequate to mitigate potential hazards associated with the site's geologic and soil conditions.

6. Scenic Highway Element

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.

Objectives

2. Protect and enhance scenic resources within designated scenic highway corridors.
3. Designate and maintain rural scenic highways to provide access to scenic and recreational resources.

4. Designate and maintain urban scenic highways to provide access to visually aesthetic cityscapes, sites of cultural or historical significance, and open spaces within urban areas.
6. Encourage the consideration of compatible forms of transportation in all scenic highway corridor planning.

Project Conformance

Two roadways within the Rancho San Diego planning area have been designated as scenic highways: Highway 94/Campo Road, which is designated as a first priority route; and Jamacha Road/Willow Glen Drive, which is designated a second priority route. Segments of both of these roads are adjoined by urbanization both east and west of the Rancho San Diego Specific Plan area. Within the Specific Plan area, these roads provide views of currently vacant land and riparian and oak woodlands associated with the Sweetwater River and Steele Canyon. The visual aspects associated with these woodlands will be preserved by the Specific Plan. However, remaining views of vacant land will be altered to views of an urban environment. The Specific Plan's proposed grading techniques (i.e., daylight cuts, split-level lots), use of open space buffers, extensive revegetation, and architectural designs will minimize potential visual impacts on these two designated scenic highways.

7. Public Safety Element

Goals

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.

Policies - Fire Hazards

1. The County shall seek to reduce fire hazards to an acceptable level of risk.
2. The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.
3. The county will support the planning and coordinate implementation of a Countywide fuelbreak and fuel management system.

Project Conformance

The Specific Plan is located in an area of chaparral-covered steep slopes and proposes residential development along many of the ridgelines. As a result, these proposed residences will be exposed to a wild fire hazard. The Specific Plan will reduce this fire hazard potential through the use of a fire buffer zone which will be a minimum of 100 feet in width. These areas will occur adjacent to proposed residential construction, will be thinned of natural vegetation, and replanted with fire-resistant species.

Policies - Geologic Hazards

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 landslide control programs through such means as: strict enforcement of the Grading Ordinance; continued support of the floodplain zoning program; and by requiring soils and geologic reports in hazardous areas.

Project Conformance

The proposed Specific Plan has taken into consideration the soil, geologic, and seismic related constraints imposed by the site. Most of the areas containing the highest geologic risk, steep slopes, and the floodway of the Sweetwater River, will be retained in natural open space. Adherence to the Grading Ordinance and to the procedures outlined in the geotechnical reports for the area, will ensure that significant geologic hazards will not impact the proposed developments.

Policies - Crime Prevention

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.

Project Conformance

In the EIR prepared in 1979, the County of San Diego Sheriff's Department provided a list of design considerations formulated to maximize crime prevention. Measures contained within that list which have been incorporated into the Specific Plan include but are not limited to the following:

The clustering of residential units into small neighborhoods.

Dwelling units will be separated by housing types.

Dwelling units will be setback a minimum of 20 feet from the perimeter street.

Cul-de-sacs will be relatively short so as not to hinder patrols.

Adequate lighting will be provided in industrial and commercial parking areas.

Provisions will be made for adequate emergency access.

8. Noise Element

Objectives

Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning, and, if necessary, regulation.

Policies - Receive Site Standards and Controls

- 4.b. Because exterior Community Noise Equivalent Levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:
1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.
 2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
 3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:
 - A. Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or
 - B. If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior

noise below CNEL equal to 45 decibels.
Particular attention shall be given to noise
sensitive interior spaces such as bedrooms.
And,

- C. If Finding "B" above is made, a further finding
is made that there are specifically identified
overriding social or economic considerations
which warrant approval of the development
without modification as described in "A" above.
- 4. If the acoustical study shows that noise levels at
any noise sensitive area will exceed CNEL equal to 75
decibels, the development should not be approved.

Project Conformance

Ambient noise levels throughout the Specific Plan area will increase with implementation of the Plan. The primary impacts will be noise resulting from an increase in the average daily traffic. In order to assess the magnitude of this impact, a noise technical study was prepared by Acoustech Consultants in February 1987. As indicated by this study, the most significant increases in noise levels will occur along State Highway 94/State Highway 54 corridor where traffic volumes will be the highest. However, noise levels will increase significantly in all developed portions of the Specific Plan area. Many of the potential impacts have been mitigated by the design of the Specific Plan. The majority of the single-family areas would experience CNEL below 55 dB(A) at buildout. Traffic levels on residential streets have been minimized by the use of cul-de-sacs. High intensity uses such as commercial, industrial, and multi-family uses are clustered along the main traffic corridors. Large areas of open space will be used to buffer the more intense uses from the lower density single-family areas. Additional features which may be incorporated into the design of those residential units which will be subjected to excessive noise levels will include but are not necessarily limited to:

Correct location of the building on the site to minimize the noise impact. This includes taking advantage of the site geography and topography to provide shielding.

The provision of walls or earth berms to provide extra shielding where required.

Careful attention to the number, size, and location of windows and/or doors which face the noise source.

Provision of special noise reducing windows and doors.

In special cases, provision of extra treatment on dwelling walls and/or ceilings.

Implementation of these techniques will ensure that the exterior noise levels will be below 60 CNEL, and that the interior noise levels will be below 45 CNEL.

9. Housing Element

Goals

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.
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.

Project Conformance

- a. The Specific Plan provides for a variety of housing types including single-family units on varied lot sizes, multi-family units, and senior housing units. This wide range of housing types will result in a variety of styles and prices.
- b. Each of the neighborhoods (villages) proposed by the Specific Plan will be assured adequate and coordinated provision of public and private services and facilities as outlined in the "Public Facilities Financing Plan". The extensive use of open space, landscaping, and adherence to the noise standards will ensure a pleasant living environment for the future residents of Rancho San Diego.

10. Conservation Element

Policies - General Conservation

- 4.(X-12) The Resource Conservation Area (RCA) Overlay Designation, as defined in Policy 2.7 of the Land Use Element, will be applied to appropriate areas throughout the County.
- 5.(X-13) Because the Resource Conservation Area map may include some areas which do not contain significant resources, Resource Conservation Areas will be adopted, implemented, and precisely delineated through a phased program.

Project Conformance

The Rancho San Diego Specific Planning Area includes five RCAs. These RCAs will be preserved in the following manner: the Sweetwater River RCA and the Campo Creek RCA will be preserved in riparian/woodland habitat open space; the Steele Canyon RCA and the Damon Lane RCA will be contained in natural parks; and the Jamacha Creek RCA is within an area which is already developed.

Policies - Water

- 1.(X-19) Regional estimates of the need for water should be based on population projections and land use derived from the General Plan.
- 2.(X-19) Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.
- 3.(X-19) The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to ensure this water is provided in concert with environmental and growth management policies.
- 4.(X-19) Reduce local reliance on imported water.
- 5.(X-19) Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.
- 8.(X-24) Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.
- 10.(X-24) Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.
- 13.(X-25) Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all Elements of the General Plan and current growth policies.
- 14.(X-25) 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.

16.(X-29) Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains.

18.(X-29) The County will prevent filling or construction in the floodway.

19.(X-29) Setbacks from minor streams shall be required for all new structures.

Project Conformance

- a. Water service will be provided in accordance with the County's growth management policies and urban development policies.
- b. Rancho San Diego will participate in the OWD's water conservation program. Landscaping will incorporate drought resistant vegetation. Project construction will incorporate low flow shower heads.
- c. It has been determined that it is not economically feasible to include a water distribution system for reclaimed or desalinized water in this area.
- d. Runoff wastewater will be trapped before it reaches the Sweetwater River and transported by pipe downstream and released below the reservoir.
- e. Sewerage system expansions currently underway will assure sufficient capacity for the project.
- f. The Sweetwater River, Campo Creek, and Steele Canyon Creek floodplains are primarily preserved in open space with only minor encroachments into the floodplain fringe.
- g. All construction of structures near waterways will conform to the County's standards including setback requirements.

Policies - Vegetation and Wildlife

- 1.(X-42) The County will act to conserve and enhance vegetation, wildlife, and fisheries resources.
- 2.(X-43) San Diego County shall coordinate with appropriate Federal, State, and local agencies to conserve areas of rare, endangered, or threatened species.
- 3.(X-43) The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

- 5.(X-44) San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.
- 9.(X-49) When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.
- 16.(X-50) 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 (same as Policy 11 in Soils).
- 17.(X-51) No use 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 U.S. Department of the Interior, or (2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns.

Project Conformance

- a. The proposed plan will preserve sensitive species in three specific designations: the riparian/woodland habitat open space area is designed to preserve the Least Bell's vireo and sensitive plant species; the HCP area is also designed to preserve the Least Bell's vireo; and the large tracts of upland habitat open space will preserve sensitive plant species as well as important habitats for wildlife (including gnatcatcher habitat).
- b. The Specific Plan also proposes that slopes be hydroseeded and revegetated with native plant mixes consistent with surrounding adjacent natural vegetation.
- c. The EIR identifies sites both on- and off-site for mitigation of adverse on-site habitat modification.
- d. Rancho San Diego has been comprehensively designed so as to eliminate and/or minimize impacts such as soil erosion and destruction of cultural and biological resources.
- e. Impacts to rare, endangered, or threatened plant or animal species have been eliminated or mitigated as discussed in the accompanying EIR.

Policies - Soil

- 6.(X-75) The county will seek to preserve natural terrain features through the adoption of guidelines and regulations.
- 9.(X-76) To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes, and grasses which establish themselves quickly should be planted.
- 10.(X-76) 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 (same as Policy 16 in Vegetation and Wildlife Habitat).

Project Conformance

- a. Requirements for minimum percent of undisturbed areas by slope category and large tracts of open space will serve to preserve much of the natural terrain features in the Specific Plan area.
- b. The plan proposes that slopes be hydroseeded and revegetated with native plant mixes consistent with surrounding adjacent natural vegetation.
- c. Mitigation measures set forth in the EIR will eliminate or minimize impacts to soil erosion and cultural and biological resources from grading.

Policies - Astronomical Dark Sky

- 1.(X-81) The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Conformance

The project site is 40 miles from the Palomar Observatory and 32 miles from the Laguna Observatory. Low pressure sodium lights with directional shields will be used on-site.

Policies - Cultural Sites

- 1.(X-85) The county shall take those actions which will seek to conserve and protect significant cultural resources.
- 4.(X-87) The County will use the Environmental Impact Report process to conserve cultural resources.

- 5.(X-87) Encourage use of open space easements in the conservation of high value cultural resources.

Project Conformance

"In situ" preservation is the recommended mitigation for sensitive archaeological resources located within the Specific Plan boundary. Such resources include a major village, several temporary camps, milling features, and lithic scatters. Most are located in areas which are both designated open space and specifically set aside within developed areas. Wherever possible, the preservation alternative has been employed.

11. Energy Element

Goals

2. Encourage the utilization of alternative passive and renewable energy resources.
3. Maximize energy conservation and efficiency of utilization.
4. Minimize environmental impact of energy sources.
5. Minimize economic or social impacts of energy supply and demand.
6. Minimize possibility of energy shortages and resulting hardships.

Project Conformance

- a. The minimization of energy consumption by the project is the responsibility of both the developer and the future residents. Energy conservation and passive techniques will also be incorporated into the design of the structures to minimize energy consumption including:

Caulking and weatherizing windows and door frames.

Insulating ceilings and walls.

Insulating the floor if there will be a crawl space under the house.

The installation of clock thermostats to automatically adjust the temperature.

Installation of fireplace dampers.

Orienting homes to maximize the winter sun and minimize the summer sun.

- b. State energy conservation standards for new buildings will be incorporated into all new construction.
- c. Reductions in gasoline consumption is possible through the use of energy-efficient cars, carpooling, and the use of public transportation. Implementation of these measures is up to the future residents.
- d. The design of the project will also serve to lower energy consumption as it places commercial centers, employment opportunities, parks, and schools in close proximity to residential areas.