
Part XVIII

North Mountain

Subregional Plan

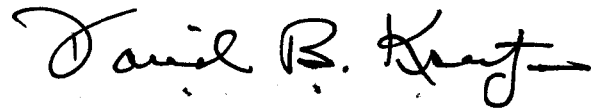
San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03
Amended
April 17, 2002
GPA 01-01

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CERTIFICATE OF ADOPTION

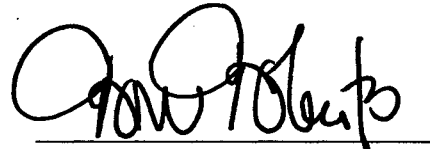
I hereby certify that this is the **North Mountain Subregional Plan** which consists of a map and this text, and that it is a part of the San Diego County General Plan, Section II, Part XVIII, as amended by General Plan Amendment (GPA) 01-01, and that it was considered by the San Diego County Planning Commission on the 8th day of March 2002.



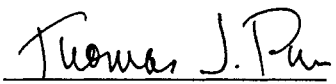
David B. Kreitzer, Chairman

Attest: 
Gary L. Pryor, Secretary

I hereby certify that this is the **North Mountain Subregional Plan** which consists of a map and this text, and that it is a part of the San Diego County General Plan, Section II, Part XVIII, as amended by General Plan Amendment (GPA) 01-01, and that it was adopted by the San Diego County Board of Supervisors on the 17th day of April 2002.



RON ROBERTS, Chairman

Attest: 
Thomas J. Pastuszka
Clerk of the Board

Adopted January 3, 1979, GPA 78-03
Latest Amendment, April 17, 2002, GPA 01-01

A complete history of the amendments to this Plan is available at the Department of Planning and Land Use.

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NORTH MOUNTAIN SUBREGIONAL PLAN

STATEMENT OF INTENT

The term "goal" as used herein refers to aims and purposes which are general and timeless and do not readily lend themselves to measurement.

The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals.

The goals and policies which follow reflect a thoughtful analysis by the North Mountain Community Planning Organizations. They are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

It is recognized that legal and economic limitations may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are eleven elements of the General Plan. They are Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this plan is organized.

Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which have been designed to fit the specific or unique circumstances existing in the individual communities.

1. COMMUNITY CHARACTER

GOAL

PRESERVE THE RURAL CHARACTER OF THE COMMUNITIES AND THE NATURAL AMBIENCE OF MOUNTAINS, HILLS, VALLEYS IN THE SUBREGION.

FINDINGS

The North Mountain Subregion is characterized by vast open expanses of land and scattered rural residential development. Much of the land is held as private ownership including Agricultural Preserves, Indian lands, and public domain. Rural communities include Santa Ysabel, Warner Springs, Palomar Mountain, Mesa Grande, Sunshine Summit, Ranchita and Oak Grove. Each Community is distinctly different, but common to all is the pursuit of a rural lifestyle.

The community of Palomar Mountain is located in the mountains in the northwest portion of the subregion. Dense forests of coniferous and deciduous trees provide the mountain ambience which defines the community character of Palomar Mountain. The residential areas first experienced significant development in the early 1900s and some of the older cabins and other structures still survive. Today, the mountain supports both full and part-time residents, resulting in a mixture of types and sizes of residences, as well as the internationally renowned Palomar Mountain Observatory.

The community of Santa Ysabel and Sunshine Summit are smaller commercial areas which serve a scattered population in the surrounding rural areas. Both are located along state highways and have large stands of oak and eucalyptus trees. These trees are important visual resources which distinguish these communities from their surroundings. Chihuahua Valley and Ranchita are primarily low-density residential areas located in isolated valleys which support a relatively concentrated population. The remainder of the plan area includes Aguanga, Oak Grove, Lake Henshaw, San Felipe, and Mesa Grande. All share the common trait of scattered low-density residential with limited commercial development.

Palomar Mountain is a unique historical area because its pristine beauty has been preserved, in part, by the presence of the State Park system, Federal Forest lands, California Institute of Technology and to a greater extent by the settlers, old and new, who have raised each generation to have respect and dedication for its character and who have been dedicated over the years to maintain the beauty and quality of the mountain.

POLICIES AND RECOMMENDATIONS

1. Conserve forests of coniferous and deciduous trees to maintain the mountain ambience which defines the community character of Palomar Mountain. [R]
2. Preserve the rural character by discouraging required urban-scale improvements such as sidewalks, curbs, gutters, and street lighting where the public health, safety and welfare is not endangered. [R]
3. Discretionary permit requests shall identify trees which will be removed and provide for two replacement trees for each tree removed at appropriate locations elsewhere on the subject property. [R]
4. Require revegetation and landscaping of all manufactured slopes in graded areas subject to a Grading Permit, Major Use Permit or Site Plan which will be altered by development. Use native or naturalizing plants to blend with existing topography. [R]
5. On-site commercial signage which requires a sign permit shall comply with the following criteria: [R, Z]
 - a. Sign types shall be limited to monument and facade signs.
 - b. Signs shall be designed to visually blend with the site and the surrounding environment by considering the following characteristics:
 - (1) Size, bulk and height of sign is subordinate to the nearest structure.
 - (2) Construction materials and color of the sign are compatible with the use and structure proposed and surrounding landscape.
 - (3) Sign shall not block significant off-site views.

2. LAND USE

GENERAL GOAL

LAND USE WITHIN THE NORTH MOUNTAIN SUBREGION SHALL RETAIN AND ENHANCE THE RURAL CHARACTER OF THE COMMUNITY.

FINDINGS

In the North Mountain Subregion the Environmentally Constrained Area and the Rural Development Area Regional Categories have been applied because the land is primarily agricultural and unimproved with remote pockets of residential development. The land use pattern is one of scattered low-density residential development generally centered around remote rural communities with some commercial development. The dominant geographical features in the subregion are the large, mostly undeveloped valleys and surrounding mountains. These vast open spaces are largely the result of large ownerships such as the private lands, Cleveland National Forest, Vista Irrigation District and Indian Reservations.

Santa Ysabel

The County Department of Health Services has determined that groundwater in the general vicinity of the intersection of State Routes 78 and 79 in Santa Ysabel has been contaminated by gasoline from an unknown source. Because of this condition, the area within a 750 foot radius of this intersection is an area of concern in which any application for development of a well will be reviewed by the County Department of Health Services. The State Department of Health Services (DHS) is studying Santa Ysabel for a possible determination as to whether land there should be designated "hazardous waste property" or "border zone property" pursuant to Section 25221 of the State of California Health and Safety Code. Until the study is completed, all projects proposed to be located within 2,000 feet of the intersection of State Routes 78 and 79 must be submitted to the State DHS for review.

POLICIES AND RECOMMENDATIONS

1. Developments which require extensive, unsightly or severe grading, both private and public, shall be discouraged. [P, R]
2. To be considered for approval, all development projects must prove groundwater availability and that they will not adversely impact the groundwater supply. [DPLU, DHS]

3. Large lot sizes shall be required outside of Country Towns to maintain the existing rural character, protect steep slopes, and preserve and protect open space and agriculture. [P, R]
4. Discourage the type of development which would result in traffic volumes that would adversely impact local communities. [P, R, T]
5. All development shall comply with the County Light Pollution Code (Ordinance 6900, 7041 et al. of the San Diego County Code). [R]
6. The lot area averaging technique of subdivision of land should generally be discouraged, unless it can be demonstrated that such a technique will result in a lesser impact to natural resources on the subject property. Clustering of residential development, however, is prohibited on Forest Conservation Initiative (FCI) affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element. [R]
7. Encourage preservation of areas with rare, unique or endangered wildlife and plants. [R, P]
8. Low density residential development on lot sizes of 4 and 8 acres or larger shall be the predominant land use pattern for the area. [R, P]

Palomar Mountain

9. All commercial, industrial and publicly-owned development proposals requiring discretionary permit approval shall be designed in a manner that is compatible with neighboring uses and rural-mountainous character of the Palomar Mountain area. The following criteria shall be considered in the review of such proposed developments: [R, DPW]
 - a. Site design shall include landscaping utilizing native and naturalizing vegetation species of trees and shrubs.
 - b. Structures shall utilize building styles and materials common to the Palomar area and similar mountain communities.
 - c. Noise shall be minimized by site design and building techniques which reduce the ambient noise level at adjacent properties to at, or below minimum County standards.
 - d. Drainage improvements shall be maintained in as natural a state as possible and shall meet the minimum standard of capacity required to protect the public health and safety.

- f. Required open space standards shall not be met by utilizing required front or exterior side yard, parking lots and driveways.
- 10. Study the feasibility of creating and implementing a new use regulation for the Palomar Mountain Area that prohibits intensive uses which are now subject to Major Use Permit approval under the A70, A72, RR and S92 Use Regulations. [I]
- 11. A comprehensive groundwater study for the Palomar Mountain Area directed by the County Groundwater Hydrologist shall be completed after the study is authorized and funding approved by the Board of Supervisors. [W]

Santa Ysabel

- 12. Encourage the State of California and Federal Government to expedite funding for cleanup of hazardous waste contamination in Santa Ysabel. [GEN]
- 13. All projects proposed to be located within 2,000 feet of the intersection of State Routes 78 and 79 shall be submitted to the State Department of Health Services for review. [DHS, R]

RESIDENTIAL GOAL

MAINTAIN AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE NORTH MOUNTAIN SUBREGION.

FINDINGS

The North Mountain Subregion is generally characterized by large lot single-family residential development outside the Country Towns, and generally undeveloped grasslands, open spaces and mountains.

The North Mountain Subregion is expected to grow from its present population of approximately 2,460 persons to 3,600 persons by the year 2010. There appears to be sufficient land area and density to more than accommodate the projected growth in the Subregion. Some areas such as Sunshine Summit, and Santa Ysabel may support future growth and development and may in the future, be good locations for the Country Town category.

POLICIES AND RECOMMENDATIONS

1. Maintain the existing rural lifestyle by maintaining the existing pattern of residential and agricultural uses on large lots outside the Country Town Regional Category. [P, R]
2. Applications for discretionary permits for proposed residential development shall utilize a site design which preserves existing natural landscape features by locating homesites where adverse impacts to natural landscape features are minimized or eliminated. Natural landscape features include, but are not limited to: drainage courses, streams and other wetlands, ridgelines, rock outcroppings, native and old-growth vegetation and steep slopes greater than 25%. [R]
3. Extensive or severe grading shall be prevented by tailoring development to the character of the natural terrain. [DPW, R]
4. Preserve the rural atmosphere of the Subregion by blending roads into the natural terrain. [DPW, P, R, T]
5. Grading of residential areas shall conform to the existing natural terrain by designing cut and fill areas which follow the natural slope contour lines, by eliminating hill-topping and eliminating the filling of canyons. [R]
6. Provide for a land use pattern in accordance with Board of Supervisors Groundwater Policy I-77. [P, R]

COMMERCIAL GOAL

COMMERCIAL DEVELOPMENT SHALL BE COMPATIBLE WITH THE RURAL ENVIRONMENT AND LIMITED TO THOSE SERVICES ESSENTIAL TO THE SUBREGION'S RESIDENTS AND VISITORS.

FINDINGS

There are scattered, highway-oriented commercial uses throughout the planning area which provide services to local residents. In the Palomar Mountain and Santa Ysabel areas several commercial uses are oriented to serving the mountain areas visitors. As the Subregion develops, unregulated commercial growth could occur as linear or strip development. Such development would degrade the rural character and environmental resources of the undeveloped, outlying areas in the Subregion.

Certain types of uses approved by discretionary permit require extensive additional supporting infrastructure, allow intensive use of a site by large numbers

of people, and create increased automobile traffic. These types of land uses require improved roads and intersections, increased snow removal demand, extensive package treatment plant or septic facilities, additional wells, parking lots, gutters, curbs, sidewalks, lodging and commercial services. Such intensity is incompatible with the surrounding rural residential area and mixed coniferous forest ecosystem of Palomar Mountain.

POLICIES AND RECOMMENDATIONS

1. Limit new commercial areas to sites within the Country Town Regional Category excepting highway-related uses which may be located in areas other than the Palomar Mountain area. [P, R]
2. Provide for proper zoning to ensure that commercial activities will not generate visual unsightliness, excessive noise, unpleasant odors, light pollution, air pollution and health hazards. [P, R]
3. Commercial activities shall be limited to existing commercial areas. [R]
4. Encourage property owners to upgrade existing commercial uses by requiring landscaping as a condition for approval of future discretionary permits affecting these properties. Landscaping shall utilize drought-tolerant, native or naturalizing vegetation. [P, R]
5. Allow the construction of sidewalks, curbs, and gutters only where essential in commercial areas. [R]
6. Reduce automobile traffic hazards and congestion associated with commercial development by providing clearly defined automobile access, driveways, parking areas, pedestrian walkways and unobstructed sight lines for safe access and egress of pedestrians and vehicles. [R, DPW]
7. Encourage adherence to established commercial standards to obtain a balance between commercial acreage and population served. [DPW, R]
8. In the Palomar Mountain Area transient habitation uses should be limited to campgrounds and lodging as defined in Section 1545 of The Zoning Ordinance. [E, P, R]

AGRICULTURAL GOAL

MAINTAIN AND ENHANCE THE FUTURE OF AGRICULTURE WITHIN THE NORTH MOUNTAIN SUBREGION.

FINDINGS

Most of the privately-owned lands in the North Mountain Subregional Area are zoned as agricultural. Much of this land is undeveloped or is in residential use. A large portion of the agricultural zoned area is in the (20) General Agricultural Plan Designation. The major agricultural uses in the plan area are cattle grazing and dairies. Other agricultural pursuits in the plan area are limited by the lack of imported water and irrigation facilities.

POLICIES AND RECOMMENDATIONS

1. Encourage the use of agriculture to provide and conserve open space. [DA, P, R]
2. Encourage agricultural expansion in such a manner that conserves water resources. [DA, DPLU, DHS]
3. Encourage the use of agricultural preserves to provide and conserve open space and prevent premature conversion of agricultural lands to other uses. [DA, P, R]

INDUSTRIAL GOAL

LIMIT INDUSTRIAL DEVELOPMENT TO THOSE USES THAT ARE COMPATIBLE WITH RURAL CHARACTER OF THE SUBREGION.

FINDINGS

Remoteness from urban centers, transportation and utility service availability are constraints to industrial development in the Subregion. As a result the area is expected to attract very little industrial development. However, excessive noise, light pollution, adverse visual impacts and environmental impacts associated with some types of industrial development could alter the rural character of the area.

POLICIES AND RECOMMENDATIONS

1. Provide for limited industrial development which can operate in harmony with a rural area, and without noise, light pollution, smoke, odors, heavy traffic, or other nuisances. [P, R]

2. Encourage new industrial development to consider its visual impact from public streets, adjacent properties and residences. [P, R]
3. New industrial areas shall not be located within sensitive areas such as lakes, streams, groundwater recharge basins, old-growth coniferous forests, oak woodlands, historical and archaeological resource areas and significant wildlife habitats. [P, R]

WARNER SPRINGS RANCH SPECIFIC PLAN AREA

DESCRIPTION OF AREA

The Warner Springs Ranch Specific Plan Area is a 452 acre portion of the 2,885 acre Warner Springs Ranch. The remaining 2,433 acres of the ranch are designated as a future planning area, which requires submittal of a new Specific Plan prior to its development. It is located 61 miles north of the city of San Diego, on the northeast side of Valle de San Jose.

The Warner Springs Ranch Area has a rich history. Jonathan T. Warner established a working ranch in 1834, a principal stop for travelers from New Mexico and Arizona en route to Los Angeles and San Diego. The ranch was first used as a resort in the late 1800s and its use as a resort continues today. The Warner Springs Ranch supports various recreational amenities, resort lodging, commercial uses, residential uses, airport, range lands and a Native American cultural preserve.

Project Background

The original Warner Springs Specific Plan (SP 83-04) was approved by the Board of Supervisors in July 1983, to allow the construction of 720 residential units on the 2,885 acre site.

This Specific Plan was modified by a Specific Plan Amendment (SPA 84-03) which was approved by the Board of Supervisors in October 1984. This amendment modified the requirements of the Specific Plan Resolution of Approval concerning archaeological and cultural resource management and improvements to State Route 79.

TELECOMMUNICATIONS GOAL

PROMOTE THE EFFECTIVE, EFFICIENT AND COORDINATED USE OF EXISTING AND PROPOSED TELECOMMUNICATIONS SITES.

FINDINGS

The Telecommunications Site Overlay Designation has been applied to a portion of the Palomar Mountain Planning Area. This overlay designates geographic areas which are suitable locations for Regional Telecommunication transmitting and receiving facilities. The intent of the overlay is to require new telecommunication facilities to locate in these designated areas and to encourage the sharing of space on existing tower facilities. Standards for the development of telecommunications facilities can be found in the San Diego County Zoning Ordinance and Regional Land Use Element Text, the following policies are to be applied to applications for discretionary permits proposing a telecommunications land use:

POLICIES AND RECOMMENDATIONS

In addition to criteria stated in Criterion #3 on Page II-32 of the Regional Land Use Element:

1. Each tower operator shall maximize compatibility between towers, support facilities and structures and the surrounding environment by utilizing colors and building materials on all towers, support facilities and structures which visually blend into the surrounding landscape. [R, Z]
2. All landscaping of telecommunications sites must utilize species of plants native or common to the Palomar Mountain Area. [R, Z]
3. All landscaping of telecommunication sites must be maintained and watered until firmly established during the life of the facility. [R, Z]

3. CONSERVATION

GOAL

TO ENSURE THE CAREFUL MANAGEMENT OF THE ENVIRONMENTAL RESOURCES IN THE PLAN AREA IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES, AND TO PRESERVE RESOURCES FOR FUTURE USE.

FINDINGS

Conservation may be defined as the planned management, preparation, and wise utilization of natural resources. Because of the local significance of these resources within the planning area, conservation is the main thrust of the North Mountain Subregional Plan.

The County Board of Supervisors has adopted Resource Conservation Areas (RCA) for a number of communities within San Diego County. These RCAs identify lands that possess significant natural resources which require special attention so that they can be preserved or utilized in a manner best satisfying public or private objectives.

Resource Conservation Areas are designed to identify sensitive resources. Resource Conservation Areas are not intended to restrict development rights or to extend further the restrictions that are normally applied to development of all real property within the County of San Diego.

The North Mountain Subregion contains large expanses of land with varying natural resources. These resources, in their natural states, provide habitats for a rich variety of plants and animals as well as scenic beauty for area residents.

POLICIES AND RECOMMENDATIONS

1. In adopting the Palomar Mountain/Agua Tibia Wilderness Resource Conservation Area (RCA), it is intended that no cost or burdens, over and above what would normally occur in the development process, shall be incurred by the private property owners within the RCA as a direct result of its adoption. [R]
2. Resource Conservation areas shall be created for the areas described below: [P]

RESOURCE CONSERVATION AREAS (RCA)

A. Aqua Caliente Wilderness RCA

The Aqua Caliente Wilderness RCA is located in a roadless area of the Cleveland National Forest north and east of Warner Springs and Sunshine Summit. It is bordered on the east by the Anza Borrego Desert State Park and the Los Coyotes Indian Reservation. At one time this area was proposed as a national wilderness area by the Federal Government.

Elevation in this area varies from 3,200 feet to 5,000 feet. Resources to be conserved include vegetation characterized by undisturbed oak woodlands, Chamise chaparral, mixed chaparral and isolated coniferous forests in the higher elevations. This pristine wilderness area supports a wide variety of wildlife including many sensitive species that have declining populations in San Diego County.

B. Henshaw Basin RCA

Centrally located in the Planning Area is the Henshaw Basin RCA. It is characterized by 48,000 acres of valuable watershed land of the San Luis Rey River which empties into Lake Henshaw. Surrounding Lake Henshaw, in the remaining basin, is characterized by vast expanses of grasslands and isolated oak woodlands. Most of the area is maintained as open space in order to protect the quality of the vast groundwater supply stored in the underlying sediments. Cattle grazing and limited agriculture occur as conditions permit. The large property is owned and operated by the Vista Irrigation District which is a semi-public agency that supplies potable water to Vista and Escondido.

The grasslands contained in the Henshaw Basin RCA are important habitats for endangered species (Stephen's kangaroo rat), as well as raptor species, and should be protected.

C. Mesa Grande RCA

One of the most scenic areas in the North Mountain Subregion is the Mesa Grande RCA. It is located on the southwest corner of the plan area from the San Luis Rey River on the north to the Ramona Community Plan on the south and to Mesa Grande in the east. The majority of the area is Cleveland National Forest with the exception of the area surrounding Mesa Grande. This area is a mountainous area with elevations over 5,000 feet. Resources to be conserved are included in the following description.

Geologically speaking, the Mesa Grande Area is one of the most unique in San Diego County. Gem bearing pegmatite are known to occur producing tourmaline and topaz. Gem quality tourmaline is very rare and San Diego County is a world famous producer of that gem. Vegetation and wildlife in the Mesa Grande RCA is highly diverse. In the area surrounding Mesa Grande vast acreages of relatively undisturbed oak woodlands occur supporting a wide range of species. The oaks are characterized by Coast live oak (Qagrifelia), California black oak (Q. Kelloggii), the Engelmann oak (Quercus englenannii), a Southern California endemic. Raptor species and large mammalian predators are found in such oak woodland habitat.

Further to the west is the Pauma Valley. Within the valley, rare riparian habitat occurs surrounded by steep chaparral covered slopes. The riparian habitat supports rare and endangered species such as the least Bell's vireo (Vireo bellii). Grasslands and areas of Coastal sage scrub are mixed within the riparian habitat. Coastal sage scrub habitats are dwindling in San Diego County as a result of development. Much of the Mesa Grande RCA is inaccessible and provides valuable undisturbed resources for future generations of San Diego County.

D. Palomar Mountain/Aqua Tibia Wilderness RCA

The Palomar Mountain and Aqua Tibia Wilderness areas are located in the northwest corner of the Plan Area. As seen from the rest of San Diego County, the Palomar Mountain Area rises to 6,500 feet in elevation and is occasionally snow covered during the winter months. In the north the area is bordered by Riverside County and access is limited to foot trails in the Aqua Tibia Wilderness. On the east the area descends down the back side of Palomar and Aguanga Mountains to flat grasslands and scrub below. In the south the area is bordered by the San Luis Rey River and Lake Henshaw. The western boundary is crossed by the Pala Pauma Subregion as the slopes of Palomar extend down in the neighboring subregion.

The Palomar Mountain Area is one of the most scenic areas in San Diego County. One of Palomar Mountain's most beautiful and unique resource, which requires conservation, is the Montane Coniferous forest and the related species which it supports. The Montane Coniferous forest is characterized by large trees and a well shaded understory. The forest is composed of Ponderosa pine (Pinus ponderosa), Jeffrey pine (Rnuiis jeffreyi), along with Big Cone Douglas fir (Pseudotsuga macrocarpa), White fir (Abies concolor), and Incense Cedar (Calocedrus decurrens). This type of forest is unique to Southern California and is supported by 36-45 inches of rainfall per year. Many sensitive and endangered species thrive in the Coniferous Forest. Reptiles such as the California Mountain King snake along with

large mammals, mountain lions and bobcats are known to inhabit the Palomar Area.

Due to the relatively high amount of rainfall received in the Palomar Area, groundwater resources are more abundant than elsewhere in the County. Precipitation falls in the form of rain and snow to recharge aquifers that are either tapped by wells or flow naturally out of local springs. Water quality is outstanding and there are private water companies who bottle and sell the water throughout San Diego. It is important that this resource be properly maintained and preserved. If groundwater mining were to become common practice, groundwater supply for private property would be diminished and the sensitive montane ecosystem threatened.

Because the Palomar Area supports a great deal of diversity, Native American people populated the mountain area during the summer to sustain themselves through the dry periods in the valley below. These people hunted game and processed acorns. Remnants of their camps can be seen on the mountain. Confined development on the mountain is important to preserve existing sites as well as provide the opportunity for the discovery of new sites.

Due to the presence of astronomical dark skies, Palomar Mountain is home to the Palomar Mountain Observatory and the 200 inch Hale Telescope. The Observatory is one of the leaders in scientific research throughout the world. In order for the Observatory to continue prestigious scientific research, the dark sky must be protected from the effects of light pollution. Large development on Palomar should consider this multi-million dollar facility in order for its continued existence. Many other resources exist in the Palomar Mountain Agua Tibia Wilderness RCA. Among them, are timber resources (not for lumber), low ambient noise levels, mineral resources, as well as scenic and recreational resources. All of the rich diversity found in this area is one of the most valuable resources in San Diego County.

E. San Felipe Hills RCA

The North Mountain Subregion contains many unique resources that are rare in Southern California. As development occurs in the more populated areas, many of the more common habitats have been heavily impacted. It is important to recognize and preserve the remaining common undisturbed habitats.

The San Felipe Hills RCA is located in the eastern portion of the subregion just northeast of San Felipe Valley. The area is characterized by a series of large hills reaching 4,000 feet in elevation. This roadless area contains

undisturbed desert transition vegetation types that provide shelter for reptiles and desert birds. Sensitive species such as the Coastal rosy boa and Desert bighorn sheep along with many rare plants are likely to be found in the San Felipe Hills RCA.

F. Volcan Mountain RCA

Volcan Mountain, which is located in the southeast corner of the Plan Area, rises 1,000 feet above the Country Town of Julian. The base of the mountain is bordered by Banner Creek which flows south-eastward into Banner Canyon. Tall oaks, sycamores and poplars, and a lush riparian habitat line the stream. The steeply ascending canyon slopes are covered with thick stands of chaparral interspersed with grasslands that give way to a ridge-top woodland of Incense Cedar, pines, firs and oaks, and mountain meadows. The lower, more easterly slopes support a desert-transition community of Creosote scrub. The path of the Elsinore Fault crosses the southern base of the mountain generally following the course of Banner Canyon and Banner Creek.

Protection of the well-developed riparian habitat, the steep and highly erodible slopes and the canyon walls through which the Fault passes is urged. Likewise the beauty of the mixed evergreen forest, which is comprised of unusually large specimens, should be conserved. Sightings have been reported of the rarely seen Round-leaved Boykinia (Boykinia rotundifolia Parry), the Golden Fairy Lantern Lily (Calochortus amabilis Purdy) and the endemic Humboldt Lily (Lilium humboldtii var. Bloomerianum) and indicate the potential of a rich botanical presence.

The diversity of plant communities on Volcan Mountain provides foraging and nesting habitat to over 100 species of birds ranging from ducks and geese, to the sensitive spotted owl in the coniferous forest along with the colorful warblers and the ever-present juncos, chickadees and nuthatches. Over the grasslands golden eagles, kestrels and kites have been observed. The desert scrub and mesquite provide habitat for the cactus wren, the burrowing owl and the phainopepla. Habitat protection is essential to assure the continued presence of such a variety of birds.

Volcan Mountain's great size (20 square miles) covers, and is shared by both the North Mountain Subregion and the Julian Planning Area. It can be seen from almost any vantage point in the community. Its peaceful, silent beauty derives from the interplay of constantly changing shades of green produced by the component woodland and chaparral species growing on the steep slopes. Views from the mountain top are equally breathtaking. On clear days, broad vistas of the desert and the ocean unfold before the viewer. Volcan Mountain, is held in very special regard by the surrounding

communities as an area of exceptional beauty an area worthy of preservation for the benefit of generations to come.

For at least 1,000 years, Kumeyaay Indians occupied Volcan Mountain. Permanent and summer villages were strategically placed in canyons associated with Banner Canyon, Santa Ysabel Creek, and Dan Price Creek. Specialized food processing, religious observance, and hunting sites were located on ridge lines, terraces, and mesas such as Simmons and Ferguson Flat.

Historically, mining, ranching, and lumber activity occurred in the Banner Creek and Volcan Mountain area. Mine shafts, ore crushers, stamp mills, and home sites remain as archaeological ruins and features. These and other landmarks have high historic and archaeological value.

G. San Ysidro Mountains RCA

Located on the eastern border of the Plan Area, north of Ranchita, is the San Ysidro Mountain RCA. These mountains reach elevations in excess of 5,000 feet and provide spectacular views of the desert floor below. Due to the elevation this area received occasional snow and rains from easterly moving coastal storms. Enough rainfall supports stands of Coulter Pines, among beautiful examples of desert plants. Desert Bighorn Sheep, whose habitat must be preserved, have been known to graze on the rocky slopes of these mysterious mountains.

WATER GOAL

ENSURE THAT ADEQUATE WATER SUPPLIES WILL BE AVAILABLE FOR THE LAND USES ESTABLISHED BY THIS COMMUNITY PLAN.

FINDINGS

Water is the single most important natural resource for the future well-being of the residents of the North Mountain Subregion. Residents rely solely on groundwater from local wells for their water supply. Groundwater conditions are varied across the subregion. In the upper elevations, areas like Palomar Mountain and Volcan Mountain boast higher rainfall averages creating a significant groundwater resource. Over the mountains the eastern rain shadowed communities have less significant groundwater resources due to reduced precipitation. In the center of the Subregion, the Vista Irrigation District maintains Lake Henshaw which supplies water to Vista and Escondido. Regardless of the varying groundwater conditions, groundwater availability is limited due to the presence of granitic rock over most of the planning area. Groundwater collects in fractures that occur in granitic rocks and thus limits area of storage.

Palomar Mountain Area

Palomar Mountain is totally dependent on the local finite groundwater resource. No imported water is available now, or is anticipated to be available in the future.

Existing companies export spring water from Palomar Mountain. Local regulations do not apply to this use and its effect on the groundwater supply is unknown.

To protect this groundwater resource it is important to ensure that the total amount of extraction does not exceed the amount of average annual groundwater recharge. Groundwater recharge has been conservatively estimated at .15 acre-feet per acre per year for the Palomar area. If a long term overdraft condition is to be avoided, then the rate of extraction must remain less than the rate of recharge.

The rate of extraction is estimated at .5 acre feet (163,000 gallons) of water per year per household. Thus, if an overdraft condition is to be avoided then the housing density/extraction rate must be less than the recharge rate for the area.

The numbers (recharge rate and consumption rate) indicate that the overall density must not exceed one dwelling unit per 3.3 acres (.5/.15), however, large areas on the Mountain are public lands which may never be developed. These areas do help the overall water picture for the mountain and allow additional recharge without adding any extraction.

Remainder of North Mountain Area:

Communities east of Lake Henshaw rely on groundwater extracted from fractured rock aquifers. These systems provide limited storage that is further limited by reduced rainfall amounts.

Warner Springs receives 14 to 18 inches of precipitation per year. Groundwater recharge has been estimated at .08 acre-feet per acre per year. In order to maintain groundwater resources, the rate of extraction must not exceed the rate of recharge. Based on water usage of .5 acre-feet (163,000 gallons per household), overall density should not exceed one dwelling unit per 6.3 acres (.5/.08).

Ranchita receives 12 to 15 inches of rainfall per year. Groundwater recharge is estimated at .06 acre-feet per acre per year. Based on these estimated, overall density should be consistent with (.5/.06) 1 dwelling unit per 8.3 acres. This does not mean that parcel size must always be greater than 8.3 acre but overall density should not exceed this number. Large areas in the planning region are public

lands which will never develop. These area allow additional recharge without extraction.

POLICIES AND RECOMMENDATIONS

1. Groundwater levels should be monitored in the Planning Area. [W]
2. Cumulative effects of new development should be carefully regulated and the quality of groundwater constantly monitored. [W]
3. Groundwater recharge activities should be increased by encouraging the retention of agricultural ponds and other water bodies to increase infiltration. [DA, R, W]
4. Cumulative effects of numerous septic tanks on water quality should be monitored. [DHS, W]

VEGETATION AND WILDLIFE GOAL

PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE PLAN AREA.

FINDINGS

A wide variety of biological resources exist within the North Mountain Subregion. Of the seven native plant communities identified in the Plan Area, three represent significant natural resources - Coniferous forest/woodland, riparian woodland, and meadow/grassland.

Coniferous forest is most notable for it represents only 2.9% of San Diego County vegetation. These significant habitats are uncommon in arid San Diego County and often support rare and endangered plants and animals.

Approximately 13% of the plan area is covered by Montane Coniferous Forest. This vegetation is limited to the higher elevations on Palomar Mountain and Volcan Mountain. Sensitive mammal and reptilian species such as the California Mountain King snake (Lampropeltis zonata pulchra), and the Mountain Lion (Felix concolor) are known to occur in coniferous forest areas throughout the Plan Area.

Grassland vegetation covers 15% of the North Mountain Subregion, most notably the vast Henshaw Basin east of Lake Henshaw. Biologically, grasslands are very important because they provide foraging areas for raptor species and other predators. The grasslands adjacent to Lake Henshaw contain habitat for sensitive species like the Stephens kangaroo rat, (Dipodomys Stephens).

Meadows and riparian habitat are uncommon habitat in San Diego County due to the arid climate. Riparian meadow habitat support a variety of sensitive plant species as well as prime feeding grounds for mammal and avian species.

Chaparral/Scrub habitats are ecologically significant and are abundant in the North Mountain Subregion. Continued brushing and grading associated with development throughout the County is contributing to the decline of these regionally significant habitats.

POLICIES AND RECOMMENDATIONS

1. Indiscriminate grading and removal of natural vegetation should be minimized. Cumulative effects of habitat disturbance are especially significant and should be addressed during evaluation of environmental impacts of discretionary proposals.
2. Encourage removal of diseased trees through cooperation between the California Department of Forestry and Fire Protection, United States Forest Service and private property owners.

ARCHAEOLOGY AND HISTORY GOAL

PROTECT ARCHAEOLOGICAL AND HISTORIC RESOURCES AS PROVIDED BY STATE LAW.

FINDINGS

The North Mountain Subregional Planning Area was previously occupied by the Cupenó and Kumeyaay or Diegueno people, until displaced during the 19th century by Europeans.

Riparian and Southern oak woodland plant communities served as rich food resource areas and centers for habitation. Rock outcrops in or around Oak woodland areas were frequently used as grinding sites.

Due to the nature of early Indian technology, certain areas within the plan area (particularly those on high ground near running water and oak groves) have a high potential for significant archaeological sites.

POLICIES AND RECOMMENDATIONS

1. Wherever an environmental analysis is required, archaeological surveys within these areas would aid in protection of the archaeological history. [R]

MINERALS GOAL

ENCOURAGE THE JUDICIOUS EXTRACTION OF MINERAL RESOURCES AND RECLAMATION OF ABANDONED MINERAL OPERATIONS TO MEET THE HIGHEST STANDARDS.

FINDINGS

Gem quality tourmaline and topaz are the primary valuable minerals known to exist within the Planning Area.

POLICIES AND RECOMMENDATIONS

1. The U.S. Forest Service is encouraged to retain its land where mineral deposits or mining claims occur. [GEN]
2. Privately-owned mining operations shall employ environmentally sound extraction techniques. [R]

TIMBER GOAL

NEW DEVELOPMENTS SHALL BE DESIGNED SO AS TO PROTECT TIMBER RESOURCES.

FINDINGS

Timber resources in the North Mountain Subregion are of value primarily for aesthetics.

POLICIES AND RECOMMENDATIONS

1. Timber resources shall be protected from clear cutting through regulatory review. [R]
2. Selective cutting and regeneration shall be encouraged. [R]

DARK SKY GOAL

ENSURE CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION BY THE PALOMAR MOUNTAIN OBSERVATORY.

FINDINGS

The Palomar Observatory was established on Palomar Mountain in 1934 by the California Institute of Technology because of the area's climate and dark skies which favored astronomical research.

Growth is closing in around the observatory as urban centers in Los Angeles, Orange, Riverside and San Diego Counties have experienced both intensified urban growth and continuing suburban sprawl.

One of the side effects of growth is increased light pollution. Light pollution is light, shining upward from a wide range of sources which illuminates suspended dust particles in the atmosphere. Some of this light is then reflected downward toward the ground.

In order to maintain astronomical research at the observatory in the future, regulation of both the sources of light and growth which creates new light sources is needed.

The most effective way of mitigating light pollution is through a combined strategy of low density land uses, strict enforcement of the County Light Pollution Code (Sections 6900 and 7041, et al. San Diego County Code), further restrictions on major light producing land uses and education of the general public to use an absolute minimum of lighting during the evening hours.

POLICIES AND RECOMMENDATIONS

Light Sources

1. Encourage all residents to use an absolute minimum of lighting during the hours of darkness. [GEN]
2. Development proposals requiring discretionary permit approval shall not include, within the scope of the activities proposed, activities which require outdoor lighting or require additional traffic circulation after dark to, from, or upon Palomar Mountain.
[DPW, P, R]
3. All development proposals shall comply with the County Light Pollution Code (Ordinances 6900 and 7041, et al., San Diego County Code). [R]
4. The design, type, usage and location of lighting sources shall minimize light pollution impacts. [DPW]

Dust Sources

5. Any proposal requiring discretionary permit approval shall evaluate the issues which are specific to their site concerning the transmission of any form of airborne particulate matter which may become suspended in the atmosphere. Applicants shall then perform mitigation measures which minimize the amount of airborne particulates generated, to the satisfaction of the Department of Planning and Land Use. Mitigation measures shall commence at the initial phase of construction and continue during the life of the approved development. [DPW, R]
6. Any proposals requiring discretionary permit approval which anticipate uses which will take place on unvegetated and unpaved or graveled earth shall be mitigated with proper and enforceable measures which minimize the amount of airborne particulate matter generated. [P, R]

4. OPEN SPACE

GOAL

ENCOURAGE THE PRESERVATION AND CAREFUL MANAGEMENT OF OPEN SPACE.

FINDINGS

Open space is the primary factor contributing to the North Mountain Subregional Planning Area's rural character. Neighborhoods are well defined by large expanses of intervening undeveloped areas. Pressures to develop these resources or the locations where they exist is not as great in the Subregion as in other more accessible areas of the County. However, demand is rising, and local open space is of sufficiently high quality in the Subregion that protection is warranted.

POLICIES AND RECOMMENDATIONS

1. Cooperation between all levels of government and private organizations should be encouraged in the areas of management, conservation and protection of open space. [GEN]
2. Provisions should be made to ensure citizen input from all elements of the community into the development, design and evaluation of recreation and open space facilities. [DPR, DPLU]
3. Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system. [P, R, DPR]

5. NOISE

GOAL

PROVIDE ADEQUATE CONTROL OF NOISE SOURCES IN THE PLANNING AREA TO MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE AND DAMAGING NOISE FOR ALL RESIDENTS.

FINDINGS

An important aspect of the rural character of the Subregion is its peace and quiet. The low density, rural nature of the area results in less background noise than is associated with urban areas. Noise that is generated can travel great distances and is more noticeable and potentially irritating to residents. Site planning and architectural design of new structures can assist in mitigating noise impacts to residents.

POLICIES AND RECOMMENDATIONS

1. Encourage the Forest Service, State Parks Department and County Parks and Recreation Department to provide a buffer strip, natural landscaping screening and any other site design criteria which can minimize noise impacts to adjacent residential areas from forest and park users. [DPR]
2. All development requiring discretionary approval shall require design review for mitigation of noise impacts generated off the subject property and noise generated on the subject property. [R]

Palomar Mountain:

3. A maximum speed limit of 35 miles per hour on state highways in the Palomar Mountain Area should be put into place. [SHER]
4. Encourage FAA to enforce existing laws regulating minimum altitude for over-flying aircraft and restricted flight zone over Palomar Mountain to reduce noise associated with low-flying aircraft. [GEN]

6. PUBLIC SAFETY, AND SEISMIC SAFETY

SAFETY GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA.

FINDINGS

State legislation adopted in 1971 requires a Safety Element of all City and County General Plans. State guidelines for the preparation of this Element indicate the plan should identify fire and geologic hazards and proposed measures to reduce loss of life, injuries, damage to property, and economic and social dislocation which may result from these hazards. The guidelines also encourage that consideration be given to the crime prevention aspects of land use development such as planning for defensible space which is outlined in Appendix I of the Public Safety Element of the County General Plan.

FIRE SAFETY GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA

FINDINGS

Because the North Mountain Subregion supports extensive chaparral, forested mountains and grassland valleys, it is an area of extremely high fire potential, with scattered fire protection service.

The United States Forest Service (USFS) and California Division of Forestry (CDF) provide wildlands fire protection 24 hours a day during the fire season from April through December. During the period of January through March, service is provided 8:00 a.m. to 5:00 p.m., Monday through Friday. Because their equipment and training emphasize wildlands fire protection, the USFS and CDF rarely attempt structural fire protection. The USFS has stations at Lake Henshaw, Oak Grove, Palomar Mountain and CDF existing at Warner Springs and Pauma Valley which serve the area.

Structural fire protection has been provided by volunteer fire departments in Palomar Mountain, Ranchita, Sunshine Summit and Julian. Protection of the residents, visitors and natural resources of the Subregion demands improved fire services.

POLICIES AND RECOMMENDATIONS

1. Degree of fire hazard and precautionary measures should be well publicized throughout the planning area, with special attention to visitors. [F, FM]
2. Encourage controlled burning or mechanical brush thinning to reduce the fire hazard. [F, FM]
3. Encourage the education of property owners and visitors as to the value of brush clearance, shaded fuel breaks, and compliance with the County and State code is needed. [F, FM, B]
4. Promote educational programs that encourage residents to name private roads and driveways and post street numbers on gates in order to improve emergency response of fire, sheriff and ambulance. [F, SHER, FM]
5. All forms of water storage should be encouraged, including:

Agricultural ponds; recreation ponds at public parks; readily available water for fire fighting in subdivisions and public parks; and exploration of mandatory reserves in tanks for neighborhood water distribution. [F, R, DPR, DPW]
6. All connections provided for fire fighting use in proposed discretionary permit applications should provide for standardized hardware. [FM, F]
7. Roads leading to occupied structures shall be large enough to accommodate emergency vehicles. [DPW, R, T]
8. Encourage clear posting of all road names and house numbers to aid identification in emergency situations. [F, FM, SHER]
9. Trails should be laid out with some regard to fire safety and all trails should be cleared. Similarly, regular stopping points on trails should be cleared and maintained. [FM]
10. At least two access routes should be provided to new subdivisions; one of which may be for emergency use only. [F, FM, SHER]
11. Study the formation of County Service Areas for the Palomar Mountain and North Mountain areas in order to provide potential funding for more responsive and efficient services, such as Sheriff, fire and emergency medical services. [F, DPW, FM, SHER]

12. All hazardous uses should be identified including the propane storage yard, individual propane tanks, gas stations, and likely locations for outdoor operation of stationary machinery. These areas should be properly cleared and equipped with fire extinguishers. [DHS, FM, R, W]
13. Shaded fuelbreaks and other forms of vegetation management should be encouraged to reduce fire damage. [F, FM, R]

CRIME SAFETY GOAL

ENCOURAGE THE PROVISION OF SHERIFF PROTECTION REQUIRED TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

The crime rate in the Subregion is relatively low today, but the possibility exists that crime rates will increase with population growth. Primary offenses are burglary and theft, with the large number of vacation homes which are usually vacant during mid-week and in winter being ready targets. Large parcel sizes also contribute to burglary potential, as most homes are not visible from street or neighboring yards.

Police protection is provided to the North Mountain Subregion by the Rural Law Enforcement Division of the County Sheriff. This division serves an area of 2,600 square miles; from the Riverside County line south to the Mexican border and from I-15 to the Imperial County line. Rural law enforcement consists of 19 resident deputies, each deputy serving 150 square miles. The North Mountain area is served by two substations, one in Julian and the other in Valley Center, and two offices, Ranchita and Warner Springs.

CODE POLICIES AND RECOMMENDATIONS

1. Installation of anti-intrusion hardware is encouraged. Dusk to dawn or similar exterior illumination is not encouraged but where installed shall conform to the provisions of the Light Pollution Ordinance 6900 et al. [SHER]
2. Provide an adequate level of law enforcement and maintain effective cooperation and communication between the community and law enforcement agencies. [SHER]
3. Establish crime prevention and neighborhood watch programs sponsored by the sheriff's department which trains residents methods for lowering crime rates in their neighborhoods and for their personal safety. [SHER]

4. Establish system of beat coverage for the North Mountain Subregion in cooperation with the sheriff, which requires a backup or cover officer to respond to all calls for service in the North Mountain Area where the resident deputy is off-duty or unavailable. [SHER]

EMERGENCY MEDICAL RESPONSE GOAL

PROVIDE EFFICIENT AND EFFECTIVE EMERGENCY MEDICAL RESPONSE TO THE SUBREGION.

FINDINGS

Ambulance service for the subregion is provided by the Rural Law Enforcement Division of the Sheriff's Department. Deputies and volunteer fire department personnel are trained as emergency medical technicians (EMT) which is a lower level of training than a Paramedic. The cost of training and equipment for paramedic services is much greater than EMT services. As population increases and demographic changes occur, the increased demand for services will result in a need to provide full-time ambulance services.

POLICIES AND RECOMMENDATIONS

1. When funding becomes available, provide independent, full-time ambulance service to the Subregion. [SHER]
2. When funding becomes available, provide paramedic services to the Subregion. [GEN]
3. Encourage residents to create special tax districts to finance improvements in emergency medical services. [GEN]

SEISMIC SAFETY

GOAL

PROMOTE PUBLIC RECOGNITION OF POTENTIAL SEISMIC HAZARDS IN THE SUBREGION AND ENSURE THAT FUTURE DEVELOPMENT OBSERVES THE LIMITATIONS IMPOSED BY THESE HAZARDS.

FINDINGS

Damage from seismic and other geologic activity is ever present and inevitable in Southern California. In the North Mountain Subregion, seismic risk is high due to the presence of the Elsinore Fault and other related faults. The San Jacinto fault zone is located just outside the plan area and may pose a threat to the eastern

portions of the Subregion. Landslides, rockfall, fires and liquefaction can be triggered by earthquake activity under the proper conditions, posing future hazards to residents. Much of the impending earthquake related damage and loss of life however, can be prevented if good planning and sensible development and construction practices are adhered to. Additional research needs to be completed in the Subregion to gain a more complete understanding of the fault systems in order to fully evaluate the degree of risk posed by earthquake activity.

Based on the most current information available an updated fault map has been prepared for the North Mountain Subregion showing all known actual faults.

POLICIES AND RECOMMENDATIONS

1. Review all proposed projects in the Planning Area to determine their suitability in regard to the surrounding geologic/seismic characteristics. [R, GEN]
2. The following factors shall be used during the review of a discretionary permit application to determine if a potentially significant seismic risk exist on or near a proposed project site. [R]
 - a. Size of project;
 - b. Degree of seismic risk on project site as determined by proximity to major faults shown on the North Mountain Subregional Fault Map;
 - c. Type of project - any use with the potential to severely damage the environment or cause major loss of life if damaged;
 - d. Amount of previous geologic information available.
3. If a potentially significant seismic risk is shown to exist, then a geologic report shall be required. [R]
4. If as a result of the study, it is determined that the project may be substantially impacted by the seismic event the applicant shall redesign the project in order to bring the assessed risk down to an acceptable level prior to approval of the application. [R]

7. CIRCULATION

GENERAL GOAL

DEVELOP A CONVENIENT, SAFE, AND BALANCED CIRCULATION SYSTEM IN THE SUBREGION WHILE MAINTAINING ITS RURAL ATMOSPHERE AND NATURAL BEAUTY.

FINDINGS

The North Mountain Subregion is served by a road network consisting of two-lane State Highways and local County roads. All of the area's centers of population have access to this network. There are two primary routes linking metropolitan San Diego with the Subregion: State Highways 78 and 79 which merge in Santa Ysabel. Principal County roads in the Subregion are San Felipe Road, Montezuma Valley Road, Chihuahua Valley Road, Mesa Grande Road, East Grade Road and South Grade Road. State Route 76 provides access between Lake Henshaw, Palomar Mountain, Pauma Valley and points west.

The area lends itself to private motor transportation because of its remoteness and low population density. Public transportation is provided by County Transit's Rural Bus Service making one round trip from Warner Springs to Parkway Plaza and Grossmont Center in El Cajon once a week.

Secondary access is a major concern in populated areas such as regional parks. Under emergency conditions, evacuations of residents and access by emergency vehicles is restricted where only one road exists. The situation is particularly serious for the residents living in the Bailey Meadow and Birch Hill Areas of Palomar Mountain, and visitors of Palomar Mountain State Park.

Increases in regional recreational travel and local growth are reflected in local traffic patterns. Traffic on steeper portions of the State Highways through the subregion may be congested because of slow moving vehicles. Desirability of turnout and passing lanes has been identified in the goals and objectives. In the long term, Routes 79, 78 and 76 may need to be widened to four lanes.

Direct residential access is provided to State roads through the North Mountain Subregion with many driveways adjoining these routes. As traffic increases on these highways, cars transitioning to and from a growing number of access points will add to the traffic hazards, congestion and accidents.

POLICIES AND RECOMMENDATIONS

1. Provide off-street parking in the Country Town areas and other commercial and future industrial areas. [R]
2. Provide turnouts and parking facilities on major roadways at scenic viewpoints adjacent to lands in public ownership and not those in private ownership. [DPW]
3. Provide passing lanes, turnouts and left turn pockets on major roadways. They should be well marked and of adequate length and located to ensure traffic safety. [DPW, R]
4. If proposed, bicycle/pedestrian lanes on rural mountain roads and Light Collectors would be placed where feasible and within existing rights-of-way. [DPW, T, R, P]
5. Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and the disturbance of natural rock outcroppings and trees wherever possible. [DPW, R]
6. Minimize urban improvements such as vertical berms, curbs, gutters and sidewalks to preserve the rural atmosphere of the community. [DPW, R]
7. Encourage the retention of public transportation between the North Mountain Subregion and the San Diego area. [T, P, R, DPW]
8. Encourage increased sight-distance, improved shoulders to facilitate emergency parking, and other major realignments by the State along portions of Highways 76, 78 and 79 to improve traffic flow, promote safety and reduce traffic accidents. [DPW, R]
9. Encourage that any outdoor floodlights located on or near highways to be shielded or directed so they are not hazardous to night drivers and otherwise conform to the County Light Pollution Ordinances 6900 et al. [DPW, R]
10. As traffic flows through town sites becomes hazardous or unreasonably congested, solutions to smoother circulation should be determined jointly by the California Department of Transportation, County Planning Department and affected planning groups. [DPW, R, T, P]

11. Businesses locating along a state highway should coordinate the use of well-marked driveways. For safety reasons cars should be prevented from backing onto State Highways. [DPW, R]
12. Retain all state highways and major roads within the Subregion as two-lane roads as long as is reasonable and safe. [DPW, T, P, R]
13. Encourage establishment of speed limit signs on curves of County Highways S-6 and S-7 to enable strict enforcement of speed limits. [DPW, SHER]

8. PUBLIC SERVICES AND FACILITIES

Local governments have a responsibility to provide certain public services and facilities to the general public. In the North Mountain Subregion, the services provided are: schools, solid waste disposal, water supply facilities and road maintenance. Some services provided to the area by the County are located outside of the Subregion, such as jail facilities, libraries and other administrative services. At present levels of population, the demand for these services is insufficient to locate these facilities within the Subregion. Services such as sewer and imported water are not provided to the Subregion due to the low population, the lack of demand and high cost of extending such services to the back country area.

SCHOOLS

EDUCATIONAL FACILITIES GOAL

MAXIMIZE EDUCATIONAL OPPORTUNITIES FOR ALL AGE GROUPS THROUGH A HIGH STANDARD OF EDUCATIONAL PROGRAMS AND PHYSICAL FACILITIES.

FINDINGS

The North Mountain Subregion has one school district located entirely within its boundaries; the Warner Union School District. The surrounding subregions have five schools which also serve the plan area: Julian Union High School, Spencer Valley School, Fallbrook Union High School, Julian Elementary and Palomar Mountain School.

The Pauma School District operates Palomar Mountain School which serves grades K-8. Warner Union serves grades K-8 and currently has approximately 200 students, which is below capacity. All students attending grades 9-12 are bussed to the High Schools listed above, which are located outside of the Plan Area. Because no high schools exist in the Subregion, future population increases may warrant provision of facilities for high school students.

POLICIES AND RECOMMENDATIONS

1. Promote the use of school sites for community centers. [GEN]
2. Locate and maintain schools in areas free of disturbing factors such as areas of traffic hazards or incompatible land uses. [F, P, R]
3. Maintain safe and direct access for pedestrians, bicycles and motor vehicles to all schools in the subregion. [F, R]

4. Ensure the appropriate location and size of schools through the early acquisition of new sites. [R]

WATER SUPPLY GOAL

PROVISION OF ADEQUATE WATER SERVICE FOR RESIDENTS AND VISITORS TO THE PLAN AREA.

FINDINGS

The North Mountain Subregion water supply is generated from groundwater. Water companies with districts in this area include:

1. Palomar Mountain Mutual Water Company,
2. Bailey Mutual Water Company, and
3. Los Tules Mutual Water Company.

To the south and west of Warner Springs Ranch in the Henshaw Basin, are approximately 43,000 acres of well fields owned by the Vista Irrigation District.

Groundwater is pumped into Lake Henshaw and then released into the upper San Luis Rey River and is transported downstream to the Escondido Mutual Water Company and the Vista Irrigation District.

POLICIES AND RECOMMENDATIONS

1. The deposition of reclaimed sewage into the earth should only be done with approval of the appropriate legislative agencies, in order to protect groundwater quality. [F, R]
2. Reuse treated effluent for agricultural purposes only when determined to be safe by the County Health Department outside the Palomar Mountain Area. [F, R]
3. The County shall, to the extent possible, monitor the community's water supply so that the available water supply will not be exceeded. [F]
4. Encourage the North Mountain area water districts to establish and maintain an organization whose purpose would be the exchange of information on operations, maintenance, techniques, management, emergencies, fire water storage, water conservation and other duties as warranted. [F]

SOLID WASTE

SOLID WASTE DISPOSAL GOAL

PROVIDE ADEQUATE SOLID WASTE SERVICES AND FACILITIES NECESSARY TO SATISFY THE NEEDS OF THE PLAN AREA.

FINDINGS

The North Mountain Subregion presently has three bin-transfer sites: Palomar Mountain, Sunshine Summit, and Ranchita. Solid waste is hauled from the subregion to the nearest landfill, located in Ramona. Currently, proposals are being considered for a new landfills.

POLICIES AND RECOMMENDATIONS

1. Encourage the continuation of the present landfill site. [DPW]
2. The County is urged to maintain the present system of a free transfer system, in order to prevent illegal dumping of trash. [DPW]
3. Maintain and upgrade the County bin sites on Palomar Mountain, Sunshine Summit and Ranchita, to include recycling as well as solid waste disposal. [F, P, R]

ROAD SERVICES

GOAL

PROVIDE THE LEVEL OF SERVICE NECESSARY TO MAINTAIN SAFE ROADS AND HIGHWAYS IN THE SUBREGION.

FINDINGS

The County Department of Public Works is responsible for road maintenance services to the unincorporated areas. Road maintenance services are provided to all communities in the Subregion. If residents demand a higher level of maintenance, they must hold an election and form a special taxing district to tax themselves to finance this increased level of service.

POLICIES AND RECOMMENDATIONS

1. Encourage and assist local residents to form a special district to provide road maintenance and improvement services. [F]

9. RECREATION

GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF ALL RESIDENTS BY ESTABLISHING A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS

The North Mountain Subregion contains large acreages of public lands, much of which is available for public recreational use. The Subregion contains approximately 112,400 acres of Cleveland National Forest lands and 6,045 acres of regional park lands including Palomar Mountain County Park, Palomar Mountain State Park and the Lake Henshaw recreation area.

SANDAG Series 7 estimates show a population of 2,460 in 1987 and project a population of 3,600 for the year 2010. Because of the low population in the Subregion and high acreage of national forest and regional park lands and facilities, the need for additional park lands and facilities is anticipated to be minimal.

POLICIES AND RECOMMENDATIONS

1. Through the cooperation of the San Diego County Parks Department and the Local Planning Organization Sponsor Groups, the necessary coordination should be established to ensure that the appropriate service level of recreational programs, park use, access and maintenance and other services are provided. [DPR, DPLU]
2. All expansion of existing recreational facilities and development of new recreational facilities should be coordinated between the San Diego County Parks Department, the Local Planning Organization/Sponsor Group and the Local Union School District or other qualified agency or organization in order to promote joint use of recreational facilities and the most effective use of resources. [DPR, DPLU]
3. Future development of park and recreational facilities are to be coordinated with the Cleveland National Forest and State of California Parks and Recreation Department in order to eliminate duplication of existing facilities and services and avoid concentration of recreational facilities and services in areas where the standards have been exceeded. [DPR]
4. So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, County Service Areas, alternative taxing agencies, or

other organizations are to be created to provide ongoing park maintenance and operation services for each community requiring park facilities within the Subregion. [GEN]

5. Top priority for provision of local park facilities should be given to Ranchita, Santa Ysabel and Sunshine Summit in order to serve the greatest number of residents and visitors to those communities. [DPR, DPLU]
6. A buffer area should be considered in the remaining vacant areas surrounding the Palomar Mountain County Park. [DPR, DPLU]
7. Lighting fixtures of adjacent properties of any park facilities shall be shielded to preserve the dark sky visual effect within the park and its surrounding areas and shall otherwise conform to Light Pollution Ordinance 6900 et al. [DPR, DPLU]

Palomar Mountain:

8. Recreational land uses and facilities such as indoor meeting halls and outdoor amphitheaters shall be restricted, on a case by case basis, to a capacity that will not adversely impact the character of the Palomar Mountain Community or the functional usefulness of the Palomar Mountain Observatory and be limited to one such facility per project. [P, R]
9. Recreational uses shall be of a type and scale that is compatible with surrounding low density residential uses and undeveloped National Forest, State Park lands and private holdings. [DPR, DPLU]
10. Recreational, social or multi-purpose uses shall strictly comply with the definition of "Community Recreation" in Section 1325 of the Zoning Ordinance. [P, R]

10. HOUSING

GOAL

ENSURE THAT ADEQUATE, AFFORDABLE SHELTER IS PROVIDED FOR ALL RESIDENTS OF THE SUBREGION IN SUCH A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

FINDINGS

The Housing Element of the General Plan sets forth goals, policies and action programs which are designed to adequately provide for the housing needs of all economic segments of the County. In most cases the policies and action programs are targeted toward the larger, more urbanized communities, however, there are some policies which involve issues affecting all parts of the County.

Housing for low-income households and emergency housing for the homeless are of regional concern but such housing has been traditionally provided in the more urbanized sections of the County. However, as growth takes place in the North Mountain Subregion, or as socio-economic changes occur, problems could arise if housing for these groups is not planned. It is recognized that Palomar Mountain contains adequate existing low-income housing.

Because of the low densities existing in the Subregion, certain programs such as density bonuses and senior citizen housing bonuses are not feasible for implementation. It is anticipated that the housing needs of households with incomes at or below 80% of the median in the Subregion will be met through a planned expansion in the supply of manufactured housing. Policy 3.8 of the Regional Land Use Element of the General Plan provides for the location of mobilehome parks in rural area at urban densities. Associated with this policy is Board of Supervisors Policy I-101 which is intended to aid staff and the developer in identifying significant issues prior to the initiation of a Policy 3.8 application.

The Fair Share Allocation of low and moderate income housing units refers to the number of low-income households that the County should provide with a five-year period, in order to meet its fair share of the current or project housing needs of low-income households. The North Mountain Subregion's portion of the County's Fair Share Allocation is 25.1 low-income households, based on a formula adopted in 1979, which allocated low-income households by population.

Existing manufactured housing makes up approximately 18% (237 of 1,350, [SANDAG]) of the permanent housing units now existing in the Subregion. The vacancy rate for existing mobilehome parks is 42% (228 of 549 spaces). This vacancy rate includes vacant spaces (215) and vacant manufactured homes (13). Expansion of the supply of manufactured housing is feasible in the short term.

Market forces which have kept the cost of manufactured housing below that of traditional housing are not expected to change within the next five years, therefore, it is anticipated that the combination of market forces and implementation of housing programs, such as the mobilehome occupant assistance program, in the North Mountain Area will provide low-income housing that meets or exceeds the fair share allocation of 25 units.

The demand for emergency housing for the homeless exists on an intermittent small-scale basis, according to reports of homelessness received from area churches. This demand is small enough that existing public and private facilities such as churches, schools, health and social service institutions should be able to temporarily accommodate the homeless during periods of crisis. Currently, no effort is under way to establish an emergency housing program and the homeless are referred to shelters in the San Diego Metropolitan Area.

The lack of adequate housing for the County's farm workers is of great concern, however, the Subregion does not have labor-intensive agricultural activities, nor a significant population of migrant farm workers.

The subregion is characterized by undeveloped areas of land planned for rural residential use at low densities. This undeveloped area in the Subregion is more than adequate to meet the demand for traditional housing.

POLICIES AND RECOMMENDATIONS

1. Depending on the funding available, maintain or expand incentives that allow the private sector to provide for the housing needs of the Subregion's low and moderate income households in the future. [I, P]
2. Utilize existing and future housing programs to provide manufactured housing for low-income residents. [I, P]
3. Study and determine if there is a need for farm employee housing in the Subregion. [I]
4. Study and determine if there is a need for creating emergency housing for the homeless in the Subregion. [I]

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed at the end of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

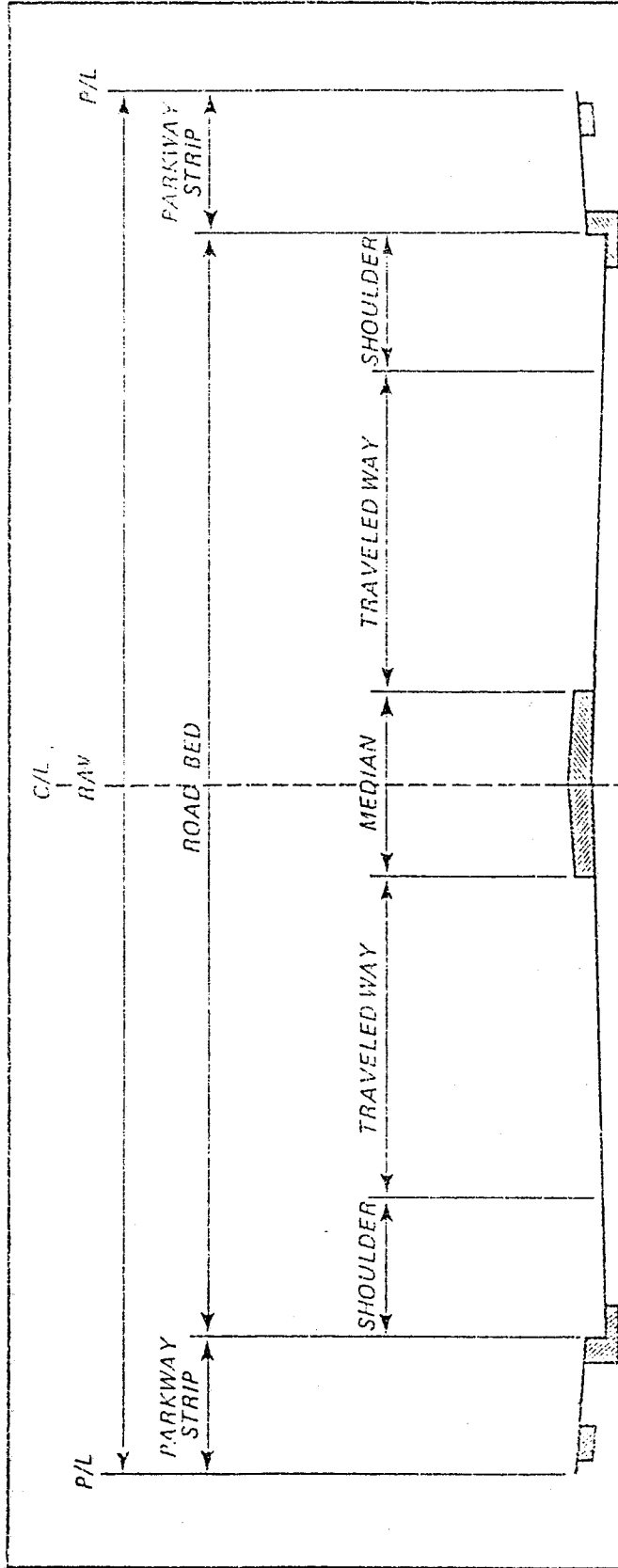
This approach is intended to make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	-	Policy of General Application
DPW	-	Department of Public Works
DPR	-	Department of Parks and Recreation
DHS	-	Department of Health Services
DA	-	Department of Agriculture
SHER	-	San Diego County Sheriff's Department
DPLU	-	Department of Planning and Land Use
F	-	Facilities Planning
E	-	Economics and Demographics
PR	-	Process Simplification
G	-	Graphics Section
W	-	Water Section
S	-	Systems Coordination and Data Processing
T	-	Transportation Planning Section
I	-	Plan Implementation Section
SP	-	Special Projects Section
P	-	Plan Development Section
R	-	Regulatory Division
B	-	Building Codes Enforcement
Z	-	Zoning Codes Enforcement
FM	-	Fire Marshall

APPENDICES

A. Circulation Element Charts



CORRIDOR CLASSIFICATION	MEDIAN	TRAVELED WAY	SHOULDER	PARKWAY STRIP	ROAD BED	R/W
PRIME ARTERIAL	18'	36'	8'	10'	106'	126'
MAJOR ROAD		24'			82'	102'
COLLECTOR ROAD	0				64'	
RURAL COLLECTOR Less than 5000 ADT projected; unpaved Right of Way for equestrian & farm vehicle use.		12'		22'	40'	84'
RURAL LIGHT COLLECTOR				10'		
LIGHT COLLECTOR Low traffic		26'			42'	60'
RECREATIONAL PARKWAY		24'			40'	100'
RURAL MOUNTAIN ROAD						

COUNTY ROAD FACILITY TYPES

AVERAGE DAILY VEHICLE TRIPS BY FACILITY

ROAD		LEVEL OF SERVICE				
CLASS	X-SECTION	A	B	C	D	E
PRIME ARTERIAL	106/126	<22,200	37,000	44,600	50,000	57,000
MAJOR ROAD	82/102	<14,000	24,700	29,600	33,400	37,000
COLLECTOR	64/84	<13,700	22,800	27,400	30,800	34,200
LIGHT COLLECTOR	40/60	<1,900	4,100	7,100	10,900	16,200
RURAL COLLECTOR	40/84	<1,900	4,100	7,100	10,900	16,200
RURAL LIGHT COLLECTOR	40/60	<1,900	4,100	7,100	10,900	16,200
RURAL MOUNTAIN	40/100	<1,900	4,100	7,100	10,900	16,200
RECREATIONAL PARKWAY	42/100	<1,900	4,100	7,100	10,900	16,200

Volumes listed above represent threshold volumes for entry into the next lower level of services, e.g., for a Prime Arterial 22,200 is the beginning of level of service B.