
Part VI

San Dieguito Community Plan

San Diego County General Plan

Adopted
December 31, 1974
Amended
January 12, 2005
GPA 04-010

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CERTIFICATE OF ADOPTION

I hereby certify that this is the text, of the **San Dieguito Community Plan**, Section II, Part VI, of the San Diego County General Plan, as amended by the General Plan Amendment (GPA) 04-010, and that it was considered by the San Diego County Planning Commission on the 15th day of October 2004 and approved the San Diego County Board of Supervisors on the 12th day of January 2005.

Attest: _____
Gary L. Pryor, Director
Department of Planning and Land Use

Text

Adopted December 31, 1974, as part of GPA 74-02
Latest Amendment January 12, 2005, as part of GPA 04-010

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

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SAN DIEGUITO COMMUNITY PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle which guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals which follow reflect a thoughtful analysis of the San Dieguito area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist 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: 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 community 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 are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

The San Dieguito Community Plan Area is, generally, a low-density estate residential area surrounded by the rapidly urbanizing areas of North San Diego County. To the west lie the coastal cities of Encinitas and Solana Beach; to the north are Carlsbad and San Marcos; to the east Escondido; and on the south, the City of San Diego.

At one time the focus of the San Dieguito Community Plan Area was the urbanized coastal areas, however, since the incorporation of Encinitas and Solana Beach in 1986, the focus has shifted inland where the communities of Rancho Santa Fe, Whispering Palms, Fairbanks Ranch, Elfin Forest, Del Dios and Mt. Israel are located. Also, still a part of the Plan Area, however discontinuous, is the land within Ecker Agricultural Preserve located, generally, west of the intersection of El Camino Real and Olivenhain Road.

The San Dieguito Plan Area was first inhabited by Indians, and evidence indicates that a large thriving aboriginal population lived throughout the Plan Area. During the period of Spanish colonization the area was used as rangeland. Following the Mexican Revolution of 1822, land known as Rancho San Dieguito was given to Juan Osuna who settled within the area of what is now the community of Rancho Santa Fe.

In the early Twentieth Century, most of the land that comprised Rancho Santa Fe was sold to the Santa Fe Land Development Company. The company wanted to use the land to grow trees that could be harvested, primarily, for railroad ties. However, an unfortunate choice was made to plant about three million eucalyptus trees which proved to be useless as lumber. While this venture was a failure, the trees thrived in the climate, and the man-made forest was to become an important element in marketing the land for large-lot estate residential development.

The community of Rancho Santa Fe has emerged today as one of the most exclusive residential areas in California. The success of this community has spawned other such developments in the surrounding lands. It is conceivable that the entire 30,000 acres of the San Dieguito Plan Area could develop at estate residential densities. Three factors contribute to making this possible. First, the historically established estate residential community of Rancho Santa Fe is now the focus of the Plan Area. Second, most of the remaining vacant land is located on the fringes of various urbanizing areas; and, as such, it is appropriate for low-intensity residential use. Third, the intrinsic scenic and locational amenities of San Dieguito make the Plan Area desirable for persons whose income levels are high enough to purchase and maintain estate residences.

1. COMMUNITY CHARACTER

GOAL

PROVIDE FOR THE ORDERLY DEVELOPMENT OF THE SAN DIEGUITO COMMUNITY PLAN AREA WHILE MAINTAINING THE IDENTITIES OF HISTORICALLY ESTABLISHED NEIGHBORHOODS.

FINDINGS

Background

The San Dieguito Community Plan Area is primarily an Estate Development Area with many idyllic, rural qualities. The residents are, generally, in the upper income levels and have purposely located in San Dieguito because of the peaceful, quiet, rural elements which the area offers. They perceive their lifestyle as being in danger of eroding from the affects of urbanization which is taking place in the areas surrounding San Dieguito, and they are unified in their desire to keep San Dieguito free from any semblance of large-scale urbanization.

There are a number of communities within the San Dieguito Community Plan Area that have developed independently and have evolved distinct identities. This chapter attempts to capture the similarities among these communities, as well as notable differences between them, and recommendations are made on how the unique characteristics of these communities can be retained and enhanced.

Rancho Santa Fe

The design of Rancho Santa Fe was based on a concept that had its origins in the English countryside. The roads, laid-out by A.L. Sinnard, were given a winding, rural appearance that tends to discourage high speeds and through traffic.

The Rancho Santa Fe Association, a homeowners association, was formed as a non-profit corporation on July 14, 1927. The association adopted a Protective Covenant that utilized deed restrictions to maintain community style. This Protective Covenant sets forth detailed building, land use and subdivision requirements. To a large extent, Rancho Santa Fe owes its highly desirable residential character to the original vision of its designers and the efforts of the Association, through the years, to maintain the integrity of that vision.

In addition to its regulatory duties, the Association operates and maintains a golf course, tennis courts, playing fields, and riding and hiking trails for the benefit of its members.

As it exists today, the Rancho Santa Fe Covenant area covers approximately 6,200 acres. This area contains 1,830 residential building sites, 321 of which are unimproved. Buildout for the Covenant Area is expected around the year 2007.

The current population of Rancho Santa Fe is about 4,200. The total number of households is 1,453. It is expected that at buildout, around 2007, the population will be about 6,500.

Architectural Design Guidelines were prepared by the Association in 1986, and are intended to assist property owners, architects and contractors in their understanding of the Protective Covenant and the Association Regulations by providing a set of parameters for the preparation of architectural drawings and specifications.

Outside of the core community of Rancho Santa Fe there are a number of subdivisions that are considered to be an integral part of the public community of Rancho Santa Fe. These subdivisions, which comprise about 1,800 acres, include: Hacienda Santa Fe, Rancho Del Lago, Rancho Del Cielo (aka Aliso Canyon), Canyon Creek Country Club, Rancho Santa Fe Groves, Rancho La Cima, South Pointe Farms, Rancho Santa Fe Highlands, Stone Bridge, Rancho Del Rio, Horseman's Valley, Rancho Serena, and Whispering Palms.

These areas have many geographic, topographic and socio-economic characteristics in common with the Rancho Santa Fe area as evidenced through various studies conducted by the Rancho Santa Fe Association and LAFCO. In addition, nearly all of these perimeter subdivisions have comprehensive deed restrictions (CC & R's) similar to that of the Rancho Santa Fe Covenant area, along with active art juries or architectural review committees directed by community associations with elected boards of directors. Most architectural styles, material quality, home size, and lot sizes are comparable to the core covenant area.

Whispering Palms

In 1960 approximately 300 acres of what was once a portion of Rancho San Dieguito was purchased by a developer who subsequently built a \$40 million planned estate and golf course development known as Whispering Palms.

Whispering Palms is bounded on the north by Chino's vegetable acreage; on the west and north by Rancho Santa Fe; to the south by the City of San Diego; and to the east (with an intervening area of unincorporated land) by Fairbanks Ranch.

There are presently three distinct homeowners associations within Whispering Palms.

1. Property owners of Whispering Palms Inc. (single-family residences).
2. Whispering Palms Community Association (condominiums).
3. Whispering Palms Villas II Home-Owners Association (condominiums).

Each association has separate sets of by-laws and regulations.

The Whispering Palms Community Council is composed of members of each of the three associations. The purpose of this council is to "...provide an organized vehicle whereby the members can work together collectively for their mutual interests and the interests of the Whispering Palms Community." The Council thus acts as the official body in representing all property owners of Whispering Palms in matters that relate to ".....protecting the beauty, integrity , property values, and life style of the community."

Elfin Forest

"Elfin Forest" is one of the many terms used to describe chaparral which can be found covering the hillsides in the coastal lands of California.

The settlement of Elfin Forest is located in the northern section of the San Dieguito Community Plan Area. Other settlements in the vicinity include Harmony Grove and the Questhaven Retreat. This area is rural in nature, extremely quiet, peaceful, and generally remains in its natural state.

Large areas of vacant land remain in Elfin Forest. The current zoning has established, generally, 2 acre and 4 acre minimum parcel sizes. Maintaining or increasing this standard of 2-4 acre parcels is important to preserving the rural character of Elfin Forest as well as enhancing a sense of privacy for the homeowners. While existing setback standards set forth in the Zoning Ordinance appear to be adequate, some residences maintain even greater setbacks to enhance privacy.

There is no street lighting, lighted signs or traffic signals in Elfin Forest. The dark night sky can be an important aesthetic resource if it is diligently maintained and street lighting would detract significantly from this. In addition, outside lighting of residences is customarily kept to a minimum in Elfin Forest.

The most scenic views in Elfin Forest are of the hills, valleys and riparian habitat. These rural visual qualities should be preserved and development should be sensitive to these important resources.

Del Dios

Del Dios is a small community located along the western shores of Lake Hodges. The Lake Hodges Dam was constructed around 1918 to serve the water needs of downstream coastal areas. The original subdividers of Del Dios created, generally, 5000 sq. ft. lots and promoted the area for its resort and recreational opportunities.

The City of San Diego purchased Lake Hodges in 1939 and subsequently pursued a program to expand the capacity of the reservoir. The City purchased land in Del Dios with the intention of submerging it but the project was never actualized.

A strict building and septic moratorium was placed on Del Dios in 1954 because of its proximity to the potable water supply within the lake. Since then, Del Dios has changed very little and it retains a unique rural character that has been unaffected by recent development trends.

The Del Dios community has remained intact since the mid-1920s, and has served the region as a retreat from urban pressures. Throughout the decades, the area has been immune from interference by municipalities, and has developed in a way unique to the region. Del Dios has a strong, cohesive sense of identity which is exemplified by regular Town Council meetings; and by the maintenance of a mutual water company and volunteer fire department. Many highly desirable rural qualities are in danger of being lost and it is important that steps be taken to ensure that they are not.

Mt. Israel

Mount Israel is located in the mountainous area west of Lake Hodges and Del Dios. The area was once known as Aliso, and it was comprised of a community of homesteaders living between San Elijo Canyon and the San Dieguito River, northwest of what is now Lake Hodges.

The Mt. Israel area is noted for its peaceful, rural atmosphere with undisturbed natural views, oak groves and creeks. From many areas of the community there is a feeling of being totally isolated from urbanization.

Fairbanks Ranch and Vicinity

This area is located, generally, south of the San Dieguito River and it is bounded by the limits of the City of San Diego on the south, west and east. It is separated from the Santa Fe Valley SPA on the east by a line running due south from the confluence of the San Dieguito River and Lusardi Creek.

This area is comprised of the developments of Fairbanks Ranch, Del Rayo, Santa Fe Farms, Rancho Valencia Tennis Resourt, San Diegueno Hills, Santa Fe Sur, Santa Fe Vista, and a number of single family residences not included as part of a planned residential development.

This area has developed since 1980 with single-family detached dwellings on lots with two-acre minimums; or clustered developments with a maximum density of one dwelling unit per two acres.

Existing residential development has taken place mainly on the low rolling hills south of the San Dieguito River. The floodplain of the San Dieguito River is quite wide at this point and a large portion of it, in the vicinity of El Apajo Road, is subject to the affects of sheetflow. This problem will be discussed in more detail in the Land Use and Conservation Chapters which follow.

The general consensus of residents from this study area is that the current (17) Estate Plan Designation is appropriate, and the result has been the development of beautiful residential projects with ample open space and recreation areas. Other important elements contributing to the character of this area are the native vegetation; the night skies that are free from light pollution; riding trails; and careful supervision of residential architecture by homeowners associations.

Sun Valley and Vicinity

The Sun Valley and Vicinity study area is comprised of a number of homeowners associations and other residentially subdivided land located between the recently incorporated cities of Solana Beach and Encinitas; the City of San Diego; and the covenant area of the Rancho Santa Fe Association.

When Solana Beach incorporated in 1985, this area was purposely excluded because the residents felt that they had more in common with the rural areas to the east. Hoping to maintain and enhance the rural aspects of their neighborhood, citizens from the area formulated a report describing those elements that give their neighborhood its unique character. The report also included recommendations on how these qualities might be preserved. This area was generally characterized as being quiet, peaceful, serene and scenic. Those elements that the residents feel are essential to the maintenance of their highly desired community character have been included in this text.

The absence of urban-type improvements like curbs, gutters and sidewalks help give the narrow, meandering roads a country-like appearance. Also, the wooded corridor that Sun Valley Road follows from Linea del Cielo south toward Via de la Valle is a valuable visual resource.

Low noise levels are a unique quality of this area which significantly enhance its character. Narrow, low-speed roads are a primary factor in keeping noise at a minimum. The combination of low noise levels, dark night sky and abundant open space clearly distinguishes this area from the urbanized development to the west.

4S Ranch

This area is comprised of about 3,525 acres located in the easternmost section of the San Dieguito Community Plan Area, south of Lake Hodges and directly west of Rancho Bernardo. This area is part of a (21) Specific Plan Designation. It is divided into two Regional Categories. Six hundred and thirty-four acres in the east central portion of 4S Ranch is within a Current Urban Development Area (CUDA) and a Specific Plan has been approved for this area with the following distribution of land uses:

USE	ACREAGE	PERCENTAGE	MAX. BLDG. AREA OR UNITS
Residential	57	9	800 DU
Office/Professional	14	3	300,000 SF
Support Commercial	6	1	50,000 SF
Light Industrial	159	25	3,015,000 SF
Open Space	172	27	
Roads	56	8	
Future Planning Area	<u>170</u>	<u>27</u>	
	634	100	

A Specific Plan Amendment will be required when plans for the 17,017 acres shown above as "Future Planning Area" are finalized. The remaining 3,000 acres are within a Future Urban Development Area (FUDA). This area has been under an Agricultural Preserve Contract since 1976. The property owner submitted a request to terminate these contracts in 1983. This will become effective in 1992.

Santa Fe Valley

Directly west of 4S Ranch are some 3,500 acres of land known as Santa Fe Valley which is currently the subject of a number of planning efforts. While no action has been taken on land use for this area, it is expected that if developed as a Specific Plan there will be a mixture of uses that would include a Regional Park, generally within the San Dieguito River floodplain and residential uses that would be compatible with the policies of the Estate Development Area Regional Category.

Rancho Cielo

Located directly north of the proposed Santa Fe Valley SPA are approximately 2,846 acres that comprise the Rancho Cielo SPA. This area has a Specific Plan approved for it with land uses distributed as follows:

RESIDENTIAL

Country Estates	2,360 acres	.26 u/a	615 du
	225 acres	.36 u/a	81 du
Planned Development	158 acres	.24 u/a	38 du
<u>Village Estate</u>	<u>38 acres</u>	<u>1.05 u/a</u>	<u>40 du</u>
Total	2,781 acres	2.78 u/a	774 du

COMMERCIAL

Village Center	10 acres
Neighborhood Commercial	10 acres
<u>Wholesale Nursery</u>	<u>14 acres</u>
Total	34 acres

EQUESTRIAN CENTER

Total	27 acres
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PRIVATE RECREATION FACILITY

Total	2 acres
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FIRE STATION W/EMERGENCY HELIPORT

Total	
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WATER RECLAMATION FACILITY

Total	2 acres
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Grand Total Rancho Cielo 2,846 acres*

*This figure includes 1,637 acres of open space.

Ecke Holdings

This area is a discontinuous island of the San Dieguito Community Plan area located near the intersection of El Camino Real and Olivenhain Road and between the boundaries of the cities of Carlsbad and Encinitas.

Most of the 924 acres within the Ecke Holdings are within an agricultural preserve. It is within an Agricultural Cropland (AC) Specific Plan Area Plan designation. the policies guiding the future development of this area are found in the Local Coastal Plan under policy 122.

It is the goal of the San Dieguito Community Plan that these holdings be developed by SPA. and that development shall take place either concurrently or after the Text is in place; and no annexations shall take place without a Master plan being developed as per Policy 122 of the LCP unless the right-of-way for Highway 680 has been provided.

POLICIES AND RECOMMENDATIONS

General

1. Perpetuate the present state of spaciousness and rural living in the San Dieguito Plan Area.
2. Utilize the open spaces provided by low-intensity land uses to separate distinct neighborhoods.
3. Establish and maintain San Dieguito as an economically and socially balanced community while ensuring that development is gradual, orderly and in harmony with the existing environment. [GEN]
4. Ensure the adequate provision of such amenities as quality education programs, parks and recreation programs which meet the needs of all the residents of the plan area. [GEN]
5. Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area. [P]
6. Promote a stable, permanent population with a high degree of home ownership. [GEN]
7. Encourage high standards of design, materials and workmanship in all construction. [GEN]

8. Signs shall be regulated to prevent any adverse impact upon the basic character of the community or on property values. [Z]
9. Heliports or Helistops are incompatible with the character of the San Dieguito Community Plan Area. Also, helicopter flights over the plan area shall be restricted to only those necessary in emergency situations. [R]
10. In reviewing development proposed the County shall consider such criteria as: [R]
 - a. Site topography and protection of steep slopes;
 - b. View orientation and view protection of adjacent properties;
 - c. Natural site amenities such as trees, bluff, rocks and natural drainage channels;
 - d. Access to the proposed residence; and
 - e. Protection of ridgelines.
11. The design of a building must be reasonably appropriate to its site, and harmonize with its surroundings. [GEN]

Elfin Forest

1. Development shall be in harmony with the scenic, rural qualities of Elfin Forest. [GEN]
2. Maintain a standard of 2 acre minimum lot sizes or greater within Elfin Forest. [P]
3. Subdivisions should ensure that there is a reasonably level building site for each lot. [R]
4. All developed property should be landscaped with special attention paid to land within the view from Circulation Element Roads. (i.e., Elfin Forest/Harmony Grove/Questhaven Road. [P]
5. Ensure that the 60' front setback, where applicable, is maintained from the center of a surveyed easement. [B]
6. The minimum side setbacks for animal enclosures shall be at least 25 feet from livable structures. [B]

7. Residential architecture should emphasize custom-built Ranch or Spanish style homes. [GEN]
8. Mass produced tract homes would be inappropriate and contrary to the historical trend of development in the area and should be restricted. [GEN]
9. Light shields shall be placed on security lighting for all uses. No lighting shall be installed that has an adverse impact upon surrounding properties. [GEN]
10. Exterior lighting should be subdued and reduced as much as possible after 11:00 p.m. [GEN]
11. Street lights shall be discouraged in Elfin Forest. [R,DPW]
12. Restrict the installation of signs other than those needed to identify roads or locations of public service facilities. [GEN]
13. Permit limited on-premises signage for the purpose of identifying a commercial activity. [R]
14. Utilize California Pepper trees for roadside plantings. [R]
15. Request the County to contribute to the installation and maintenance of roadside trees. [GEN]
16. Consider formulating a design manual for Elfin Forest as provided for by Board Policy I-104. [GEN]

Del Dios

1. Preserve the unique rural and historic nature of Del Dios with its sense of isolation from urbanization. [GEN]

Sun Valley and Vicinity

1. Rooflines of residential structures shall not obstruct the view of ridgelines. [P]
2. Low-profile residential designs shall be emphasized to ensure that structures will not stand out from or overwhelm the natural terrain. [P]

Ecke Holdings

1. Before any non-agricultural development of the Carlitas/Ecke holdings is approved a thorough environmental impact report shall be prepared and certified in accordance with the California Environmental Quality Act, and said report in addition to addressing all other issues associated with any such development must specifically and thoroughly address the impact of any such development upon agriculture.
2. No annexation shall take place without the formulation of a Master Plan pursuant to Policy 122 of the Local Coastal Program except approximately 6.3 acres to be used solely as a site for a post office. [P]

2. LAND USE

GENERAL GOAL

PROVIDE A DISTRIBUTION OF LAND USES THAT IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE COMMUNITY AND THAT IS INTEGRATED WITH THE PLANNING ACTIVITIES OF SURROUNDING JURISDICTIONS.

FINDINGS

The policies and recommendations which follow necessarily maintain a reasonable consistency with the goals and policies of the Regional Land Use Element of the General Plan. The Regional Land Use Element is designed to carry out the Regional Growth Management Plan.

The Regional Categories found on the Regional Land Use Map delineate areas where development will take on a distinct character - such as: Urban, Rural or Country Town. The San Dieguito Community Plan Map shows the distribution of specific land uses (Residential, Commercial, Industrial, Agricultural and Special Uses) which have been determined through the community plan formulation process, to be compatible with the social, economic and cultural character of the Plan Area. A Land Use Designation's compatibility with the underlying Regional Category can be determined through the Compatibility Matrix which can be found in the text of the Regional Land Use Element.

In a similar manner the Use Regulations found in the Zoning Ordinance provide a more detailed description of those specific activities permitted under the Plan Designations.

An analysis of existing zoning for the San Dieguito Community Plan Area found a distribution of acreage by use category as shown on Table 2. These categories are similar to but not the same as those categories utilized by the Regional Land Use Element of the General Plan.

Del Dios

Del Dios lies along the western shores of Lake Hodges. The land that lies, generally, east of the Lake is currently subject to urbanization and is located within the Cities of Escondido and San Diego, as well as a portion of the North County Metropolitan Subregion. There is a probability that development may continue to take place around the Lake without the benefit of any unifying theme. Primarily this is because there are different jurisdictions that could have conflicting or inadequate policies, standards or criteria regarding such development. The current zoning for Del Dios is split in a random pattern between rural

Residential Use Regulations with two acre minimum lot sizes; and Open Space Use Regulations with 8 acre lot sizes. The Open Space regulations have been placed on land that is currently owned by the City of San Diego. This land was purchased by the City as part of a program to expand the Lake. This program was never implemented, however, attempts by residents of Del Dios to purchase City owned parcels adjacent to their lots has been unsuccessful. This action has led many residents to believe that the City intends to hold all their property until some future date when it will become profitable to develop. How the City intends to dispose of or develop their land in Del Dios is a matter of great concern to the residents of this community.

There has been a building moratorium in Del Dios since 1954 because of the potential impact from septic systems on the potable water supply in Lake Hodges. This moratorium may be lifted upon the installation of sewer; or if the lake is no longer used for drinking water.

POLICIES AND RECOMMENDATIONS

1. Prohibit leap frog" development as it will unnecessarily increase the costs of providing public services and facilities. [P]
2. Ensure that development takes place in a coordinated, integrated fashion that is compatible with the rural, scenic qualities of the area. [P]
3. Formulate a cohesive, comprehensive plan for the entire Lake Hodges area. [P]
4. Include this plan and Del Dios community representation in any future planning process. [P]
5. Maintain a permanent planning committee with representatives from all surrounding jurisdictions and communities to develop a master plan for the entire Lake Hodges watershed to prevent piecemeal development. [P]
6. Protect the Del Dios community from potential development of city-owned lots in a manner inconsistent with its existing estate residential character. [P]
7. Initiate dialogue between Del Dios residents and the City of San Diego and encourage the City to sell undeveloped lots to adjacent property owners. [GEN]

8. Encourage the City of San Diego to merge all adjacent lots to meet present estate zoning. [GEN]
9. Discourage proposals for uses of the lots which are inconsistent with the rural residential character of the area. [R]
10. No development should be permitted around Lake Hodges until studies have been conducted and a comprehensive master plan for the area has been formulated and adopted. [R]
11. Provide time limits for the implementation of Specific Plans. [R]

RESIDENTIAL GOAL

ENHANCE THE PRESENT LIVING ENVIRONMENT WHILE ACCOMMODATING GRADUAL RESIDENTIAL DEVELOPMENT THAT HARMONIZES WITH THE NATURAL ENVIRONMENT.

FINDINGS

Residential uses should continue to dominate in San Dieguito, with Estate Residential the primary residential use type.

Land currently planned for Residential, and Estate Residential uses makes up 91% of the San Dieguito Plan Area or 27905.18 acres. If buildout occurs under this plan it would yield at least 14,041 dwelling units. Existing estimates indicate that the San Dieguito Plan Area averages about 2.69 persons per household. Therefore, population of about 37,770 could be expected if San Dieguito were to build out under the current plan.

Most development is currently taking place in the southern and western portions of the Plan Area. It should be expected that Rancho Santa Fe, and those areas in the general vicinity of Sun Valley, and Fairbanks Ranch should be largely built out by the year 2000. Development of Rancho Cielo Santa Fe Valley and 4S Ranch should be underway by the year 2000 with the remaining areas continuing to experience gradual development of estate residential uses.

Del Dios

The pattern of City of San Diego land ownership in Del Dios gives the community the appearance of a large lot residential area even though it has been subdivided since the 1920s into 5000 square foot lots. The community desires to retain this estate residential character.

The City owns land that has been subdivided, as well as land that is outside of the original 1920 subdivision. There currently exists within Del Dios 184 dwelling units located on a total of 240 acres. This density is already higher than that permitted by the Estate zoning. It would be appropriate for the City to consider selling their land to adjacent property owners who could merge the lots and perhaps reconfigure the existing archaic subdivision to reflect the desired zoning and physical characteristics of the setting.

The septic moratorium has been mainly responsible for a lack of expansion and improvement of existing residential structures since 1954. Upgrading of existing structures will stabilize the community. Improving existing single-family residences to meet current standards can allow residents to enjoy architectural conveniences and safety considerations available in surrounding communities and enable full use of existing dwellings.

CODE POLICIES AND RECOMMENDATIONS

1. Permit flexibility in improvement requirements in areas where the minimum lot size is greater than or equal to one acre. [DPW,R]
2. Site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space. [R]
3. New and existing residential development should provide street landscaping and underground utilities. [DPW,R]
4. Limit residential development on steep slopes, canyons, floodplains, prime agricultural land, and where development would block scenic views and vistas. [R,P]
5. The subdivision of land for residential development should take place only when an imminent need for housing can be established. [R]
6. Preserve the rural, low-density, residential character of the plan area. [GEN]
7. Retain the residential areas for single family detached residential uses. [P]

8. Discourage development which would adversely impact views, change land contours, require removal of significant natural vegetation, add to the population of the area or detract from the rural character of the area. [P]

Del Dios

1. Encourage the development of recreational uses in non-subdivided areas, so as to separate such uses away from existing residential uses. [R]
2. Develop a comprehensive building plan discouraging curbs, sidewalks, and gutters; and minimize street lights consistent with safety needs in keeping with the rural character of the area. [P]
3. Encourage preservation of the character of historic dwellings. [GEN]
4. Encourage the upgrading of existing residences, while discouraging increased residential development. [GEN]

COMMERCIAL GOAL

PROVIDE FOR WELL DESIGNED AND LOCATED COMMERCIAL AREAS THAT ARE COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

FINDINGS

Commercially zoned land is located mainly in the southern half of the San Dieguito Community Plan Area. The largest commercial district exists within the Village of Rancho Santa Fe. About eight acres are devoted to commercial uses within the village not counting the land on which the Inn is situated. No significant expansion of this quaint commercial area is expected because it is surrounded by existing, established residential uses.

One 6 acre commercial center currently exists as part of the Fairbanks Ranch SPA and another center is planned as part of the Rancho Del Rayo Specific Plan located immediately to the southwest. These two centers will be more than enough to meet the needs of the residents in this southernmost portion of the San Dieguito Plan Area.

Convenience commercial uses are located in Del Dios and there are some mixed, office and general commercial uses at the intersection of Via de la Valle and De la Valle Place. The surrounding neighborhoods do not support further expansion of commercial uses, because it would detract from the rural character of these areas.

If the need arises, more land may be zoned for commercial uses in the northern

portions of the Plan Area. However, it is the consensus of the residents that there is no need for further commercially zoned land in San Dieguito, mainly because there is an abundance of commercial uses located in adjacent urbanized areas within convenient driving distance from all portions of the plan area.

There are currently 80.97 acres zoned for commercial uses in the San Dieguito Plan Area. About 78% (63.30 acres) of this land is vacant.

POLICIES AND RECOMMENDATIONS

1. Design and construct all commercial areas with sufficient off-street parking and loading facilities. [R,B]
2. Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by providing additional parking in areas that have a proliferation of substandard parking lots. [GEN]
3. Provide landscaping for new shopping areas and commercial buildings so that they blend with the surrounding neighborhood. [R]
4. Provide landscaped screening for any unsightly commercial uses. [GEN]
5. Provide neighborhood shopping and service centers to satisfy the daily needs of adjacent neighborhoods and locate them in areas with easy, safe pedestrian and bicycle access. [P,R]
6. When a clear need can be demonstrated, provide centrally located community shopping centers in areas that are easily accessible. [P]
7. Cluster commercial uses and avoid the strip approach to commercial development. [P]
8. Protect areas designated as commercial from encroachment by incompatible non-commercial uses. [P]
9. Provide a commercial land use pattern that will offer the opportunity for a diversity of commercial types, thereby, supplying the community with a broad economic base. [P]
10. Maintain a proper balance between acreage of commercial land and population served. [P]

11. Ensure that additional commercially designated land will be provided only when existing commercial land has been developed and is approaching full use. [P]
12. Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito. [P]

AGRICULTURAL GOAL

MAINTAIN AND ENHANCE THE FUTURE OF AGRICULTURE WITHIN THE PLAN AREA.

FINDINGS

According to a land use analysis by SANDAG, 16.78% or about 5000 acres in the San Dieguito Plan Area are currently in productive agricultural use. There are also about 4000 acres currently under Agricultural Preserve contracts. Many of these estate areas have secondary agricultural uses such as orchards and horsekeeping. Some intensive agricultural activities still exist in the San Dieguito River Valley, however, these uses are expected to give way to estate residential uses within the next 10-15 years.

Agriculture is important to maintaining the rural character of the Plan Area and it is expected to continue to be a permanent feature of the estate residential areas as a secondary use.

Should either party to the agricultural preserve contract affecting the Ecker Holdings not be renewed, the land may be expected to continue in agricultural use for a period of ten years. This area is also covered by the policies of the Local Coastal Plan which places a high value on the retention of coastal agriculture.

POLICIES AND RECOMMENDATIONS CODE

1. Preserve and promote San Dieguito's unique horticultural crops. [GEN]
2. Utilize agricultural uses particularly tree crops to provide visually pleasing open spaces. [GEN]
3. Encourage the preservation of prime agricultural lands for high-value crop production. [GEN]
4. Emphasize agriculture as one of the highest and best uses for open space and floodplains. [P]

5. Utilize agriculture in combination with other uses to help agriculture compete against the forces of urbanization. [GEN]
6. Protect existing agricultural activities from scattered and incompatible urban intrusions. [P]
7. Ensure the careful maintenance and upkeep of greenhouses and other agricultural accessory buildings. [Z]
8. Utilize reclaimed water for irrigation. [R]
9. Advocate for air quality control measures that protect against agricultural crop damage. [GEN]

INDUSTRIAL GOAL

ENSURE THAT FUTURE INDUSTRIAL DEVELOPMENT IS CLEAN, NON-POLLUTING AND WILL BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE COMMUNITY.

FINDINGS

There are currently 159 acres zoned for industrial use in the San Dieguito Community Plan Area. This area is entirely within the 4S Ranch Specific Plan Area and it is adjacent to the Bernardo Industrial Park located to the east in the City of San Diego. Six thousand people are expected to be employed by businesses in the Park. Design guidelines formulated in conjunction with the 4S Specific Plan and special open space provisions will ensure that this development will be compatible with the adjacent areas.

Further industrial development may be possible within the Plan Area, however, the existing rural, estate character of San Dieguito will necessarily place strict requirements on the type and intensity of any proposed industrial use.

POLICIES AND RECOMMENDATIONS CODE

1. New industrial areas shall be clustered rather than scattered throughout the planning area. [P]
2. New industrial development shall be located in modern attractive, well-designed and adequately landscaped industrial parks. [P,R]

3. Locate industrial development only where it will be compatible with surrounding land uses, accessible to major transportation facilities and capable of being served with all necessary utilities. [P]
4. Industrial sites should be large enough to accommodate onsite parking, landscaping and loading facility requirements and include area for expansion. [R]
5. Restrict any new industrial uses from being located in existing non-industrial facilities. [Z]
6. Utilize landscaping to buffer existing unsightly industrial uses from the surrounding areas. [R]
7. Protect areas designated for industrial use from encroachment by incompatible non-industrial uses. [Z]

SPECIFIC PLANS

Introduction

A number of Specific Plans have been adopted throughout the San Dieguito Community Plan Area. Generally, Specific Plans provide a more flexible method of implementing the community or General Plan than conventional zoning. This is especially important when a particular area contains sensitive resources or requires a strategy for the provision and financing of infrastructural improvements.

There are seven adopted Specific Plans within the San Dieguito Plan Area comprising 9139.42 acres or about 30% of the total Community Plan Area. Another two specific planning areas are proposed with a total of 3710 acres adding another 12.2% to the total amount of land covered by Specific Plans. These plans are reviewed below; and, in some cases, policies have been adopted as part of this text that act as guidelines for subsequent development proposals.

Whispering Palms and Rancho Del Rayo developed under previously existing community plans. Specific policies governing future development in the Ecker Holdings can be found in the Local Coastal Plan. The property on which the Inn at Rancho Santa Fe is located is also covered by a Specific Plan as are some commercial properties nearby. Policies governing the development of Rancho Cielo, 4S Ranch and Fairbanks Ranch are incorporated into the San Dieguito Community Plan Text below. Two texts adopted as part of GPA 87-03 for the Santa Fe Village SPA and the El Apajo SPA are also included. All Texts for SPAs are to be in place prior to or concurrently with development.

Rancho Zorro/Fairbanks Ranch Specific Plan Area (0.5 du/ac)

The following goals, objectives, and conditions were adopted for the Rancho Zorro/Fairbanks Ranch Specific Planning Area (SPA 0.5) as part of General Plan Amendment 78-01 on May 25, 1978.

The maximum overall residential density for this development proposal shall be 0.5 dwelling units per acre and cover the whole area known as Rancho Zorro/Fairbanks Ranch consisting of approximately 1,240 acres.

Within the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5, no major or minor tentative subdivision map(s) shall be approved and no reclassification to a zone which allows a more intensive use of the property than is permitted at the time of approval of this proposal by the Board of Supervisors shall be approved except in accordance with a Specific Plan or Plans adopted pursuant to Article 8 (commencing with Section 65500) of Chapter 3, Title 7 of the California Government Code. Pursuant to Section 65451 of the California Government Code:

- a. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas such as floodplains or excessively steep or unstable terrain where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- b. The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths and reference to prospective standards for their construction and maintenance, and the location of all other transportation facilities, whether public or private.
- c. Standards for population density and building density, including lot size, permissible types of construction, and provision for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
- d. Standards for the conservation, development, and utilization of natural resources including underground and surface waters; forests; vegetation and soils; rivers, creeks and streams; fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control; for prevention and control of pollution of rivers, streams, creeks and other waters; regulations of land use in stream channels and other areas which

may have a significant effect on fish, wildlife and other natural resources of the area; the prevention, control and correction of soil erosion caused by subdivision roads or any other sources; and the protection of watershed areas.

- e. The implementation of all applicable provisions of the Open Space Element as provided in Article 10.5 (commencing with Section 65500) of Chapter 3 of Title 7 of the California Government Code.
- f. Such other measures as may be necessary or convenient to ensure the execution of the General Plan.

The Specific Plan or Plans for the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5 may allow for:

- a. A range and mix of residential densities consistent with accepted design principles and with the availability of necessary public services and facilities.
- b. Other land uses as may be necessary or convenient for recreation and for the provision of commercial and other support services for the future residents of the Specific Planning Area and other properties.

The Specific Plan or Plans for the Rancho Zorro/Fairbanks Ranch Specific Planning Area shall include the following:

- a. The means by which the following public facilities and services shall be financed, phased, and provided:
 - 1. transportation access, including roads and bridges on and off-site;
 - 2. sewage and waste-water treatment and disposal;
 - 3. public schools;
 - 4. fire protection;
 - 5. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan; and
- b. Assurance that adequate mitigating measures, as identified within the Final Environmental Impact Report for the Specific Plan, are addressed and implemented within said Specific Plan in an effort to assure maximum protection of the natural environment; such measures shall include, but are not limited to the following:

1. A detailed archaeological survey of the Specific Planning Area by a qualified archaeologist;
2. protection of the fresh water areas in the center of the Specific Planning Area from development or other disturbance by means of open space easements and/or other techniques as appropriate.
3. a feasibility study of annexation to the Olivenhain Municipal Water District of that portion of the Specific Planning Area now within the Santa Fe Irrigation District, if such annexation would result in the provision of water at less impact on the environment;
4. a feasibility study of the continued agricultural use of portions of the Specific Planning Area, especially where soils are most suitable or where subject to periodic inundation.

Rancho Cielo Specific Plan Area (0.27 du/ac)

This Specific Planning Area contains approximately 2,630 acres in two non-contiguous pieces located north and west of Del Dios Highway, south of Elfin Forest Road and Harmony Grove Road and four miles east of the community of Olivenhain. The area is predominantly vacant under multiple ownership and has a varied topography. The topography is best divided into the following slope categories: approximately one-fourth of the area is between 0 and 25% slope, about three-fourths is between 25% and 50% and a small fraction is over 50% slope. This area is proposed to be developed with single-family estates. The Specific Plan will analyze the need for civic and commercial services, schools, recreational facilities and fire protection services. This plan will also analyze the need for wastewater treatment and reuse to reduce this area's dependence on imported water.

The Specific Plan shall be prepared in accordance with the following criteria:

A. General

1. The average density over the SPA shall not exceed 0.27 du/ac. This represents a maximum of 700 dwelling units over the total specific plan area.
2. All goals, objectives and policies of the San Dieguito Community Plan and County Regional Land Use Element shall apply.

3. The need to minimize disturbance of natural terrain and undesirable impacts upon resource systems shall be met by thorough analysis of resources followed by responsible design solutions and coordinated planning for land use patterns and relations.

B. Residential

The following criteria shall apply to all residential uses, and, where specified, to other land uses as well.

1. The following density formula shall be observed which limits densities relative to the total inventory of lands within each of four slope categories. This formula may limit the total number of units to less than 700, but it shall not be used to exceed the 700 dwelling unit maximum.
 - no more than one dwelling unit per two acres over the total/cumulative acreage within the 0-25% slope category;
 - no more than one dwelling unit per four acres over the total/cumulative acreage within the 26-50% slope category;
 - no more than one dwelling unit per eight acres over the total/cumulative acreage within the 51-70% slope category; and
 - no more than one dwelling unit per 20 acres over the cumulative acreage within the over 70% slope category.
2. Special consideration shall be given to protecting the rural atmosphere of this and adjacent communities through sensitive lot design, non-urban improvement standards, minimal grading in conformance with the Hillside Development Policy, and through the provision of rural recreational facilities such as equestrian centers and trails.
3. The Specific Plan shall address feasible uses of both active solar hot water heating systems and passive solar space heating and cooling design features for all residences and for all recreational, commercial, and other structures proposed for human occupancy.
4. A parcel map may be approved in accordance with approved Tentative Parcel Map No. 14042 (or any time extension) prior to the adoption of any Specific Plan. This division is consistent with criteria of the Specific Planning area because it will facilitate separating from the planning area a portion of an ownership which was purposefully

excluded from the proposed boundaries of the SPA. The SPA boundary was established along this proposed parcel map lot line, which coincides with the County Water Authority Aqueduct right-of-way line, to leave a single parcel (80+ acres) for review and development within the intent of this Specific Plan area.

C. Conservation

Conservation of significant natural resources, identified in San Dieguito Resource Conservation Areas of the General Plan and through the overall project EIR, shall be addressed in the Specific Plan.

D. Commercial

1. Neighborhood Commercial facilities may be located within the project area. Those facilities shall provide for limited small scale commercial uses serving the daily needs of the residents of the project and immediate surrounding vicinity. A feasibility study shall be prepared in order to justify the sizes and types of commercial activities and to demonstrate how such uses will limit the daily trips of future residents of this area into outlying communities.
2. Neighborhood Commercial use areas shall be located and designed so as not to interfere with adjacent or nearby residences.

E. Public Services and Facilities and Phasing of Development

In order to assure that all public services and facilities will be available prior to or concurrent with their need, a detailed phasing plan shall be prepared and included with the adoption of all Specific Plan resolutions for the planning area. Said plan shall provide that phasing of development will be contingent upon ensuring the provision of major public facility improvements and regional circulation arteries in the Specific Plan.

The phasing plan shall also identify the means of financing all public improvements, including on and off-site portions, and it shall address:

1. Transportation access, including roads, bridges, and necessary drainage improvements;
2. sewage and wastewater treatment and disposal, including the recycling of reclaimed water for landscape irrigation purposes;
3. public schools;

4. fire protection;
5. parks;
6. water storage and distribution facilities; and
7. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

4S Ranch Specific Plan Area

The 4S Ranch Specific Plan Area contains approximately 3,525 acres located in the eastern portion of the San Dieguito Community Plan Area. Development shall be consistent with all County Goals, Objectives and Policies, including the County General Plan and Board of Supervisors' Policies I-59 (Large Scale Project Review).

The 4S Ranch is divided into two Specific Planning Area designations. The first area is the 634 acre portion where development has commenced. This area is designated (21) Specific Plan Area with a gross residential density of 1.75 dwelling units per acre. This Designation allows development in accordance with the adopted 634 acre 4S Ranch Specific Plan. The second area is the remaining 2,891 acre, undeveloped portion of the Specific Planning Area which has a gross residential density of 1.63 dwelling units per acre. Development will occur in accordance with an adopted Specific Plan.

The following criteria applies to the 634 acre portion:

1. The Specific Plan prepared for the first 634 acre development phase shall have a density factor of 1.75 du/ac, allowing a maximum of 1,110 units.
2. The land use allocation of this Specific Plan shall be as follows:

Residential:	148.2 acres	
Commercial:	20 acres,	(14 acres office/professional, 6 acres residential/industrial support).
Industrial:	159 acres	
Open Space:	242 acres	

3. A comprehensive fire safety master plan shall be adopted by the Rancho Santa Fe Fire Protection District, prior to development. This plan shall include: built-in fire protection systems; and on-site fire station; automatic/mutual aid agreement with the Cities of San Diego and Escondido and with the Rincon de Diablo Fire Department; other mitigation measures as proposed by the District.
4. Development and operation of the wastewater treatment plan shall be consistent with requirements of the Regional Water Quality Control Board, the State Department of Health Services, and the County Department of Environmental Health.
5. All 4S Ranch Specific Plans shall be consistent with the Circulation Element of the County's General Plan. Internal roads shall comply with County standards. Street improvements shall be phased as necessary to implement the phased development of the Specific Plan Area.
6. Given the presence of 69 KV transmission lines, the applicant shall consult SDG&E to ensure compliance with their plans and regulations.
7. Protection of the natural features of the property shall include granting of Open Space Easements over areas acceptable to the Director of Planning and Land Use and approval of an acceptable maintenance program.
8. Steep slopes shall be preserved. Clustered dwelling units may be allowed on slopes under 25%. On slopes between 25% and 50%, density shall be less than 1 dwelling unit per 4 acres. Clustering shall be allowed on these slopes if the overall goal of protecting the slopes is achieved. All slopes over 50% shall be in permanent open space.
9. Impacts to groundwater and water quality shall be lessened or eliminated by use of drains, ditches, catchment, and sedimentation basins as recommended by a registered Civil Engineer and as approved by the State Department of Health Services, and the Olivenhain Municipal Water District.
10. Detailed soil and geologic investigations shall be performed to the satisfaction of the Department of Public Works prior to development to alleviate potential seismic and geologic hazards.

The following criteria applies to the 2,891 acre portion of the Specific Planning Area:

Description of the Project

The 4S Ranch SPA is intended to be a compact, integrated development that includes a mixture of residential, commercial, civic, park, and open space uses. The environmentally constrained areas will be preserved by clustering the development onto the flatter, less-constrained portions of the site. The SPA will provide a central mixed use district with residential neighborhoods to the north and south. The overall density shall not exceed 1.63 dwelling units per acre. The SPA includes the Ralphs Family Ranch in the northern portion of the SPA. Approximately 56 percent of the SPA will be preserved natural, undisturbed open space.

Implementation

The 4S Ranch SPA will be developed pursuant to a Specific Plan. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological, and archaeological features of the site. The plan will provide for pedestrian and bicycle travel to local public facilities and employment. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

Development shall be in accordance with all County goals, objectives, and policies, including the County General Plan, San Dieguito Community Plan, and Board of Supervisors Policy I-59 (Large Scale Project Review). There are a number of discretionary permits that must be obtained to implement the orderly development of the SPA in addition to a Specific Plan. These include a Zone Reclassification, Tentative Maps, Major Use Permits and Site Plans.

The following policies and criteria are made requirements of the 4S Ranch SPA:

Land Use Policies:

1. Overall residential density shall not exceed 1.63 dwelling units per acre.
2. Development shall be phased over a 15 year period pursuant to a Specific Plan phasing plan that takes into account the anticipated timing of development of lands to the west of the SPA. The early phases of development shall locate more intense uses in the central portion of the SPA.
3. Development areas shall be clustered on the flat mesas and wide valleys. Major areas of steep slopes shall remain undisturbed.

4. The main community commercial and civic activities shall be clustered in a mixed-use district near the center of the SPA. The district should provide a variety of services, serve multiple purposes for local residents, shall form the urban center of the SPA, and have a distinctive sense of place.
5. The core of the mixed use district shall be a Planned Development pursuant to a Major Use Permit. The mixed use core shall have an emphasis on pedestrian, bicycle and transit circulation, compact community character and urban scale, building orientation to the town square, incorporation of view corridors in the development design, and special landscape and street treatments.
6. The most intensive residential densities should generally be clustered within or adjacent to the mixed-use district.
7. Less intensive residential densities shall be located in the northerly and southerly portions of the SPA.
8. The linear north-south shape of the SPA generates the need for a north-south circulation element that ties areas of the development together.
9. Planning, urban design and landscaping techniques should be used to keep Camino del Norte, a major Circulation Element road extending through the middle of the SPA from functionally or visually bisecting the community.
10. The Ralphs Family Ranch, comprised of the northern 1,184 acres, is limited to a maximum of 10 new residential lots with a minimum lot size of 20 acres. This area is within an agricultural preserve and will be subject to a Williamson Act contract for natural open space.
11. Consideration shall be given to adjacent existing and planned land uses when defining and locating appropriate on-site land uses.
12. Residential development shall contain a variety of styles, densities, unit types and sizes to provide a broad range of housing opportunities for residents of all incomes. The majority of residential development shall be detached, single-family.
13. Employment, education, commercial, civic, and recreational and residential uses shall be integrated and within easy access of each other.
14. Active public plazas and parks shall be provided as the social and recreational focus of the SPA.

15. Grading shall be phased to ensure that exposed graded areas are not left on the site should development not proceed according to schedule.
16. Encroachment into 25 percent slopes shall be minimized.

Conservation Policies:

1. Sensitive habitat areas within the SPA shall be conserved through designation as open space and dedication of open space easements prior to development.
2. A habitat management plan shall be prepared that defines management activities and responsibilities for all designated open space areas containing sensitive habitat. The plan shall be reviewed by the California Department of Fish and Game and the Federal Fish and Wildlife Service and approved by the Department of Planning and Land Use prior to commencement of development.
3. Brush management areas shall be established between development areas and designated natural open space areas.
4. Developed parks adjacent to natural open space shall be designed with transition areas to provide a buffer.
5. Improved park, recreation, and open space areas shall be planned to complement natural open space areas and extend open space into the developed area of the SPA in a transition manner from natural to urban landscapes.
6. A wildlife corridor, along Lusardi Creek, shall be conserved and enhanced. The corridor shall extend the length of the SPA (east to west).
7. Development of the SPA shall be consistent with the Lake Hodges Subarea Plan of the Multiple Species Conservation Plan (MSCP) as adopted by the Board of Supervisors.
8. Artesian Creek shall be revegetated and enhanced in conjunction with development of the mixed use district.

10. A cultural resources management plan shall be prepared in conjunction with the Specific Plan which provides for the preservation of at least 50 percent of the identified archaeological sites within the SPA and includes a detailed plan to conduct the data recovery programs for the mitigation of impacts to important sites.

Transportation Policies:

1. A Circulation Element roadway connecting Bernardo Center Drive and Carmel Valley Road may cross Lusardi Creek. No other roadway crossing of Lusardi Creek shall be permitted, other than existing roads. The roadway crossing of Lusardi Creek shall be located in the least biologically sensitive area of the creek.
2. Urban road improvements, including street lights, curb, gutters, and sidewalks may be constructed as required by the Director of Public Works consistent with established County Ordinances.
3. Transit facilities, including transit stops and a park-and-ride facility, if provided, shall be located adjacent to areas with higher residential densities to encourage more efficient transit and automobile use. Such facilities shall be coordinated with the Department of Public Works, Transit Services and the Metropolitan Transit Development Board.
4. Enhanced facilities for walking and bicycling shall be planned within the SPA to reduce automobile trips.
5. The local street network shall provide a variety of alternatives linking various destinations within the community and thereby minimizing traffic loading on any one street.
6. There shall be a hierarchy of roadway-parkway designs based on their pedestrian and vehicular loads and the neighborhood character.
7. Where appropriate, short traditional city blocks shall be used to improve the quality of the pedestrian environment and the "walkability" of the street network and allow the creation of the streetscape to be defined by cross streets and building forms.
8. The design of local streets shall consider landscaping as integral part of the design of the right-of-way improvements.

Geology/Soils Policies:

1. Any grading on the south facing slopes of La Jolla Valley shall require a detailed geologic report by a certified engineering geologist. The report shall certify that the development on the mesa top, and the landscaping for the face of the slopes shall conform to the engineering standards called for in the engineering report.

Parks and Recreation Policies:

1. The developed open space system shall contain a full range of facilities from active sports fields to areas for passive recreation and small group play.
2. Parks and school facilities shall be co-located where possible to encourage joint use.
3. Local walkways and/or trails shall connect community recreation facilities to each other and to the residential neighborhoods.
4. Concentrations of sports fields shall be located with consideration to noise and parking impacts to residential neighborhoods.
5. Where compatible with adjacent uses, recreation and entertainment facilities such as tennis clubs, recreation centers, bandstands, etc., shall be incorporated into the parks and developed open space system.
6. Neighborhood parks shall be centrally located within residential neighborhoods, and, to increase security, should be visible from adjacent local streets and other public areas.
7. Landscaping of parks shall be part of a community landscape theme.
8. Developed parks adjacent to or within natural open space should be designed to conserve habitat areas.

Public Facilities Policies:

1. Public facilities and services shall be developed in parallel with residential and commercial development so that at each phase of the SPA facilities are in place to meet the needs of local residents.
2. Schools and parks shall be developed in coordination with neighborhood planning.

3. The parks and improved open space areas shall be designed to use reclaimed water for irrigation as soon as it can be made available.

Santa Fe Valley Specific Planning Area (0.40)

I. Description

The Santa Fe Valley Specific Plan Area (SPA) contains approximately 3530 acres located generally south of Lake Hodges and the San Dieguito River, west of the 4S Ranch; north of the San Diego City limits; and east of the Fairbanks Ranch SPA. The focus of this plan is the San Dieguito River Regional Park and the area may ultimately be developed with a mixture of land uses to be determined following the completion and review of a feasibility study as described below. Development shall be in accordance with all County goals, objectives and policies, including the County General Plan and the Board of Supervisors' Policy I-59, Large Scale Project Review.

The SPA has varied topography. There is a steep canyon downstream from Lake Hodges Dam. Del Dios Highway parallels the river for about two miles downstream from the Dam. Where the river turns southwest, away from the Highway, the canyon turns into a valley with much gentler slopes. There is some very steeply sloped land south of Lake Hodges, but most of the SPA is either flat or gently rolling terrain. Most of the land is either vacant or under cultivation and there are not more than twenty dwelling units scattered throughout the SPA.

A feasibility study is being conducted to assist in determining the costs of developing the San Fe Valley SPA given the need to provide infrastructural improvements while maintaining consistency with the objectives for the area. Alternatives will be formulated and, following the review of this study by the Santa Fe Valley Working Group (see attached list of organizations represented on the Working Group) a more specific set of policies will be recommended that are intended to guide the formulation of the Specific Plan for the SPA. To allow such flexibility, this SPA will not be subject to the three year moratorium on General Plan Amendments which follows adoption of a Community Plan Update as specified by Board Policy I-63. If within two years of the adoption of GPA 87-03 the comprehensive development of the SPA area is determined to be infeasible by the Board of Supervisors, then a request may be made to remove the SPA designation and revert to the prior land use designations.

II. Objectives and Policies

This section, which will set forth objectives and policies guiding development within this SPA, will be more completely formulated utilizing information that will be available following completion of the feasibility study mentioned above.

The Recreation Element is an essential objective of the SPA which has been outlined below.

Recreation Element

1. Plan a Regional Park and Open Space System of a visionary nature, the focus of which will be the San Dieguito River Valley.

The basic elements of this Park and Open Space System will be to:

- a. Maintain the scenic qualities of the San Dieguito River Valley;
- b. Protect sensitive environmental resources throughout the SPA;
- c. Accommodate a system of riding and hiking trails; and
- d. Link with open space systems established within the San Dieguito Community Plan Area and with adjacent jurisdictions.

III. Implementation

1. Opportunities and Constraints Study

Perform an Opportunities and Constraints Study that analyzes physiographic and characteristics; visual resources; cultural resources; and biological resources including wildlife, vegetation and riparian habitats. This will serve as the basis for discussions and other concentrated studies leading to the Environmental Impact Report.

There are studies currently being conducted that may lead to the redetermination of the 100 year floodplain. The resulting changes could affect the allocation of land uses within the SPA and should be taken into account during the Specific Plan formulation process.

2. Feasibility Studies

Complete a Feasibility Study that identifies potential uses of the property and economic impacts to the County of San Diego, the property owners, 4S Ranch, the City of San Diego, and to areas adjacent to the SPA. This Feasibility Study shall include, but not be limited to, the following:

- a. population projections;
- b. absorption;
- c. economic and growth projections;
- d. regional/local needs;
- e. the feasibility/marketability of uses; and
- f. the overall impact of those uses;
- g. a number of different alternatives that may include the complete array of possible land uses;
- h. costs of infrastructural improvements for each alternative.

3. Specific Plan

A Specific Plan shall be prepared following the completion of the two studies mentioned above. This may involve acquiring the services of private planning consultants, however, all work shall be managed by County Planning staff in conjunction with landowners. The cost of preparing the Specific Plan shall be assumed by the property owners within the SPA through the establishment of the appropriate financing mechanism.

4. Citizen Participation

A high level of citizen participation will be pursued during the Specific Plan formulation process. All property owners within the general vicinity of the SPA will be informed regularly on the nature of the evolving plan. As previously mentioned, the Santa Fe Valley Working Group, comprised of property owners, surrounding community and environmental organizations, will have direct, ongoing participation in the formulation of the SPA. In addition, review and comment will also be solicited from all other concerned parties. Finally, the status of this project will be reported at regularly scheduled meetings of the San Dieguito Citizens Planning Group.

5. Facilities Financing Plan

A Facilities Financing Plan shall be prepared and approved prior to development addressing service needs, priorities, cost, required commitments, and cost impacts to the County, 4S Ranch and the City of San Diego.

6. Phasing

Ultimate development shall be phased with the ability to provide adequate public facilities and services. Also, the character of development shall be compatible with plans established for adjacent areas and jurisdictions. Applications for subdivisions will not be accepted by the County until the Feasibility Study has been completed and a development phasing process has been determined. Upon completion of these studies, subdivision plans can be submitted and processed concurrent with the Specific Plan.

7. Density Designator

The density designator for this SPA shall be (0.4) with the condition that the overall yield of the SPA shall not exceed that which would have been permitted, taking into consideration slope calculations, by those plan designations existing on the property prior to the adoption of this Specific Plan Area.

SANTA FE VALLEY WORKING GROUP
Participating Organizations

1. Santa Fe Valley Property Owners Association
2. San Diego County Parks and Recreation Department
3. San Dieguito Citizens Planning Group
4. Whispering Palms Community Council
5. Fairbanks Ranch Association
6. Rancho Santa Fe Association
7. League of Women Voters
8. Citizens Coordinate for Century III
9. Rancho Bernardo Planning Board
10. Sierra Club
11. San Dieguito Land Conservancy
12. State Coastal Conservancy
13. Friends of San Dieguito Valley
14. Rancho Hacienda Homeowners Association
15. Del Rayo Homeowners Association

El Apajo Specific Plan Area (0.33)

I. Goal

The general goal of this SPA is to provide a systematic method of implementing the San Diego County General Plan, the San Dieguito Community Plan and the San Dieguito River Plan for an area centered generally around El Apajo Road west of the Fairbanks Ranch SPA.

II. Objectives

A. Land Use Objective

Provide for land uses that are appropriate to an estate residential area and ensure that any adverse impact to the scenic qualities of the San Dieguito River Valley are minimized.

Policies

1. No uses shall be permitted within the floodway of the San Dieguito River as identified on the existing adopted floodplain maps.
2. Only open space uses such as agriculture or recreation shall be permitted within the portion of the 100 year floodplain that is outside of the floodway.
3. Property not located within the flowcourse of the 100 year floodplain or the floodway may be utilized for development with the following limitations:
 - a. Total acreage of the SPA is 181.33 acres. Under the existing plan these acres would yield 61 dwelling units. From this information the overall density designator can be calculated at (.33).
 - b. The 101.01 acres above the flood plain is uniformly zoned at 2 acres. Transferring density from out of the floodplain would result in a density in the developable area of one dwelling unit per 1.7 acres. In order to develop individual parcels at this density the developer must acquire development rights from property constrained from development by virtue of being within the flowcourse of the

100 year floodplain. Density transfers from property within the 100-year floodplain shall be calculated at 1 dwelling unit per eight (8) acres.

- c. Adequate commercial uses, both planned and developed, exist within the vicinity of the El Apajo SPA and further commercial uses should be discouraged.
- d. Estate residential or agricultural uses such as horse ranches are appropriate for this SPA. It should be noted that in the vicinity or within the boundaries of the SPA the following non-residential uses exist:
 - (1) Approved as part of the Fairbanks Ranch Specific Plan:
 - (a) Fairbanks Plaza-a 6 acre office/commercial shopping center;
 - (b) fire station;
 - (c) planned site for a public elementary school.
 - (2) Approved by Major Use Permit
 - (a) The Helen Woodward Animal Center;
 - (b) a private school with classes K-12;
 - (c) planned site for a church.

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

B. Recreation Objective

Encourage recreational uses that would be compatible with plans currently being formulated for the creation of a park associated with the San Dieguito River Valley.

Policies

1. Recreational uses that are in harmony with the rural, open space character of the area shall be permitted.

2. Low key, low environmental impact recreation activities, in keeping with the rural character of the area will be encouraged.
3. Prior to approval of an implementing specific plan the land northwest of the intersection of El Apajo and Via de Santa Fe shall be given consideration toward preservation as a park site.

C. Circulation Objective

Maintain traffic along El Apajo and Via de Santa Fe at levels acceptable for local needs.

Policies and Recommendations

1. San Dieguito Road shall remain as the only circulation element road providing access to this SPA.
2. Via de Santa Fe should remain as a non-circulation element, local road, from the intersection of El Apajo north to the intersection of Via de la Valle.
3. The unique configuration of the El Apajo/Via de Santa Fe intersection should be taken into account when reporting on impacts to the circulation system from development proposed in the vicinity.

D. Aesthetic Objective

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

Policies

1. All development should maintain a low profile and blend in with the existing landscape.
2. Maximum height for all structures within the SPA shall be 30 ft. and shall not exceed two stories.
3. Exterior colors should emphasize medium or light shades of earth tones.

4. Plantings of trees or large scrubs shall be used to screen buildings, but scenic views of the floodplain shall be kept free of vegetative screening.
5. Landscaping should emphasize drought-resistant, native species.
6. Any structure that utilizes equipment attached either on the roof or to the exterior walls shall be required to obscure such equipment from public view. The design of the screening and the materials used shall be architecturally compatible with the existing structure.
7. Generally, architecture shall utilize Ranch or Spanish styles.

E. Conservation Objective

Maintain areas within the 100-year floodplain in an open and natural state.

Policies

1. Maintain the floodway as a natural riparian ecosystem.
2. Maintain the land within the flowcourse of the 100 year floodplain in open space uses such as recreation or agriculture.
3. Development shall take place outside of the flowcourse of the 100 year floodplain.
4. Development shall be located so as not to impede scenic vistas.
5. Maintain the dark night sky which is an essential element contributing to the rural character of the area.
6. Lighting, especially for non-residential uses would have an impact upon the dark sky resource of this area. Therefore, non-residential uses should be limited; all uses should be required to subdue exterior lighting as much as possible; and any activities requiring night time hours of operation should be discouraged.
7. Lighting for tennis courts shall not be approved.
8. The Department of Public Works shall consider waiving

standards that require the installation of street lights.

F. Flood Control

Alleviate problems caused by flooding within the "sheetflow" area of the floodplain while maintaining the natural appearance of the landscape.

Policies

1. Formulate a "Master Drainage Plan" for the El Apajo SPA and the surrounding areas.
2. The Master Drainage Plan shall determine the following:
 - a. The height at which structures must be raised above the sheetflow area of the floodplain in order to keep them safe from inundation.
 - b. The cumulative impact upon the natural landscape when the area is built out with structures sited on elevated pads.
 - c. Mitigation measures necessary to prevent:
 - (1) Any significant adverse impact to the visual aesthetics of the El Apajo SPA;
 - (2) Inadequate drainage off of the sheetflow area and into the floodway; and
 - (3) Unsafe conditions created by the inundation of roads that access property within the SPA.
3. Create a County Service Area for the land within the boundaries of this SPA so that the costs of formulating the Master Drainage Plan can be shared by the property owners within the SPA.

Santa Fe Creek Specific Plan Area (0.23 du/ac)

This SPA contains approximately 194.1 acres and is located between the northern terminus of Via de las Flores and the southern terminus of Suerte del Este. It shares its southerly property boundary with Horizons Country Club and the Rancho Cielo SPA. The Rancho Cielo SPA is also located north and east of the property with a portion of Rancho Cielo's circulation system (Camino Arriba) planned within the southeasterly corner of the Santa Fe Creek SPA.

The project site is characterized by the northern reaches of a mesa top formation which broadens further south. Escondido Creek traverses the site in an east-west direction and provides a natural topographic break for the project. The landform flattens out north of Escondido Creek as intervening mesa tops encroach the northern limits of the project site. Steep slopes characterize the eastern portion of the site. The topography in this area becomes more gentle in the southeast portion of the site adjacent to Rancho Cielo.

This SPA shall be prepared in accordance with the following criteria:

A. General

The average density over the SPA shall not exceed 0.23 dwelling units per acre. This represents a maximum of 45 dwelling units over the total SPA.

B. Open Space

In order to maintain the natural features of Escondido Creek as a visual amenity and to promote its protection as a valuable wildlife resource, the Santa Fe Creek Specific Plan shall preserve the Escondido Creek floodway as well as adjacent environs in open space. No development or grading shall occur in dedicated open space areas.

C. Alternative SA 680 Alignment

The Melrose Alternative B for a future alignment of a Circulation Element road, SA 680, traverses the Santa Fe Creek SPA. No discretionary or administrative actions shall preclude this potential alignment until such time as the Board of Supervisors adopts a Final Resolution approving the ultimate alignment for SA 680.

3. HOUSING

GOAL

ENSURE THAT ADEQUATE HOUSING OPPORTUNITIES ARE PROVIDED FOR ALL RESIDENTS OF THE PLAN AREA.

FINDINGS

Housing types within a community are reflective of the socio-economic make-up of its residents, and the historic context in which the community first developed. The San Dieguito Plan Area is primarily a? Estate Development Area (EDA) containing one of the highest average incomes of any area in San Diego County.

The State of California requires local governments to formulate housing programs that will attain decent housing and a suitable living environment for every California family. The County of San Diego has recently (1986) adopted a Housing Element of the General Plan that meets the State requirements. A primary feature of the County Housing Element is establishing a "fair share" contribution to the low income housing supply. The term fair share refers to the number of lower income households that the County should assist in order to meet its allocation of the current and projected housing needs of lower income households as determined by SANDAG. The fair share concept was created to assist local governments in responding to State and Federal housing requirements and to ensure an equitable distribution of responsibility for low income housing throughout the regions.

Prior to the incorporations of Encinitas and Solana Beach SANDAG had established a five-year fair share goal of 680 low-income dwelling units for the San Dieguito Community Plan Area. Following the incorporations the required units were distributed as follows:

<u>JURISDICTION</u>	<u>5 YEAR FAIR SHARE DUs</u>
Encinitas	435
Solana Beach	118
San Diego (unincorporated)	<u>127</u>
TOTAL:	680

The new five-year goal for San Dieguito now stands at 127. The yearly objective is 25.4 dwelling units.

Opportunities to provide low income housing generally present themselves within Current Urban Development Areas (CUDA). Most of the San Dieguito area is within an EDA. There are three CUDA in San Dieguito: one is the village of Rancho Santa Fe, another, known as Sun Valley, is located between the eastern boundary of Solana Beach and the Rancho Santa Fe Covenant Boundary; and the last is part of the, as yet, undeveloped 4S Ranch Specific Plan located in the eastern portion of the Plan Area adjacent to Rancho Bernardo. The village of Rancho Santa Fe and the Sun Valley area are established, largely built-out neighborhoods that offer little or no opportunity for low income multi-family housing. However, the adopted Specific Plan for 4S Ranch includes:

- 30 acres zoned at a density of 15 du/acre;
- 27 acres zoned at a density of 20 du/acre.

These two areas are expected to yield 800 multi-family units. Development in these areas, then, should be targeted for some portion of the San Dieguito Community Plan fair share low income housing goal. The primary programs established to achieve this are Board of Supervisors Policy I-75: Inclusionary Housing Policy; and I-79: Housing Affordable to Elderly Households. In addition to the 57 acres mentioned above, 4S Ranch also has set aside 170 acres within the CUDA for "Future Planning" and perhaps this area could provide another fair share housing opportunity.

The generally high income level of San Dieguito, as well as the estate settlement pattern, should be expected to continue as the Plan Area proceeds toward ultimate buildout. While single family detached dwelling units in San Dieguito are not likely to be affordable, some low-income housing opportunities exist with:

- accessory dwelling units;
- domestic worker quarters; and
- farm labor housing.

This Community Plan Update (1987) has not determined the number of existing units noted above, nor will it discuss their significance in meeting the demand for low income housing. However, preliminary surveys seem to indicate that such housing may be substantial in the Plan Area and ought to be addressed in future housing studies for this area. Aside from meeting the fair share goal the Housing Element assigns other tasks that should be completed during the course of the periodic Community Plan Updates. These are discussed below:

Policy 13: Emergency Shelters for the Homeless

There are currently no sites for such uses within the Plan Area. Public agencies, generally, concentrate their efforts in the urban areas, however, some religious

groups or other non-profit organizations provide such services in the rural areas. This last instance would seem to be the most likely avenue for the San Dieguito Community to take in contributing to the alleviation of this serious social problem.

Policy 21: Mixed Uses in Commercial Zones

Opportunities to provide housing as either a primary or secondary use are available in zones with C31, C32, C34, or C36 Use Regulations. In the short term, there are two opportunities for implementing this policy: One is during the development of the 4S Ranch Specific Plan which has 20 acres zoned with C34-General Commercial/Residential-Use Regulations; and the other would be with the 28 acres designated as Neighborhood Commercial approved as part of the Rancho Cielo Specific Plan.

Policy 25: Infill Development

There are currently no viable opportunities to implement this policy within the San Dieguito Plan Area.

POLICIES AND RECOMMENDATIONS

1. All new multi-family residential development shall be considered for its potential in meeting the fair share low-income housing goals of the San Dieguito Plan Area. [R]
2. Determine the significance of accessory dwelling units, domestic workers quarters; and farm labor housing in meeting the demand for low-income housing in the Plan Area. [I]
3. Encourage non-profit organizations to provide emergency shelters for the homeless. [GEN]
4. To promote low-income housing opportunities, provide the following incentives for mixed uses in Commercial zones: [R,I]
 - a. Permit reduced off-street parking requirements where there are mixed uses. Requirements will be based on:
 1. The type of commercial tenant;
 2. The size of commercial establishments;
 3. the type of residential tenant (elderly, family, handicapped);
 4. the number of residential units;
 5. the availability of public transit.

- b. Expedite permit processing.
- 5. Establish criteria for mixed uses (design, scale, location, density). [I]
- 6. Consider mixed uses for all existing commercial zones in the Plan Area. [R]
- 7. Encourage mixed uses as part of the implementation of the Rancho Cielo, 4S Ranch and Santa Fe Valley Specific Plans. [SP,R]
- 8. Provide a variety and choice of housing in all economic ranges throughout the community. [P]

4. CIRCULATION

GOAL

IMPLEMENT A TRANSPORTATION SYSTEM THAT IS BALANCED AND DESIGNED TO ACCOMMODATE A DIVERSITY OF MODES. AUTOMOBILE, BICYCLE, EQUESTRIAN, PEDESTRIAN AND MASS TRANSIT NETWORKS SHOULD BE INCLUDED WITHIN THE TOTAL SYSTEM. IT SHALL BE CONSTRUCTED TO INCLUDE THE CONVENIENT MOVEMENT OF PEOPLE, GOODS AND SERVICES WITHIN THE PLAN AREA, WHILE MINIMIZING ANY IMPACTS THAT WOULD DETRACT FROM THE NATURAL BEAUTY OF THE AREA AND THE QUALITY OF LIFE OF ITS CITIZENS.

FINDINGS

The Circulation Element of the County General Plan depicts corridors for public mobility and access which are planned to meet the needs of the existing and anticipated population of San Diego County.

The classifications shown on the Circulation Element Map identify corridor widths to be protected. Without planning protection the community would be severely hampered in its ability to provide adequate transportation facilities.

- It is the intent of the Circulation Element to preserve a corridor free from 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 supercede any proposal of any Community, Subregional, or Development Plan.

Objectives of the Circulation 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.

The corridors shown on Circulation Element Maps are grouped into classes according to the character of service they are intended to provide. It is important to recognize that individual corridors do not serve travel independently of the

network. Rather, most travel involves movement through the network. The classifications shown on this Plan are intended to define the nature of the travel and service that a particular corridor provides.

It is recognized that it is not humanly possible to anticipate all situations that may arise and to prescribe classifications and standards applicable to every situation but it is anticipated that the classifications and standards will be applicable to a vast majority of cases. From time to time, however the Board of Supervisors may allow exceptions where the application of classifications and standards to a specific situation results in unusual and unreasonable hardship and when it is not detrimental to the public interest that an exception be made.

The character of established communities can be significantly impacted by road construction. The developed areas of San Dieguito are mostly estate residential in character with many areas remaining rural. The Community Plan currently provides only for more of the same type of use. The original plan for the community of Rancho Santa Fe specifically provided narrow, meandering roads and most of the areas surrounding Rancho Santa Fe have developed in much the same manner. Any attempt to significantly alter the existing road system through the developed areas of San Dieguito would have a detrimental impact upon the character of the area.

Protecting areas like San Dieguito from traffic impacts is difficult because there are few east-west circulation routes within the subregion that connect the urbanized coastal communities with the equally urbanized inland areas along the I-15 corridor. Some relief may come as planned freeways and prime arterials are completed in the City of San Diego to the south, and when the circulation system in Carlsbad, San Marcos and Vista are upgraded.

A Circulation Study was conducted as part of the 1987 update of the San Dieguito Community Plan. The study primarily tested the compatibility between the adopted Circulation Element and the buildout of the adopted Community Plan. The study area included the newly incorporated cities of Encinitas and Solana Beach. Land use data for these newly incorporated areas was taken from the last San Dieguito Community Plan adopted prior to incorporation.

Information derived from this study will be utilized to formulate policies and recommendations that will attempt to mitigate any incompatibilities between the Circulation Element and the adopted land use plan.

Some roads through San Dieguito are quite unique and it is important to identify them for their scenic or aesthetic characteristics. Often these roads are subject to plans for widening. It is intended, however, that the following roads remain as they are because the scenic qualities they possess are an important element

contributing to the rural character of San Dieguito. Lake Drive, as it moves through Del Dios; Questhaven Road, as it travels south through the Questhaven Retreat towards the intersection with Harmony Grove Road; and Sun Valley Road, as it travels south from Highland Road towards Via de la Valle are a few of the many notable examples.

Trash trucks utilize the Harmony Grove/Elfin Forest route to access the San Marcos Landfill from the east (Escondido) and the noise which they produce is a significant nuisance that detracts from the rural character of the area. Also, this unusual amount of truck traffic increases the danger on this road for drivers and pedestrians.

POLICIES AND RECOMMENDATIONS

1. Minimize access to prime arterials to encourage their use as throughways. [R,DPW]
2. If feasible, locate major roads and prime arterials where they will by-pass rather than divide both existing residential and planned residential neighborhoods. [T,DPW]
3. Minimize private driveway access onto both major and residential collector roads by strictly adhering to the County access policy as outlined in the Public Road Standards. [DPW]
4. Road design shall reflect the unique needs of the planning area. Turn radii shall be such that equestrian rigs can be safely accommodated. Also, conflicting traffic movements, such as uncontrolled access and frequent stops should be minimized. [DPW]
5. Road alignment shall minimize the necessity of altering the landscape by following the contours of the existing, natural topography thus enhancing scenic areas. [T,DPW]
6. Encourage roadside and median landscaping. [GEN]
7. Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way. [DPW]
8. Establish a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned. [P,DPW]
9. Require that each land use has adequate off-street parking. [R]

10. Classification of Circulation Element Roads should reflect the low intensity land uses adopted in the San Dieguito Community Plan. [T,DPW]
11. Formulate a Financing Plan to insure that the adopted transportation system will be implemented in a timely and orderly manner. [P,T]
12. Signs identifying future alignments of Circulation Element roads shall be placed at conspicuous locations. [DPW]
13. Significant natural vegetation should be transplanted from the area of road construction rather than destroyed. [R,DPW]
14. Road alignments should avoid stream beds such as La Zanja Canyon and Lusardi Creek. [T,DPW]
15. Major roads serving high density areas - such as: North City West, Rancho Bernardo, or La Jolla Valley - should be planned so that they are built within those areas. Planned alignments shall not cross over into low density County land. [T,DPW]
16. Implement the following standards for the "community design area" of the San Dieguito Road right-of-way pursuant to Board of Supervisors Policy J-36 - Policy and Procedures for Preparation of Community Right-of-Way Development Standards: [T]
 - a. Lush landscaping to screen houses;
 - b. Trees planted at regular intervals with less extensive landscaping where significant viewsheds of the San Dieguito River Valley exist;
 - c. One side of the road shall have an equestrian trail;
 - d. The other side of the road shall have a foot path with rustic benches placed at convenient intervals;
 - e. No sidewalks;
 - f. Provide a bike lane within the "vehicle area";
 - h. Preserve the dark night sky by placing street lighting only at intersections; and

- i. Request the City of San Diego to utilize standards similar to those listed above for the portions of San Dieguito Road within their jurisdictions.
17. Traffic impacts within the community of Del Dios shall be carefully considered when reviewing proposals for new recreational uses associated with Lake Hodges. [R,T,DPW]
18. Retain the narrow rural character of the San Dieguito roads. [DPW]
19. Consider adopting the Circulation Element Route through Elfin Forest as a Scenic Highway Corridor and place those properties within the scenic viewshed of this route under an (S) Scenic, Special Area Designator. [P]
20. Urban-type street improvements such as gutters, curbs, and sidewalks and extensive street lighting should not be installed because they would detract from the existing, highly desired rural appearance of San Dieguito. [R,DPW]
21. Questhaven Road from the intersection of Elfin Forest Road to the San Marcos City limits, passes through an oak forest that is a significant aesthetic resource which should be preserved as it is now. [T,R,DPW]
22. Large trucks should be restricted from utilizing the circulation route through Elfin Forest unless their destination is located within the Plan Area. [T,DPW]
23. Remove "Truck Route" signs on Questhaven Road, east of the Landfill site and on Harmony Grove Road near Escondido. [DPW]
24. Consider truck tonnage restrictions along Harmony Grove Road and Elfin Forest Road. [DPW]
25. Require that the road system function at a service level no higher than the level "C" at peak hours as development occurs. [T,DPW]
26. If significant changes to the land use plans of any adjacent jurisdictions are adopted or if new major development occurs within or in the vicinity of the San Dieguito Plan Area prior to the next update, then a comprehensive re-evaluation of the Circulation Element should be undertaken, Policy I-63 notwithstanding. [P,T,DPW]
27. Mandate that the adopted Circulation System be in balance with the adopted land use plan. [T,DPW]

5. PUBLIC SAFETY, SERVICES AND FACILITIES

Introduction

Local governments have a responsibility to provide certain public services and facilities in order to ensure the health and well being of their community's residents. Public services and facilities provided for the San Dieguito Community Plan Area include, sewer and water facilities, police and fire protection, schools, libraries and utilities.

Increasingly, communities are becoming conscious of the cost of providing these public facilities and of the tremendous impact on them when rapid, intensive development begins to take place in the community. It was thought at one time that growth automatically added to tax revenues, and hence benefitted the community in which it took place by reducing the tax burden on existing residents. New development in rapidly growing areas is not necessarily beneficial to existing residents. More sophisticated communities are now specifying that new development pay its proper share of the additionally required public services. As a result special fees are levied for support of schools and parks. It is the objective of the community both to provide the necessary facilities as they are required and to ensure that the proper share of their costs is paid by the new development. This requires careful monitoring throughout the implementation phase of the Plan.

Site and building standards for public facilities, and the extension of utilities, should be based upon the distribution and density of population and the use category of the land to be served. Natural and scenic sites in particular should be developed for public purposes in harmony with surrounding private uses.

SAFETY GOAL

MINIMIZE THOSE ELEMENTS WITHIN THE NATURAL, BUILT AND SOCIAL ENVIRONMENT WHICH POSE A CLEAR AND SIGNIFICANT THREAT TO LIFE OR PROPERTY.

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.

Many specific safety concerns are addressed in the Seismic Safety, Conservation and Land Use chapters of this Community Plan. The primary purpose of this section is to determine the levels of law enforcement and fire protection services needed within the Plan Area.

Police

The Sheriff's Department provides rural police protection in most of the San Dieguito Plan Area through Master Beat 22. Coverage comes from the Encinitas substation on El Camino Real and partial coverage from the Vista and Poway substations. There is no quick and direct access to the majority of the area from Beat 22.

The Del Dios area receives service in varying degrees from the County Sheriff, Highway Patrol, and San Diego Police Department. Response times in the area are substandard, and confusion exists among the agencies protecting the area, about specific responsibility. The City of Escondido does not currently provide police protection service to the area, but would consider servicing the Del Dios Subarea. If Escondido were to serve the area, it would need additional personnel and equipment.

Because the area south of the San Dieguito River within the 4S Ranch and the Santa Fe Valley SPAs is largely undeveloped it is not currently patrolled. However, service will be needed and shall be provided as development takes place.

Many of the estate developments within the San Dieguito Plan Area are guarded by security gates, and Rancho Santa Fe employs its own security patrol and primarily utilizes visibility and presence as a deterrent to crime. There is a growing desire for increased police protection in Rancho Santa Fe and throughout the plan area.

Fire Protection

Fire protection is provided within the developed portions of the Plan Area by the Rancho Santa Fe Fire Protection District (RSFFPD). There are two existing stations currently within the Plan Area. One is within the village of Rancho Santa Fe. The other is adjacent to the Fairbanks Ranch Specific Plan Area (SPA). Two other stations are also planned. One in the Rancho Cielo SPA and the other as part of the 4S SPA.

The Del Dios Volunteer Fire Department provides supplemental service to the RSFFPD in the Del Dios and Mt. Israel areas.

The Elfin Forest area receives exceptional fire protection service by the Elfin Forest Volunteer Fire Department.

The State Department of Forestry protection from wildfires in those areas not within a specific district.

Mutual aid agreements for fire protection have been formed by 4S Ranch with Rincon Del Diablo Fire District and the cities of Escondido and San Diego.

POLICIES AND RECOMMENDATIONS

1. Provide an adequate level of law enforcement and maintain effective cooperation and communication between the community and law enforcement agencies. [GEN]
2. Provide high levels of health care, ambulance service and fire protection. [GEN]

SERVICES GOAL

PROVIDE THOSE PUBLIC SERVICES NECESSARY TO ADEQUATELY PROTECT AND MAINTAIN THE CHARACTER AND LIFESTYLE OF THE PLAN AREA.

FINDINGS

Rancho Santa Fe Library, part of the countywide Serra Regional Library System, is the only public library in the Plan Area. It has over 30,000 books and periodicals. The Library Guild of Rancho Santa Fe contributes substantially to the operation of the library through its membership dues and fund raising events. The Guild owns the library building and grounds, and provides funding for staff to supplement County Library employees.

POLICIES AND RECOMMENDATIONS

1. Include the community plan group into all levels of review of the public service delivery process. [F]
2. Investigate the need for additional library services within the plan area. [F]
3. Ensure proper location, adequate size and minimize costs by acquiring public facility sites in advance of need. [GEN]

EDUCATIONAL GOAL

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

FINDINGS

School districts serving the San Dieguito Community Plan Area are experiencing increases in enrollments. Any new dwelling units in the plan area are anticipated to generate a certain amount of new students. All of the districts are currently at or exceeding their capacity. Under the terms of a recent series of Senate Bills (327 and 2068), school districts rather than the Board of Supervisors are authorized to levy fees against development projects to fund new school facilities. This allows for the expanded use of funds for long term improvements designed to relieve overcrowded conditions. The ability to levy fees will remain in effect indefinitely and subject to annual review by an urgency resolution through the Board of Education.

POLICIES AND RECOMMENDATIONS

1. Locate and maintain schools in areas free of disturbing factors such as heavy traffic flow or incompatible land uses. [P,F]
2. Develop schools in conjunction with neighborhood and community recreation facilities. [P,F]
3. Locate and maintain all elementary schools in areas which will permit safe and direct access for a maximum number of pupils. [P,F]
4. Locate upper grade schools so that they are generally accessible to major streets. [P,F]
5. Ensure the appropriate location and size of schools through the early acquisition of new sites. [F]
6. Coordinate school facility planning with residential development to ensure that school facilities will be available to accommodate the increase in enrollment without overcrowding. [F]

FACILITIES GOAL

PROVIDE THOSE PUBLIC FACILITIES THAT ARE APPROPRIATE FOR THE EXISTING CHARACTER OF THE COMMUNITY.

FINDINGS

Water

Two water and irrigation districts provide major service within the San Dieguito Community Plan Area. These districts include, Olivenhain Municipal Water District, and Santa Fe Irrigation District. Two other water districts, Rincon del Diablo Municipal Water District, and San Marcos Co. Water District provide service to some small peripheral areas of San Dieguito. Costa Real Municipal Water District has a mutual aid agreement with Olivenhain Municipal Water District.

The Olivenhain Water District is currently well below capacity. Sixty to ninety percent of new facilities and improvements to existing facilities, are built as conditions for approval of new developments. Elfin Forest is provided service by the Olivenhain Water District.

Construction should begin in Fall of 1987, on the Paint Mountain project, a 10 million gallon facility and the R Unit pipeline involving 5,000 feet of transmission line. Cost of the project is expected to be 5 million dollars. The Mount Israel project, includes plans for a dam and lake facility. It is seven to ten years away from start of construction.

Questhaven Municipal Water District serves only the Questhaven Retreat. Service is adequate.

The Santa Fe Irrigation District serves the Rancho Santa Fe area. The land use in this district is primarily residential, however, there is some agriculture for which the water is used. Currently, the facilities and service in the District are adequate.

Water is supplied to Del Dios by the Del Dios Mutual Water Company. Individual water user/property owners are required to own shares in the Company. The water company obtains water from its own wells located in Del Dios.

The Ecke Holdings are within the "Spheres" of the Leucadia Country Water District and the Encinitas Sanitation District.

Sewer

There are currently four sanitation districts providing service to the plan area. They are: Fairbanks Ranch Sanitation District, Rancho Cielo Sanitation District, Whispering Palms Sanitation District, and Rancho Santa Fe Community Service District (CSD). Pending voter approval in November 1987, Whispering Palms Sanitation District will be merged with County Service Area #1; an enlarged Community Service District will thus be created. All the sewer districts in the San Dieguito Plan Area are below the capacity for service. Provisions for waste water treatment are usually included in Specific Plan Areas, such as 4-S Ranch and Whispering Palms, as a condition for approval.

Whispering Palms has recently expanded its capacity. The Rancho Santa Fe Community Services District is currently planning to expand its capacity. A portion of the CSD is organized into sewer improvement districts. However, only a portion of the Ranch has sewer service. The CSD also contributes to the maintenance of landscaping in road rights-of-way.

Del Dios, Mt. Israel, and Elfin Forest are all without sewer service. Existing developments use septic tanks.

Solid Waste Disposal

There are no solid waste disposal facilities currently located within the planning area. The City of San Marcos operates a landfill off of Questhaven Road in close proximity to the community of Elfin Forest. The operation of this landfill is of concern to the residents in the northern portion of the Plan Area because of the impacts from the existing facility and the potential impacts from a trash-to-energy facility planned by the City of San Marcos for this same location. The placing of such a facility within this estate residential community may detract significantly from the rural character of the area. Noise, odors and extraordinary truck traffic are all potential long term problems that the residents of Elfin Forest may face if the trash-to-energy facility is approved. Secondary impacts may also result from land use changes in response to externalities created at the solid waste disposal site.

Utilities

The San Diego Gas and Electric Company has participated in the San Dieguito Plan from its inception. As a result, the company has been able to coordinate its planning to respond to citizens' needs. Indications are that the company is engaged in advanced planning to ensure that electrical capacity is available for the growth which is expected to occur in the San Dieguito Planning Area during the life of the plan.

Current methods of supplying electrical power require overhead transmission lines. Recent use of steel plates in certain areas in lieu of lattice towers on high voltage lines has demonstrated San Diego Gas and Electric Company's concern for the environment and aesthetics. Many of the transmission corridors are owned in fee, while others are restricted use easements. The San Diego Gas and Electric Company will permit compatible secondary use of fee holdings after proper agreements have been reached concerning viability and other related matters. In the instance of easements, permission must be obtained from underlying fee owners for such use.

It is felt that, with the exception of possible future mains, gas service can be extended to all other areas of San Dieguito by adding to the distribution system, such extensions to be made generally along public streets, utilizing existing franchise rights or within existing transmission corridors.

POLICIES AND RECOMMENDATIONS

1. Public agencies shall adequately landscape all of their facilities. [R]
2. Locate specific public utility sites and networks and indicate the level and quality of services which should be provided within San Dieguito. [P]
3. Relate sewage transport systems to natural drainage basins rather than to political boundaries. [DPW,F]
4. Underground all new power distribution and communication lines where feasible. [DPW]
5. Consider the undergrounding of existing utility lines, especially in conjunction with street improvement programs. [R,DPW]
6. Keep scenic areas free from all overhead utility lines where feasible.
7. New development shall be guided into areas now served by water, sewer, roads and other services. [P,R]
8. Ensure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment. [GEN]
9. Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, creation of recreational lakes, and the use of natural channels for transporting water. [DPW,R]
10. Extension of sewer service shall be limited to those areas designated for urban uses on the community plan. [DPW,R]

6. CONSERVATION

GENERAL GOAL

PROVIDE A DESIRABLE, HEALTHFUL, AND COMFORTABLE ENVIRONMENT FOR LIVING WHILE PRESERVING SAN DIEGUITO'S UNIQUE NATURAL RESOURCES.

FINDINGS

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

San Dieguito possesses landforms of tremendous scenic beauty which, in their natural state, provide habitat for a rich variety of plants and animals. While scenic, open, natural lands remain abundant in San Dieguito there is pressure to develop these areas within the near future. The location of RCAs and the significant resources associated with them are listed below.

1. Batiquitos Lagoon - A portion of this RCA remains within the San Dieguito Plan Area and is located within the Ecke property at the southernmost point of Green Valley west of El Camino Real. This remains an important part of the open space and drainage system that feeds into the Batiquitos Lagoon.
2. San Elijo Lagoon - San Dieguito Park Area - this area is of statewide significance as a natural area for populations of the following wildlife species:
 - a. "Endangered" species are as follows:
 - i Least Tern; and
 - ii Beldings Savannah Sparrow.
 - b. A "declining" species is the snowy plover.

This area also contains the following plant species:

- a. "Endangered" plants are as follows:
 - i San Diego Thornmint (Acanthomintha ilicifolia); and
 - ii Coast Barrel Cactus (Ferocactus Viridescens).
- b. "Rare" plants are as follows:
 - i Coast White lilac;

- ii Cleveland sage;
- iii Chocolate lilies (Fritillaria biflora); and
- iv Coast Spice brush

Scenic sandstone bluffs also form a significant feature of this area.

3. Escondido Creek (Lower Portion) -- This area contains:
 - a. A unique riparian woodland situated along this perennial stream where it passes through the Escondido Creek Canyon.
 - b. The "endangered" Del Mar Manzanita.
 - c. The "threatened" Sticky Stonecrop (Ducleya viscida).
 - d. The "rare" Sea dahlia (Coreopsis Maritima), Adolphina californica, Coast White lilac and Coast spice bush.
 - e. undisturbed mixed chaparral on the north facing slopes.
 - f. A population of deer.
4. North Fork of Escondido Creek -- This area has been designed to include an oak woodland situated at the bottom of the canyon and the surrounding mixed chaparral located on the steep north slopes which provide an important natural wildlife habitat.
5. Escondido Creek -- Harmony Grove Road -- This area includes Riparian and Oak woodlands situated along the bottom of a canyon and surrounded by mixed chaparral which, as mentioned before, provides an important natural wildlife habitat. In addition, there are unusually large populations of the "rare" Coast white lilac.
6. Lusardi Canyon -- San Dieguito River -- This area has been designed to protect the small perennial stream in Lusardi Canyon which contains the following unique Geologic Features:
 - a. A petrified forest with logs in place;
 - b. Exposures of prebatholithic volcanics;
 - c. Sedimentary rocks containing leaf imprints;
 - d. Probably the County's best location of prebatholithic folded slates-steep dips and primary structures;
 - e. The Lusardi formation consisting of a conglomerate unit which is characteristic of North San Diego County; and

- f. Localities indicating the age of Santiago Peak volcanics such as; belemnoids, flame structures, flute casters and graded bedding.

How these RCA mentions above will be protected varies depending upon the conservation objectives of each identified resource and may include the following:

- Public acquisition;
- establishment of open space easements;
- application of special land use controls such as cluster zoning large lot zoning, scenic or natural resource preservation overlay zones; or
- incorporation of design considerations into subdivision maps or special use permits.

POLICIES AND RECOMMENDATIONS

1. Utilize types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding and serve hillside cutting and scarring. [P,R]
2. Ensure that land adjacent to recreation areas, natural preserves, and agricultural areas has the appropriate, compatible land use designation. [P]
3. Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape. [P]

WATER GOAL

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

FINDINGS

Most of the San Dieguito Community Plan Area is within the County Water Authority and therefore, eligible to receive imported water delivery service. Most of this water currently comes from the Colorado River. San Diego County could experience serious water shortages in dry periods after 1990, when Arizona is expected to divert maximum levels of its Colorado River entitlement. Any future development should take this situation into account. The solution to this problem may be more local reservoirs. One new reservoir is already planned for the Mt. Israel area by the Olivenhain Water District. Other methods of dealing with potential water supply shortfalls are wastewater reclamation and the utilization of drought tolerant landscaping.

FLOODPLAINS AND WATERCOURSES GOAL

PROVIDE PROTECTION FROM LOSS OF LIFE AND PROPERTY FROM FLOODING WHILE PRESERVING ALL FLOODPLAINS AND WATERCOURSES IN THEIR NATURAL STATE.

FINDINGS

Many significant floodplains and watercourses exist throughout the San Dieguito Community Plan Area. The San Dieguito River, Escondido Creek, Encinitas Creek, Lusardi Creek and La Orilla are the main drainage conduits within the plan area. All the watercourses mentioned above have 100-year floodplains mapped and adopted over all or part of their lengths. In addition, a portion of the San Dieguito River floodplain is subject to sheetflow specifically in the area of El Apajo Road near Fairbanks Ranch.

The location of Encinitas Creek within the Plan Area passes along the eastern boundary of the "Ecke Island". Development is prohibited within the floodway and any utilization of land next to El Camino Real would require the installation of a flood control system. Encinitas Creek flows into Batiquitos Lagoon through Green Valley and it is subject to urban runoff from developed areas to the south in the city of Encinitas.

Escondido Creek is the primary watercourse through Elfin Forest. It is lined with abundant riparian vegetation and numerous oak trees. This creek can be hazardous when it floods as in 1978 when a "40-year flood" caused the destruction of the dam and lake in the "Vacation Ranch".

The water quality of the creek is subject to degradation from a number of sources. First, urban runoff upstream in Escondido washes oil and other material from the streets into the creek. The dairy farms add to this with runoff from manure heaps. Finally, inadequate sewage treatment and failed septic tanks have, in the past, raised levels of bacteria making the water unhealthy for human and wildlife consumption.

The upstream drainage area for La Orilla is through the Rancho Santa Fe Country Club. It passes through the community and empties into San Elijo Lagoon.

The San Dieguito River is the primary watercourse through the San Dieguito Plan Area. It stretches from Lake Hodges Dam on the east to the Pacific Ocean. The river valley is largely undeveloped and it has been described as the last river valley left in San Diego County that has retained its open character. Urban development currently taking place on the west and south threatened to encroach upon this openness and it is important to have an effective program for strictly regulating development.

Maintaining a sense of spaciousness is a key objective of the San Dieguito Community Plan and this can be achieved in large part by restricting development within floodplains. Certain types of uses that would be supportive of the rural lifestyle of the area are appropriate such as: stables, equestrian facilities, agriculture or recreational uses.

The San Dieguito River floodplain is a highly significant regional open space resource. It has the potential for providing a greenbelt separation between what might be considered the southern portion of San Diego County and North County. Also, such a linear geographic feature provides a unique opportunity for linking parks and other recreational facilities.

The abundance of developable land in San Diego County makes development within any river valley a waste of valuable resources. River valleys offer excellent opportunities for scenic and recreational uses. They contain significant habitat for riparian vegetation and wildlife, and there is always a potential threat to life and property in the case of a severe flood. For these and other reasons it would be unnecessary and unwise to plan for development within a floodplain.

To date development proposals for the San Dieguito River have included high-intensity commercial uses, excavated flood control channels and urban development. Developments such as the Flower Hill Shopping Center, Whispering Palms, and the Del Mar Racetrack have already impacted the natural aesthetics of the river system.

The sheetflow area around El Apajo Road has been described in the San Dieguito River Plan as a "planning anomaly". Most land located within a floodplain, of which a sheetflow area is a part, is given a (24) Impact Sensitive Plan Designation and zoned for a density of one dwelling unit per 8 acres. However, the El Apajo sheetflow area has the same density as land located above the floodplain in Fairbanks Ranch even though it is treated the same by the Department of Public Works as land located within the 100-year floodplain. The structures that have been built in this sheetflow area have been required to be raised on pads as much as three or four feet above the existing grade.

Any development taking place within this sheetflow area is of great concern to the residents of the surrounding community because of the potential impacts to floodwater flow and the visual impact of having to elevate all structures in this area. The San Dieguito River plan prescribes 8 acre minimum lot sizes for the land subject to sheetflow. Planning staff is recommending that development, within the floodplain in the vicinity of El Apajo Road including the sheetflow area, take place under a specific plan which would deal with the potential flood hazard in a comprehensive manner, exhibiting a sensitivity to the natural scenic attributes of

the San Dieguito River.

This Community Plan Update (1987) will not consider the results of a study currently being conducted by the Federal Emergency Management Agency (FEMA) which may propose changes to adopted 100-year floodplain boundaries. However, if any significant changes are adopted this plan should be amended.

POLICIES AND RECOMMENDATIONS

1. Provide for adequate setbacks from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment. [R]
2. Formulate a program for improving the water quality of Escondido Creek. [P]
3. Request that the City of Escondido require all new significant development to address the impact to Escondido Creek from polluted urban runoff. [P]
4. Determine the disposition of the "downstream mitigation fund" established by the City of Escondido to "unpollute" Escondido Creek and to help repair damage from flooding caused by the cementing of upstream creek beds; or, if this has not been done, request the Board of Supervisors to work with the City of Escondido to have such a program established. [P]
5. Require development within the floodplain of the San Dieguito River in the vicinity of El Apajo Road, including the sheet flow area, to submit a specific plan that implements the "master drainage plan" established by policies adopted in the land use section of this plan. [R,DPW]
6. Utilize the linear geographic qualities provided by floodplains as locales for greenbelts, open space corridors, community footpaths and park land. [R,DPR]
7. Prevent any alteration of the natural riparian habitat within the areas designated (24) Impact Sensitive located along Escondido Creek, Encinitas Creek and the San Dieguito River. [R,DPW]
8. Retain all watercourses in their natural state and prohibit all structures including fences within the floodway. [P,DPW]
9. If new 100-year floodplain lines are adopted as a result of the FEMA study, the Community Plan shall be amended to show any new floodplain area as being within a (24) Impact Sensitive Plan Designation, and zoning should be

changed to be consistent with the zoning for other similarly designated land within the San Dieguito Plan Area. [P]

NATURAL HABITAT PROTECTION GOAL

PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE WITHIN THE SAN DIEGUITO PLAN AREA

FINDINGS

Vegetative and Wildlife Habitat

Coastal Mixed Chaparral and Coastal Sage Scrub, thriving on hilly terrain and steep slopes, are significant elements contributing to the unique natural character of the San Dieguito Community Planning Area. These provide vegetative habitat for a variety of indigenous animal species and the Conservation Element of the County General Plan has designated as Resource Conservation Areas (RCA) locations within the San Dieguito Planning Area that have these habitat present. These habitats are generally found on the north facing slopes adjacent to Escondido Creek and its tributaries which extend throughout Rancho Cielo and Elfin Forest, as well as the slopes south of the San Dieguito River.

The Conservation Element of the General Plan provides for a number of implementation actions which would be appropriate in preserving these natural habitat resources. One of these actions involves zoning controls which require the preparation of specific design criteria that would help protect the habitat.

Riparian locales are also significant because they are habitat for migratory wildlife, and resident song birds and birds of prey. In addition, these areas provide for migration corridors critical for maintaining the viability of the natural wildlife community.

Del Dios

Del Dios contains a wide range of habitats that support several interesting species of birds. Such habitats include chamise chaparral, coastal sage scrub, oak and riparian woodlands, and fresh-water marsh. Because of the diversity of this habitat, both resident and migratory birds frequent the plan area and provide a valuable natural resource for nature walks, educational use, and bird watching.

Raptors, or birds of prey, comprise the more conspicuous forms of land birds. A total of 11 species of raptors have been sighted during the Christmas bird counts of 1980-85. The Red-shoulder Hawk, Red-tail Hawk, and American Kestrel are the most common species occurring in the vicinity. During the count of 1982, one

Bald Eagle was observed wading in waters on the northeast shore. Golden Eagles and Osprey are few, but have been sighted on both the east and west shoreline. All birds of prey are protected under California State Law.

One bird species occurring within the plan area has been designated as endangered by the State of California. The Least Bell's Vireo, a small perching warbler-like bird, breeds in the southern coastal areas of the State. It frequents streamside riparian woodland and wooded canyons and ravines. This bird has been sighted in Kit Carson Park, the Pines (adjacent to Lake Hodges, east of I-15), and within the proposed Rancho Bernardo golf course property at the southeastern shore of the lake. It is currently absent from Felicita Creek and other major tributary systems of the Lake. At present, the Federal endangered status for this species has been delayed pending further research.

The Olivenhain Water District proposes a dam in the Mt. Israel area that may require a borrow pit to be established along the north shore of Lake Hodges. Adverse impacts to wildlife, natural vegetation, archaeological sites and land formations from such a use are of great concern to the residents of Del Dios.

POLICIES AND RECOMMENDATIONS

1. Preserve the integrity, function and long-term viability of environmentally sensitive habitat within the San Dieguito Community Plan Area. Emphasis shall be placed on areas exhibiting riparian characteristics; Coastal Sage and Scrub; and Coastal Mixed Chaparral. [P,R]
2. Prevent adverse impacts to the Coastal Mixed Chaparral and Coastal Sage Scrub Habitat by preserving within a major inland open space system all native vegetation on natural slopes of 25% or more. [P,R]
3. The following guidelines shall be used to evaluate proposals for development on parcels of 10 acres or more located within the environmentally sensitive Coastal Mixed Chaparral and Coastal Sage Scrub habitats. [P,R]
 - a. All such development shall be subject to the Planned Development Procedures of the County Zoning Ordinance.
 - b. Development shall be clustered away from slopes of 25% or more.
 - c. Open space shall be designed as a contiguous network within the project and linked with open space areas on adjacent parcels; or linked with other open space corridors of community or regional significance.

- d. Create or maintain local wildlife movement corridors.
- e. Retain all types of plant habitats that occur naturally on the site to achieve the best possible representation of the original habitat.
- f. Integrate the design of the development with the uses and activities of adjacent parcels.
- g. Preserve rare and endangered species on site and in their natural habitat.

SOILS GOAL

MINIMIZE EROSION CAUSED BY GRADING FOR DEVELOPMENT AND AGRICULTURAL USES.

FINDINGS

Most of the remaining undeveloped land in San Dieguito is located in the mountainous eastern portion of the Plan Area. Development in this area may require extensive grading of sites for both building pads and access roads. Some scarring and erosion of the hillsides is inevitable and for this reason it is important that developers display a sensitivity to the natural, rural character of the Plan Area when formulating site plans.

Large lot sizes are important in steeply sloped areas because there is a greater likelihood of finding a level building site. Once the grading has finished it is important to revegetate the site as soon as possible to prevent erosion of the disturbed topsoil. Problems have been noted in San Dieguito from grading taking place prior to issuance of building permits. If a site is prepared for construction and then, for one reason or another, the permits are not issued the altered site becomes highly vulnerable to erosion. Also, care should be taken to retain as much of the natural vegetation on a site as possible because it is more likely to be a viable habitat and an erosion control factor than introduced species.

Another problem regarding soils and erosion has emerged in the Plan Area from the practice of brushing for agricultural uses. The brushed land is subject to severe erosion if it is not immediately planted. Serious sedimentation can result and in one extreme case, debris from brushing was disposed of in Lusardi Creek which is a significant local watercourse. Natural habitat and soil is not easily replaced. Also, large areas of brushed land, especially when located in an area of such great scenic beauty, can be a visual nuisance.

POLICIES AND RECOMMENDATIONS

1. Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down sloped sites. [GEN]
2. Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25% shall be protected from unnecessary grading. [R,P]
3. Natural conditions of drainage should be preserved and any changes to the natural contours shall not cause damage to nearby properties. [R,P]
4. All grading plans shall include preparation for an installation of landscaping. [DPW,R]
5. Grading permits shall be issued at the same time as building permits to minimize erosion. [DPW,B]
6. Minimize grading in general. Too much soil or rock moved in or out of a site will have an adverse impact upon the natural appearance of the site. [DPW,R]
7. When the natural terrain is altered, new landscaping shall utilize at least 50% indigenous species. [R]
8. Unaltered land greater than 25% slope and at least 1000 sq. ft. in area shall be retained in its natural state. [R]
9. Minimize brushing for agricultural uses and retain areas of natural vegetation to facilitate habitat regeneration. [GEN]

DARK SKY GOAL

RESTRICT THE USE OF EXTERIOR LIGHTING THROUGHOUT THE SAN DIEGUITO COMMUNITY PLAN AREA.

FINDINGS

The dark night sky is an essential element contributing to the rural character of the San Dieguito Plan Area. Casual astronomical observation and scenic nighttime silhouettes of the mountains are experiences highly valued by the residents of San Dieguito, and these are possible because the night sky is still relatively free from light pollution. Many homeowners associations have restrictions on the type of lighting permitted and the times during which it can be used.

Commercial uses, night-lit tennis courts or any sort of large exterior security light will, if allowed to proliferate, have a cumulative impact that would ultimately lead to a diminished quality of life for the residents of San Dieguito.

Also extending the usable life of the large observatories in the mountains to the east requires the concerted effort of all communities within the County of San Diego to be aware of and to take those steps necessary to reduce any impacts to the dark night sky.

POLICIES AND RECOMMENDATIONS

1. In general, outdoor lighting must be directed downward and screened so as not to be visible from any adjoining property or street. [R]
2. Street lighting shall not be made a condition of subdivision approval unless it is necessary for traffic safety at road intersections. [DPW,R]
3. Commercial uses shall restrict hours of nighttime operation and shall utilize a subdued lighting system. [R]
4. Prohibit lighting of exterior sports facilities, both public and private. [R]

CULTURAL SITES GOAL

PRESERVE AND ENHANCE ACCESS TO ARCHAEOLOGICAL RESOURCES AND PROVIDE ADEQUATE PROTECTION FOR THOSE SITES THAT ARE, AS YET DISCOVERED.

FINDINGS

The San Dieguito Community Plan Area lies within areas clearly documented to have been settled first by the San Dieguito peoples and settlements have been discovered dating back some 7,000 years. At least 3 different cultures have been identified in the region and it is apparent that San Dieguito once supported pre-historic populations. The Dieguito lived between 7,000 and 4,000 years ago. They were medium game hunters and foragers and inhabited areas above or adjacent to present day water sources located near Del Dios and the San Dieguito River. After approximately 3,000 years of occupation, the San Dieguito people either abandoned the area or migrated south to Baja California. They may have remained and gradually evolved into another culture. There are differing views and opinions.

Somewhere between 4,000 years ago and 1,000 years ago, the "La Jolla" people settled in this area, and their "sites" were found often at the mouths of lagoons and bays. These people apparently practiced minimal hunting, focusing instead on the rich coastal resources. However, hundreds of recorded campsites have been located on the slopes above the San Dieguito River and the Fairbanks Ranch/La Zanja Canyon Area.

As with the San Dieguito, the La Jolla people were either intruded upon or were absorbed into new cultural groups formed about 1000 years ago. Of these, the Ipai and the Tipai cultures survived in semi-permanent villages throughout the San Diego County Area.

In addition to archaeological resources, there are important historic sites within San Dieguito which can be proposed as historic landmarks and if adopted can add to the richness and diversity of the community character.

In San Diego County, most archaeological work can be separated into three distinct periods: prehistoric (12,000 to 200 years ago), early contact (200 to 100 years ago), and historic (200 to about 50 years ago). The cultural resources of the San Dieguito Plan Area cover the entire range from 12,000 years old, prehistoric to recent historic sites.

The Board of Supervisors have determined that archaeological investigation is in the public interest and, through policies in the Conservation Element of the General Plan, policies and programs have been established to encourage such investigation.

Land development or agricultural activities often obliterate records of past human habitation and in doing so deprive the public of important knowledge regarding the behavior and character of past inhabitants of this land. The following findings are

important to understanding the existing state of archaeological study in the Plan Area.

It is currently County Policy to:

Preserve significant prehistoric, historic archaeological, and historic architecture sites through as broad a spectrum of planning mechanisms as possible.

Employ open space and facade easements to preserve significant archaeological and historic sites.

Employ landscaped soil-capping of archaeological sites in open space easements when development pressure might subject the sites to vandalism, off-road vehicles, and relic-collecting.

Preserve prehistoric and pioneer cemeteries of ethnic or early communities in open space easements.

Require full scientific investigation and report of any archaeological or historic site to be destroyed by ministerial or discretionary permit process.

Other significant findings are as follows:

Representative examples of each culture and site type (Rock Art, Camp/Village, etc.) must be preserved in protective easements and parks to ensure adequate scientific sampling in the future.

Interest in prehistoric sites has been expressed by the San Diego County Archaeological Society, Archaeological Institute of America, Palomar College, San Diego State University, San Diego Museum of Man, and numerous planning groups.

There is no County of San Diego Museum available to provide free archaeological services or to curate the collections displaced by land development permitted by the County. Local museums were built for specific purposes such as the 1935 World's Fair and lack funding to develop storage facilities.

Amateur relic collectors vandalize human graves, churn buried layers of pollen and ecological data, and destroy fragile surface artifact features in non-scientific methods and often without private or County permission.

POLICIES AND RECOMMENDATIONS

1. Identify and preserve significant historic sites. [P]
2. All new development or construction should be preceded by test excavations and salvage programs. [R]
3. Grading, blading or other disturbances of natural terrain, which could result in damage or loss of irreplaceable cultural artifacts, should be prohibited. [DPW]
4. A plan should be formulated for the entire Lake Hodges Area to enable community access to known archaeological sites for educational purposes. This plan would also provide specific standards that would ensure the preservation of sites, as yet, undiscovered. [P]
5. Inventory the San Dieguito Planning Area for prehistoric, historic archaeological, and historic architectural sites and register them with appropriate local, State or Federal agencies if they are determined to be eligible for the national register, eligible to be a state landmark or eligible for registration and landmark zoning by the County of San Diego (Section 5700, Zoning Ordinance).
6. Seek funding from the State Historic Preservation Office to survey the San Dieguito Planning Area and nominate all sites to the National register of Historic sites.
7. Direct the county Historic Site Board to analyze and register all prehistoric and historic sites which qualify for the National Register or County Landmark status in the San Dieguito Area.
8. Encourage the owners of significant historic architectural sites to dedicate facade easements for income tax benefits and register for Landmark Zoning with the County Historic Site Board.

7. RECREATION

GOAL

ENRICH THE LIVES OF SAN DIEGUITO RESIDENTS OF ALL AGE GROUPS BY ESTABLISHING A WELL-BALANCED SYSTEM OF RECREATIONAL FACILITIES AND SERVICES.

FINDINGS

Creating a park system is a means of preserving desirable land for public use and reserving it for the use of future generations. The pressures from urbanization surrounding the Plan Area require that immediate action be taken to identify park sites and acquire land.

There are generally, three types of parks: regional, community and neighborhood. The parks and recreation needs of a rural community such as San Dieguito are somewhat different from those of more urbanized areas. The estate residential settlement pattern provides abundant private open space. Hillside and streambeds are retained in their natural state, and the various homeowners associations often provide parks and other recreational facilities such as equestrian trails or golf courses.

The natural scenic beauty of San Dieguito has made it the locale of two regional parks and two others are adjacent to the Plan Area. San Dieguito Park is comprised of about 123 acres of hilly terrain located west of Rancho Santa Fe. It offers diverse opportunities for recreation that includes picnic areas, ballfields, equestrian trails and play areas.

San Dieguito Park is just east of the San Elijo Lagoon Regional Park which is primarily a nature preserve and a scenic, open space resource located within the City of Encinitas. On the easternmost boundary of the Plan Area there is a regional park established along the shores of Lake Hodges within the jurisdiction of the City of San Diego.

Quail Botanical Gardens located in the "Ecke Island" is also considered a regional park.

In addition to the existing regional parks mentioned above, the following sites within the Plan Area are being considered for regional parks: Escondido Creek near Elfin Forest; the San Dieguito River Valley; and an area north of Mt. Israel.

There is only one community park at this time in San Dieguito. It is known as Magdalena Park and it is located within the "Ecke Island".

In Del Dios there are active recreation programs such as a fishing program operated by the City of San Diego. Sailing and boating are also available. Informal recreational opportunities include: hiking, horseback riding, bicycling, and jogging. Due to their rural ambience, the roads adjacent to the lake accommodate equestrian uses, and bicycle riders often detour through the community on rides between the coast and inland areas.

The Del Dios community also uses a portion of land owned by the City of San Diego as a community park. Development and maintenance of the park is provided through voluntary community labor under the joint direction of the Del Dios Town Council and the Volunteer Fire Department.

POLICIES AND RECOMMENDATIONS

1. Provide a minimum of fifteen acres of local recreational area for each 1,000 population for the entire community to be distributed as follows: [DPR]
 - one-third devoted to neighborhood and other close-at-hand recreation facilities;
 - one-third for community parks; and
 - the remainder for other facilities serving the entire San Dieguito area, such as trails or nature preserves.
2. Provide local park facilities that are appropriate for the individual neighborhoods and communities in which they are located. [DPR]
3. Develop parks in conjunction with schools wherever possible and encourage joint use of facilities. [DPR, F]
4. Provide a network of trails for horseback riding and hiking; and minimize the cost of the trail system by utilizing floodplains, existing trails, public lands and major utility rights-of-way. [DPR, P]
5. Encourage the development of private as well as public recreation facilities throughout San Dieguito. [GEN]
6. Maintain appropriate areas within neighborhood and community parks in a natural state, retaining natural topography and vegetation. [P]
7. Acquire park sites in advance of need to insure minimal cost, proper location and adequate size. [DPR]

8. Provide a full range of recreational facilities distributed throughout the area. [DPR]
9. Preserve and protect areas particularly suitable for those recreational activities characteristic of San Dieguito such as horseback riding. [DPR,P]

8. SCENIC HIGHWAYS

GOAL

CREATE A NETWORK OF SCENIC CORRIDORS WITHIN WHICH SCENIC, HISTORICAL, AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.

FINDINGS

The adopted Scenic Highway System Map was last amended in 1983. The corridors, shown on the map as traversing the San Dieguito Plan Area , do not always follow the planned alignments of Circulation Element Roads. Because of the rural, estate character of the Plan Area and its natural scenic beauty it is appropriate that all Circulation Element Roads be designated as Scenic Highway Corridors. All such roads will be subject to the policies and provisions of the Scenic Highway Element of the County General Plan.

POLICIES AND RECOMMENDATIONS

1. It shall be appropriate to add Scenic (S) Special Area Regulations to the zoning of all properties adjacent to any Circulation Element Road. Land within the Scenic Viewshed of a Circulation Element Road shall also be subject to the standards and criteria of the "S" Designator. [P,R]

9. SEISMIC SAFETY

GOAL

MINIMIZE THE LOSS OF LIFE AND DESTRUCTION OF PROPERTY FROM SEISMIC EVENTS SUCH AS EARTHQUAKES

FINDINGS

San Dieguito is subject to the effects of earthquakes, however, no major seismic events have had their epicenters within the Plan Area. Existing building codes provide an acceptable level of protection from earthquakes.

As development progresses each proposal will be carefully reviewed for its consistency with the Seismic Safety Element of the General Plan. A dam safety study is currently being conducted on Lake Hodges Dam. Monitoring the structural integrity of the dam will be essential to maintaining a high level of protection from earthquakes in the San Dieguito Plan Area.

POLICIES AND RECOMMENDATIONS

1. Monitor the effects of earthquakes upon structures within the Plan Area and provide protection from known hazards as the need arises. [P]

10. OPEN SPACE

GOAL

PROVIDE A SYSTEM OF OPEN SPACE THAT IS ADEQUATE TO PRESERVE THE UNIQUE NATURAL ELEMENTS OF THE COMMUNITY.

FINDINGS

The State Legislature has found that the preservation of open space is necessary for:

1. Maintenance of the economy of the state;
2. The continued availability of land for the protection of food and fiber;
3. The enjoyment of scenic beauty;
4. Recreation; and
5. The use of natural resources.

Typically, land becomes open space through the implementation of specific policies contained within the various General Plan Elements like Conservation, Seismic Safety, Noise, Scenic Highway, Safety or Recreation. The main purpose of the Open Space Element is to form these various areas into an integrated system. It may, however, become necessary to enact specific provisions of the Open Space Element to protect land that would be necessary to connect certain isolated areas to the main contiguous open space system.

The citizens of San Dieguito regard their relationship with the natural features of the land as extremely important. San Dieguito is unique in many respects and many opportunities to secure open space are provided by the topography which slopes upward as one moves inland to the hills and then climbs to the mountains on the eastern border of the Plan Area. There are two major streams that spread onto expansive floodplains and into lagoons as they near the ocean. Bordering the inland valleys and river bottoms are spectacular bluffs and canyons, and feeder creek beds present a natural park-like setting.

There are already areas of open space which have been dedicated as open space easements, agricultural preserves, utility easements and trail easements. Formulation of Sensitive Resource Special Area Regulations can provide protection for stream beds and steep slopes.

Special care should be taken to maintain open space corridors that connect larger permanent open space uses such as parks. Cutting a canyon off from the greater open space system can inhibit migration opportunities and cause existing habitat to gradually diminish in viability.

The implementation of a riding and hiking trail system will help provide a way of connecting open space areas with movement corridors for wildlife.

POLICIES AND RECOMMENDATIONS

1. Enhance health and safety and conserve natural resources through the preservation of open space. [GEN]
2. Provide recreational opportunities through the preservation of open space. [P]
3. Preserve publicly and privately owned open space easements. [Z]
4. During review of large scale developments, permit the use of planned residential developments to cluster structures and leave areas of natural open space. [R]
5. Adjacent residential development should locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use. [R]

11. NOISE

GOAL

PROTECT AND ENHANCE THE COUNTY'S ACOUSTICAL ENVIRONMENT BY SIMULTANEOUSLY CONTROLLING NOISE AT ITS SOURCE; ALONG ITS TRANSMISSION LINES; AND AT THE SITE OF THE ULTIMATE RECEIVER.

FINDINGS

Noise can have a significant impact upon the health and safety of the individual and it is an important element in defining the character of any community. The residents of San Dieguito feel that the quiet, rural ambience is one of the most important factors enhancing the quality of life in the Plan Area.

The primary source of noise within any community is vehicle traffic. There is little likelihood that noise levels in San Dieguito will ever reach hazardous levels, however, certain types of chronic noise can become a nuisance. Areas along roads that are regularly traveled by heavy duty trucks are different in noise characteristics from those along roads used predominantly by light duty vehicles. Unlike car traffic, truck noise increases with decreased speeds and it also increases if the road has a gradient.

The Community of Elfin Forest is subjected daily to extraordinary noise because heavy trucks utilize the Harmony Grove Road/Elfin Forest Road Circulation Route to access the landfill site located within the City limits of San Marcos and a gravel site located in the Harmony Grove area. This is a winding route with many steep gradients and the noise produced from the constant accelerations and deceleration of the trucks is a significant nuisance to the residents of Elfin Forest.

It is recommended that this nuisance from trash truck traffic in Elfin Forest be mitigated at the source and this will involve rerouting trash trucks originating in the greater Escondido Area through San Marcos. Methods are available to attenuate the noise by special approaches to site planning for the areas adjacent to the roads, however, other safety factors associated with excessive heavy truck traffic along this route makes the restriction on truck travel, overall, the best resolution to the problem in this case.

Aircraft are another significant source of noise nuisance that the residents of San Dieguito are concerned about. At present, noise from Palomar Airport is not a problem, however, an expansion of this facility could lead to levels of air traffic over the community that could significantly detract from the rural character of the area.

Also, it appears that helicopter traffic may be an important source of noise nuisance in the San Dieguito Plan Area. A number of specific plans have requested that a heliport be approved as part of the development. The socio-economic make-up of San Dieguito may lend itself to a proliferation of heliports, helistops and helicopter traffic in general, as the plan develops. The residents feel that such a use is contrary to the goals of the San Dieguito Community Plan and it is intrinsically incompatible with the quiet, rural ambience of the San Dieguito Plan Area.

POLICIES AND RECOMMENDATIONS

1. Utilize solid barriers to attenuate noise impacts from conventional light vehicle traffic. Earth berms or solid walls are most effective in diminishing such impacts. [R]
2. Discourage heavy truck traffic through the Plan Area. [DPW]
3. Due to noise nuisance and safety hazards, trash truck traffic through Elfin Forest shall be limited to those trucks that provide trash collection service to homes within the community. [DPW]
4. Evaluate noise impacts to Elfin Forest if, and when, Palomar Airport is considered for expansion. [P]
5. Heliports or helistops are incompatible with the character of the San Dieguito and the County shall not permit the construction of such facilities in the Plan Area. Also, helicopter flights over the Plan Area shall be restricted to only those necessary in emergency situations. [R]

12. ENERGY

GOAL

ENSURE MAXIMUM CONSERVATION PRACTICES AND MAXIMUM DEVELOPMENT OF ALTERNATIVE SOURCES OF ENERGY.

FINDINGS

The Energy Element of the General Plan was adopted by the Board of Supervisors on November 15, 1977. It represents a strategy aimed at directing the County toward a more conservant and efficient use of its energy resources. It should be noted that, because of a significant potential for environmental degradation, and a resulting reduction in property values, any proposal for a trash-to-energy plant within or adjacent to the San Dieguito Community Plan Area will be opposed by the residents.

POLICIES AND RECOMMENDATIONS

1. Promote public information on the issues that surround energy and on methods for conserving energy. [GEN]
2. Report to the Community Planning Group on the progress toward implementation of the Energy Element. [DPLU]
3. Discourage the use of electricity and fossil fuels for advertising and decorative purposes. [GEN]
4. Promote solid waste recycling. [DPW]
5. Resolve issues surrounding jurisdiction over waste collection, disposal, and resource recovery within the Plan Area. [GEN]
6. Revise and implement a program of source separation and collection of recyclable elements of household waste such as paper, aluminum, glass and oil. [DPW]
7. Adopt a County ordinance that would require conservation of water through the use of low water consuming plants in landscaping. [I]
8. Promote the availability of safe and practical walking and bicycling routes within the Plan Area. [P,T,DPW]

9. Expand and accelerate implementation of the Bicycle Network Subelement of the General Plan. [P,T,DPW]
10. Improve County roads that are hazardous to bicyclists, and that can be made safer by widening or signing. [DPW]
11. Monitor maintenance of roads and shoulders and railroad crossings to ensure that surfaces do not pose hazards to bicyclists. [DPW]
12. Consider separated bicycle lanes whenever new road construction is planned. [DPW,T,R]
13. Require any proposal for a trash-to-energy plant to comprehensively address all impacts both environmental and socio-economic that might result from the installation and operation of such a facility. [DPW]

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 to the right 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 can 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
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

APPENDICES

- A. SERVICE DISTRICTS
- B. ENVIRONMENTAL
- C. CIRCULATION

APPENDIX A

SERVICE DISTRICTS

1. FIRE PROTECTION DISTRICTS MAP
2. SEWER FACILITIES MAP
3. SEWER AGENCIES MAP
4. WATER DISTRICTS MAP

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APPENDIX B

ENVIRONMENTAL

1. LIST OF SENSITIVE WILDLIFE SPECIES
2. LIST OF SENSITIVE PLANTS SPECIES
3. RESOURCE CONSERVATION AREA MAP
4. GENERALIZED GEOLOGICAL MAP

SENSITIVE WILDLIFE SAN DIEGUITO PLANNING AREA

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>STATUS*</u>
<u>REPTILES</u>		
<u>Scaphiopus hammondi</u>	Western spadefoot	SDHS: Undetermined
<u>Clemmys marmorata pallida</u>	Western pond turtle	SDHS: Threatened
<u>Phrynosoma cornatum</u> ssp. <u>Blainvillei</u>	San Diego Coast horned lizard	IUCN: Depleted SDHS: Endangered
<u>Cnemidophorus hyperythrus</u> <u>beldingi</u>	Orange-throated whiptail	IUCN: Rare SDHS: Threatened
<u>Anniella pulchra pulchra</u>	California legless Lizard	IUCN: Endangered SDHS: Threatened
<u>Lichanura trivirgata</u> <u>Roseafusca</u>	Rosa boa	SDHS: Stable
<u>Thamnophis couchi</u> <u>hammondi</u>	Two-striped Garter snake	SDHS: Threatened
<u>BIRDS</u>		
<u>Ixobrychus exilis</u>	Least bittern	State/Fed: Other: 1986 Blue List
<u>Botaurus lentiginosus</u>	American bittern	State/Fed: Other: 1986 Blue List
<u>Dendrocygna bicolor</u>	Fulvous tree duck	State/Fed: Other: 1986 Blue List
<u>Accipiter striatus</u>	Sharp-skinned hawk	State/Fed: Other: 1986 Blue List
<u>Carthartes aura</u>	Turkey vulture	State/Fed: Other: Declining Locally
<u>Accipiter cooperii</u>	Cooper's hawk	State/Fed: Other: 1986 Blue List
<u>Buteo swainsoni</u>	Swainson's hawk	State/Fed: Other: 1986 Blue List

SENSITIVE WILDLIFE SAN DIEGUITO PLANNING AREA

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>STATUS*</u>
<u>Buteo regalis</u>	Ferruginous hawk	State/Fed: Other: 1986 Blue List
<u>Buteo lineatus</u>	Red-shouldered hawk	State/Fed: Other: 1986 Blue List
<u>Circus cyaneus</u>	Northern harnier	State/Fed: Other: 1986 Blue List
<u>Athene cunicularia</u>	Burrowing owl	State/Fed: Other: 1986 Blue List
<u>Strix occidentalis</u>	Spotted owl	State/Fed: Other: 1986 Blue List
<u>Empidonax traillii</u>	Willow flycatcher	State/Fed: Other: 1986 Blue List
<u>Progne sabis</u>	Purple martin	State/Fed: Other: 1986 Blue List
<u>Campylorhynchus Bunneicapillus</u>	Cactus wren	State/Fed: Other: Declining Locally
<u>Lanius ludovicianus</u>	Loggerhead shrike	State/Fed: Other: 1986 Blue List
<u>Vireo bellii pusillus</u>	Least Bell's vireo	State/Fed: E/E Other: 1986 Blue List
<u>Dendroica petechia</u>	Yellow warbler	State/Fed: Other: 1986 Blue List
<u>Ammodramus savannarum</u>	Grasshopper sparrow	State/Fed: Other: 1986 Blue List
<u>Pilioptila prelanura</u>	California gnatcatcher	State/Fed: Other: 1986 Blue List

SENSITIVE WILDLIFE SAN DIEGUITO PLANNING AREA

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>STATUS*</u>
<u>MAMMALS</u>		
All bats expected to occur including:		
<u>Choeronycteiis mexicana</u>	Long tongued bat	State/Fed: Other: SDNGWS
<u>Myotis yumanensis</u>	Yuma Myotis	State/Fed: Other: SDNGWS
<u>Myotis californicus</u>	California myotis	State/Fed: Other: SDNGWS
<u>Lasirnus cinereus</u>	Hoary bat	State/Fed: Other: SDNGWS
<u>Lasirnus borealis</u>	Red hat	State/Fed: Other: SDNGWS
<u>Plecotus townsendii</u>	Townsend's big eared bat	State/Fed: Other: SDNGWS
<u>Tadarida brasiliensis</u>	Brazilan free-tailed bat	State/Fed: Other: SDNGWS

*STATUS KEY

SDNGWS: San Diego Non-game Wildlife Subcommittee
 IUCN: International Union for the Conservation of Nature
 SDHS: San Diego Herpetological Society
 E: Endangered

SENSITIVE PLANT SPECIES IN SAN DIEGUITO

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>STATUS*</u>
<u>Acanthomintha ilicifolia</u>	San Diego thorn-mint	R-E-D Code: 3-3-2 State/Fed: CE/C2
<u>Adolphia californica</u>	California adolphia	R-E-D Code: 1-2-1 State/Fed:
<u>Arctostaphylos glandulosa</u> var. <u>crassifolia</u>	Thick leaf manzanita	[T]
<u>Baccharis vanassae</u>	Encinitas baccharis	R-E-D Code: 3-3-3 State/Fed: CR/C2
<u>Brodiaea orcutti</u>	Orcutt's brodiaea	R-E-D Code: 1-2-2 State/Fed: /C2
<u>Ceanothus verrucosus</u>	Wart-stemmed ceanothus	R-E-D Code: 1-2-1 State/Fed:
<u>Corethrogyne filaginifolia</u> var. <u>linifolia</u>	San Dieguito sand aster	R-E-D Code: 2-1-3 State/Fed: /C2
<u>Chorizanthe orcuttiana</u>	Orcutt's spineflower	R-E-D Code: 3-3-3 State/Fed: CE/C2
<u>Comarostaphylos diversifolia</u> ssp. <u>Diversifolia</u>	Summer holly	R-E-D Code: 1-2-2 State/Fed:
<u>Dichondra occidentalis</u>	Western dichondra	R-E-D Code: 1-2-1 State/Fed: /C3c
<u>Dudleya variegata</u>	Variiegated dudleya	R-E-D Code: 1-2-2 State/Fed: /C2
<u>Dudleya viscida</u>	Sticky dudleya	R-E-D Code: 1-2-2 State/Fed: /C2
<u>Erysimum ammophilum</u>	Coast wall flower	R-E-D Code: 1-2-3 State/Fed: /C2
<u>Ferocactus viridescens</u>	Coast barrel cactus	R-E-D Code: 1-3-1 State/Fed:
<u>Mahonia</u> sp. nova		New species; has not been classified
<u>Mimulus diffusus</u>	Palomar monkey flower	R-E-D Code: 1-1-1 State/Fed:
<u>Monardella hypoleuca</u> ssp. <u>Lanata</u>	Felt-leaved rock mint	R-E-D Code: 1-1-2 State/Fed: /C2

<u>Muilla clevelandii</u>	Cleveland's golden star	R-E-D Code: 2-2-2 State/Fed: /C2
<u>Ophioglossum lusitanicum</u> ssp. <u>Californicum</u>	California adder's-tongue fern	R-E-D Code: 1-2-2 State/Fed: /C3 ₂
<u>Selaginella cinerascens</u>	Mesa clubmoss	R-E-D Code: 1-2-1 State/Fed:
<u>Trichostema lanatum</u>	Wolly blue curls	

[C]

* INTERPRETATION OF STATUS CODE

1) CNPS R-E-D CODE

R (Rarity)

- 1- Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
- 2- Occurrence confined to several populations or to one extended population.
- 3- Occurrence limited to one or a few highly restricted populations, or present in such small number that it is seldom reported.

E (Endangerment)

- 1- Not endangered.
- 2- Endangered in a portion of its range.
- 3- Endangered throughout its range.

D (Distribution)

- 1- More or less widespread outside California.
- 2- Rare outside California.
- 3- Endemic to California.

2) STATE LISTED PLANTS

CE= State listed, endangered.

CR= State listed, rare.

3) FEDERAL CANDIDATES AND FEDERALLY LISTED PLANTS

FE= Federally listed, endangered.

FT= Federally listed, threatened.

C1= Enough data are on file to support the federal listing.

C1* Enough data are on file to support federal listing, but the plant is presumed extinct.

C2= Threat and/or distribution data are insufficient to support federal listing.

C2* Threat and/or distribution data are insufficient to support federal listing; plant presumed extinct.

C3a=Extinct.

C3c= Federal listing not currently necessary but monitoring required.

4) MISCELLANEOUS ABBREVIATIONS

[T] Limited to a narrow coastal area of San Diego County.

[C] More common outside of San Diego County.

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APPENDIX C

CIRCULATION

1. COUNTY ROAD FACILITY TYPES
2. AVERAGE DAILY TRIPS BY FACILITY

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