San Dieguito Community Plan
San Diego County General Plan

Adopted
December 31, 1974

Adopted
August 3, 2011

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the San Dieguito Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: ERIC GIBSON, Director
Department of Planning and Land Use

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Introduction to the Community Plan

The San Dieguito Community Plan Area (CPA) is 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, Solana Beach, and Del Mar; to the north are Carlsbad and San Marcos; to the east Escondido; and on the south, the City of San Diego.

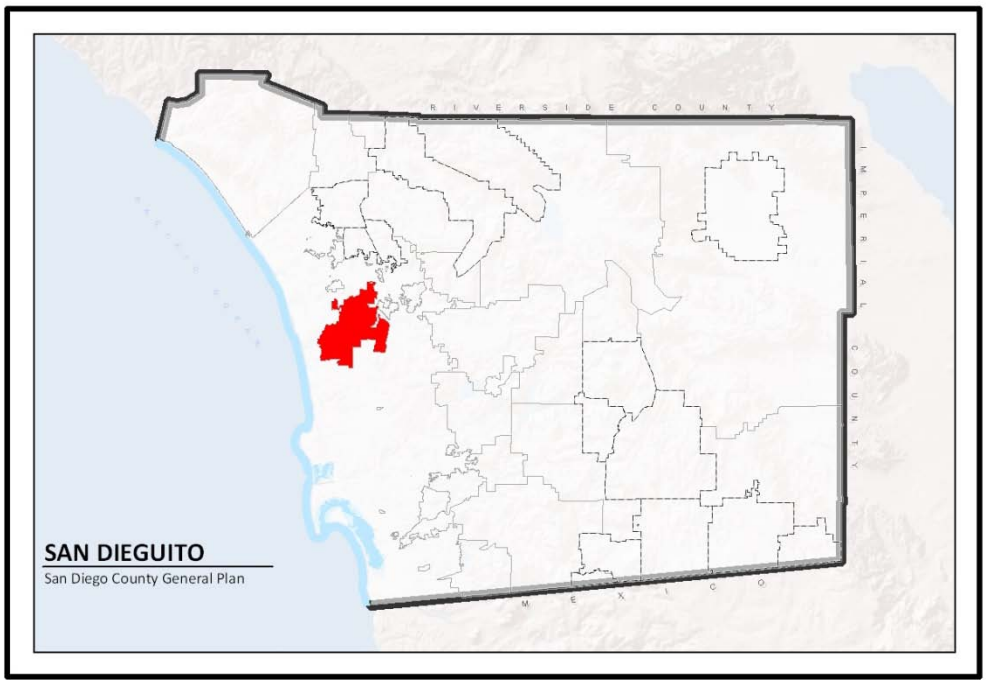


Figure 1: San Dieguito Community Planning Area

At one time the focus of the San Dieguito CPA 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, Sun Valley, Fairbanks Ranch, Del Rayo Downs, Elfin Forest, Harmony Grove, Eden Valley, Del Dios, 4S Ranch, Rancho Cielo, The Crosby Estates, (also known as Santa Fe Valley), Santa Fe Hills, Hacienda Santa Fe, The Bridges, and Mt. Israel are located. The communities of Harmony Grove and Eden Valley are now included in the San Dieguito Community Planning Area, from the unrepresented North County Metropolitan Subregional Planning Area. Harmony Grove is represented by the Elfin Forest – Harmony Grove Town Council, which has an appendix to this community plan that affects those communities.

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 Covenant 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. 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 CPA WHILE MAINTAINING THE IDENTITIES OF HISTORICALLY ESTABLISHED NEIGHBORHOODS AND PRESERVING A MORE RURAL ENVIRONMENT.

BACKGROUND

The land uses within the San Dieguito CPA are primarily assigned within the Semi-Rural Regional Category and is typically comprised of two-acre or larger lots with many idyllic, rural qualities and small village cores. 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 effects of urbanization taking place in the surrounding areas and the communities are unified in their desire to keep San Dieguito free of large-scale urbanization.

The communities within the San Dieguito CPA have developed independently and have evolved distinct identities. This chapter attempts to capture the similarities among these communities, as well as recognize the notable differences between them (See Figure 2, Context Map on page 5). Recommendations are made on how the unique characteristics of these communities can be retained and enhanced.

The Covenant of 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, l927. 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. 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 sole benefit of its members, the property owners within the Covenant.

As it exists today, the Rancho Santa Fe Covenant area covers approximately 6,720 acres. This area contains approximately 1,900 residential building sites with very few remaining unimproved. Build-out population is estimated at 8,200 residents.

Architectural Design Guidelines were prepared by the Association in l986, 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.

The Covenant area was also designated as a California State Landmark in 1982 in recognition of its history and unique development pattern. Subsequently, in 2004, the State of California amended the existing landmark status to include a Cultural Landscape Amendment, which recognizes the history and evolution of the six different Component Landscapes that comprise the Covenant.

Outside of the Covenant 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 Cielo, Rancho Santa Fe Groves, Rancho La Cima, South Pointe Farms, Rancho Santa Fe Highlands, 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 Local Agency Formation Commission (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

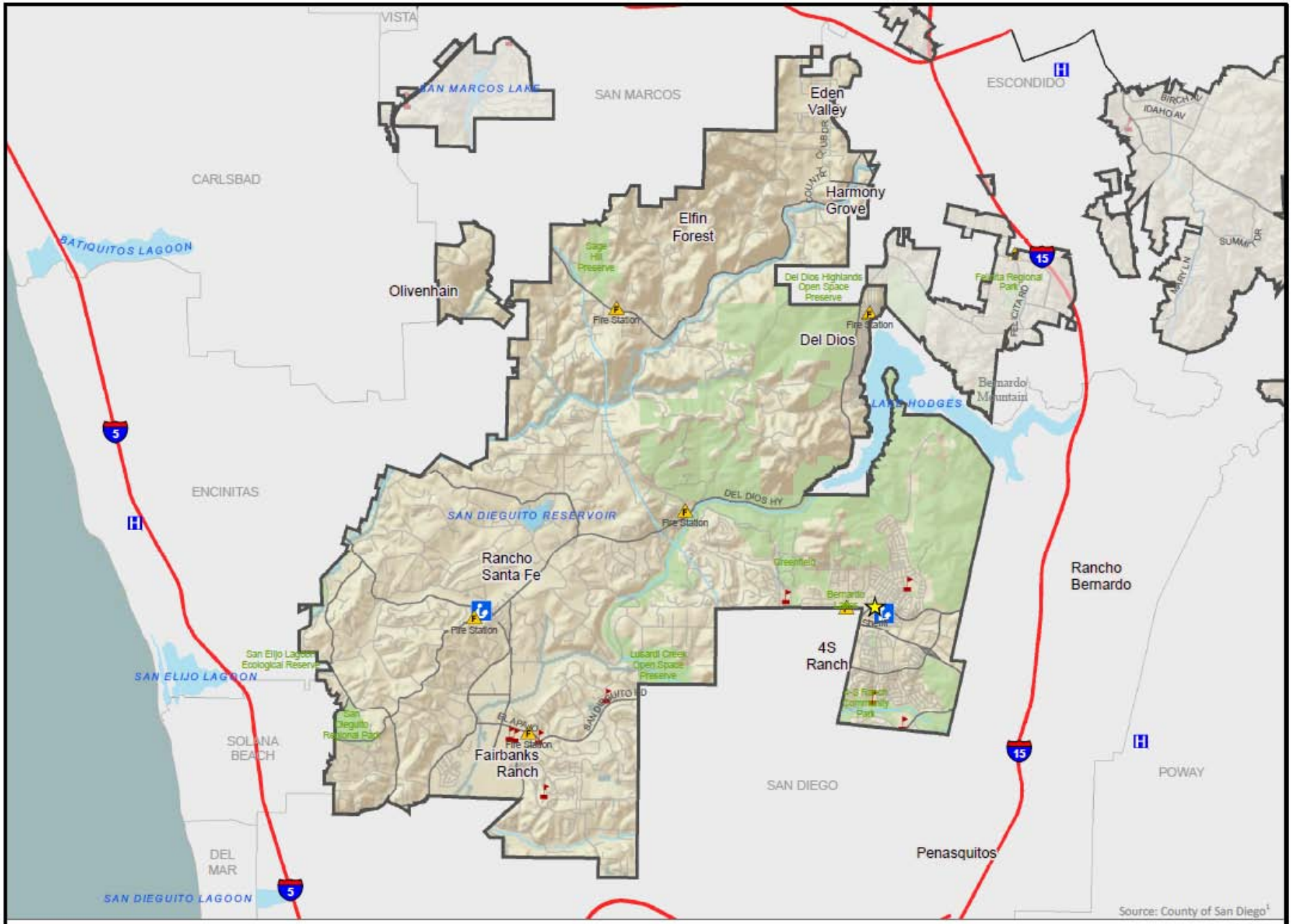
In 1960 approximately 300 acres of what was once a portion of Rancho San Dieguito was purchased by a developer who subsequently built a $40 million planned estate and golf course development known as Whispering Palms.

Whispering Palms is bounded on the north by Chino's vegetable acreage; on the west and north by Rancho Santa Fe Covenant; 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.



SAN DIEGUITO CONTEXT MAP

San Diego County General Plan

Figure 2

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The Whispering Palms Community Council is comprised 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 lifestyle of the community."

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. There are approximately 160 residences in the community, all of which are served by septic systems.

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. Discussion on a lot sales program is located in the Land Use Chapter under the Residential Goal on Pages 17-18.

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. 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, such as maintaining existing oak groves, riparian, drainage areas, and wildlife corridors.

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 community lies in a system of canyons and valleys with the Rancho Cielo Special Planning Area forming the south and westerly boundaries along the ridgelines. The Olivenhain Dam complex shares the westerly and northerly boundaries with Cielo. The canyons and valleys are relatively narrow and the valleys are southern oak woodland. The hillsides are steep with rock formations and undisturbed coastal sage habitat. The Mt. Israel grade and Mt. Israel place areas were divided for the most part into two-plus acre

parcels in the 1960's and 1970's. There are a very small number of smaller parcels that were created long ago.

The Mt. Israel community consists of about 40 single-family homes for approximately 100 people. Access is by Mt. Israel Road.

The Mt. Israel community has experienced a gradual build out over the years. The typical homeowner values the seclusion and natural setting the area offers. For that reason, custom designed homes for each site have optimized the unique topography with minimum grading and the natural vegetation of each home-site. The homes reflect an up-scale rural residential lifestyle with limited agricultural land use.

Mt. Israel's individualistic architecture ranges from wooden farmhouses with adjacent horse and donkey corrals to Spanish haciendas to contemporary styles.

There are three distinct areas that comprise the community. The first is the Mt. Israel Road grade area, rising from Del Dios Highway westerly about one mile up a canyon to the top of the pass. The second area is the Mt Israel valley. The third is the Mt Israel place area, rising northerly to the summit near Mt Israel.

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. Recent years has brought the development of Olivenhain Dam and Preserve area at the northernmost portion of Mt. Israel, further inducing the rural isolation of this community. However, with no access to the general public for staging on the Mount Israel side to access the resulting lake and surrounding areas, the lake is only accessible by private road from Mount Israel, and not intended for general use.

In the early 1980's, the Mt. Israel Homeowners worked with the County and the Rancho Cielo Group to mitigate the urbanization impacts of Rancho Cielo on the community. This includes among other things, open space easements forming a buffer between the development and the community and emergency-only access from Mt. Israel Road.

The Mt. Israel community values the ambiance of the community and has a history of uniting to protect the community 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 under a Specific Plan, Del Rayo, Santa Fe Farms, Rancho Valencia Tennis Resort, 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 l980 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. The area is provided with commercial and institutional support facilities at the Fairbanks Village Plaza, Del Rayo Plaza and along El Apajo Road.

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 effects of sheet flow. The El Apajo Specific Plan was developed in the late 1990's to control and protect the numerous schools, churches, and residential development of this area and to help ease the traffic issues that came with the growth. 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 Semi-Rural 2 land use 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 and hiking trails; and careful supervision of residential architecture by homeowners associations.

As the immediate and surrounding vicinity expands with new development, increasing traffic congestion threatens the tranquility of this area. New arterial road connections in this region would provide an attractive alternative for commuter through traffic that will further exacerbate the traffic problem. While the connection of SR-56 to the south helps to divert some traffic from this area, traffic calming and other measures are necessary to provide safety for the residents and to retain the semi-rural character of the area.

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 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 l985, 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, peaceful rural unique character are:

- Rural residential lots
- Dark night-time skies
- Slow speed, narrow meandering country-like roads without curbs gutters or sidewalks
- Equestrian trails co-mingling with the roads through the neighborhood
- Abundant mature landscape
- Abundant open space

The area is generally characterized as being quite, peaceful, serene and scenic. The wooded corridor that Sun Valley Road follows from Linea del Cielo south toward Via de La Valle is a valuable visual resource.

Sun Valley is comprised of large estate residential lots situated along the northwestern hillsides of feeder valleys into the San Dieguito River Valley. Sun Valley retains a more rural character due to strong enforcement of “dark sky” polices, abundant mature landscaping, meandering narrow country-like roads without curbs, gutters and sidewalks, equestrian trails co-mingling with the roads and abundant open space.

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 CPA, south of Lake Hodges and directly west of Rancho Bernardo. This area is part of a Specific Plan Designation. A Specific Plan has been approved for these 2,891 acres in the east central portion of 4S Ranch with the following distribution of land uses:

Land Use	**Gross Acres**	**Dwelling Units**
Residential	891	4,405
Public Park	38	-
Open Space (natural/ managed)	1,807	-
Commercial/Mixed Use	53	310
Arterial Road	58	-
Other	44	-
TOTAL	**2,891**	**4,715**

Santa Fe Valley *

Santa Fe Valley is comprised of approximately 3,500 acres west of 4S Ranch, north of Lusardi Creek and the City of San Diego, and south of San Dieguito River. The Valley has developed under a Specific Plan with participation by a number of property owners. Development of this area continues through the governance of this Specific Plan. At build-out, the Specific Plan allows a total of 1,047 dwelling units. Refer to the Table on page 37 for the Land Use designations.

Rancho Cielo

Located directly north of the Santa Fe Valley SPA are approximately 2,846 acres that comprise the Rancho Cielo SPA, which includes 1,637 acres of open space. This area has a Specific Plan approved for it with land uses distributed as follows:

RESIDENTIAL			
Country Estates	2,360 acres	0.26 du/a	615 du
	225 acres	0.36 du/a	81 du
Planned Development	158 acres	0.24 du/a	38 du
Village Estate	38 acres	1.05 du/a	40 du
Total	2,781 acres	2.78 du/a	774 du
COMMERCIAL			
Village Center	10 acres		
Neighborhood Commercial	10 acres		
Total	20 acres		
PRIVATE RECREATION FACILITY			
Total	2 acres		
FIRE STATION W/EMERGENCY HELIPORT			
WATER RECLAMATION FACILITY			
Total	2 acres		

POLICIES

General

1. Perpetuate the present state of rural residential living in the San Dieguito Plan Area. [GEN]
2. Utilize the open spaces provided by low-intensity land uses to separate distinct neighborhoods and utilize low density development graduated toward urban growth. [GEN]
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. [PP]

6. Encourage high standards of design, materials and workmanship in all construction. [GEN]

7. Signs shall be regulated to prevent any adverse impact upon the basic character of the community or on property values. [Z]

8. Heliports or heli-stops are incompatible with the character of the San Dieguito CPA. Also, helicopter flights over the plan area shall be restricted to only those necessary in emergency situations. [PP]

9. In reviewing proposed development the County shall consider such criteria as: [PP]

    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;

    e. Protection of ridgelines, and

    f. Preservation of dark skies.

10. The design of a building must be reasonably appropriate to its site, and harmonize with its surroundings. [GEN]

<u>The Covenant of Rancho Santa Fe</u>

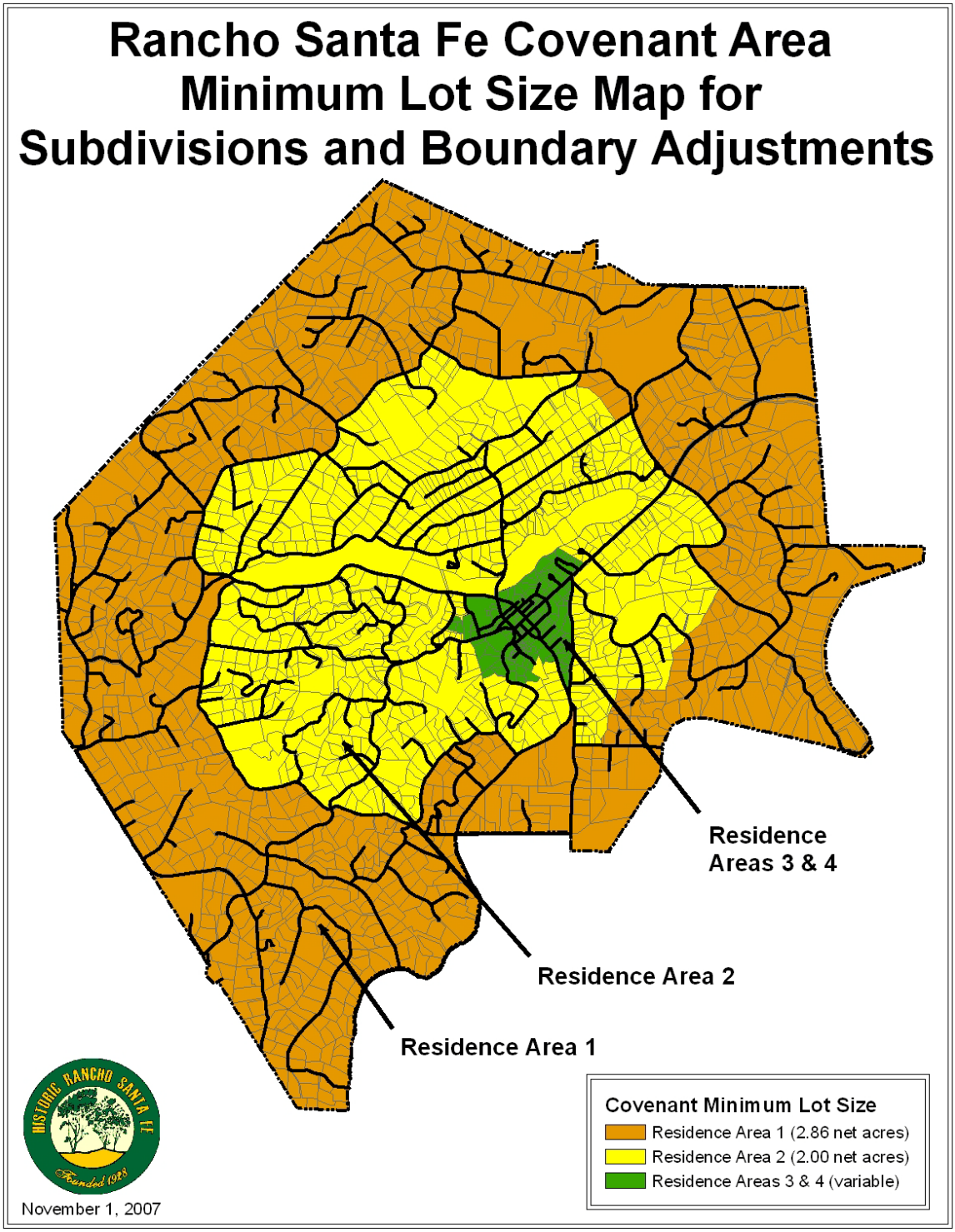
1. Preserve the unique visual character and landscape features of the Covenant area. [GEN]

2. Require that development be compatible with the historic development patterns and California State Landmark designation. [PP]

3. Apply a maximum density of 10.9 dwelling units per acre and floor-to-area ratio (FAR) of 0.7 to the Village Core Mixed Use area within the Covenant. These or more restrictive standards shall also be reflected in the zoning for properties subject to the Village Core Mixed Use designation. [DPLU]

4. Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions, as shown in Figure 3 on page 13. [DPLU]

Figure 3


Rancho Santa Fe Covenant Area
Minimum Lot Size Map for
Subdivisions and Boundary Adjustments
Residence
Areas 3 & 4
Residence Area 2
Residence Area 1
HISTORIC RANCHO SANTA FE
Founded 1928
November 1, 2007
Covenant Minimum Lot Size
Residence Area 1 (2.86 net acres)
Residence Area 2 (2.00 net acres)
Residence Areas 3 & 4 (variable)

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4

2. Land Use

GENERAL GOAL

PROVIDE A DISTRIBUTION OF LAND USES THAT IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE COMMUNITY AND PRESERVES THE RURAL NATURE AS IT TRANSITIONS TO SURROUNDING JURISDICTIONS.

FINDINGS

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

The Regional Categories found on the Regional Categories Map (Figure LU-1, General Plan Land Use Element) delineate areas where development will take on a distinct character - such as: Village, Semi-Rural, or Rural Lands. The San Dieguito Land Use Map (General Plan Appendix Figure LU-A-19) shows the distribution of specific land uses (Residential, Commercial, Industrial, Agricultural and Special Uses) which have been determined through the General Plan Update 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 Land Use Element Table LU-1 Land Use Designations and Compatible Regional Categories. Village Boundaries for Rancho Santa Fe, 4S Ranch and Harmony Grove are shown on Figure 4 on page 17.

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.

Del Dios

Del Dios lies along the western shores of Lake Hodges. The land that lies 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 and land use designations for Del Dios are split in a random pattern between Semi-Rural Residential uses and Public Agency Lands. The Public Agency Lands designation has 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, a program that was never implemented. In the mid-1990s, a successful lot sales program enabled residents of the community to buy lots from the City of San Diego to merge with existing residential lots to solve a

multitude of problems in the community. The lots sales program has resulted in many mixed-zone lots, creating uncertainty and inconsistency in the application of zoning regulations. The existing residential zoning was developed at the time of the lot sales to prevent large-scale residences.

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.

Mt. Israel

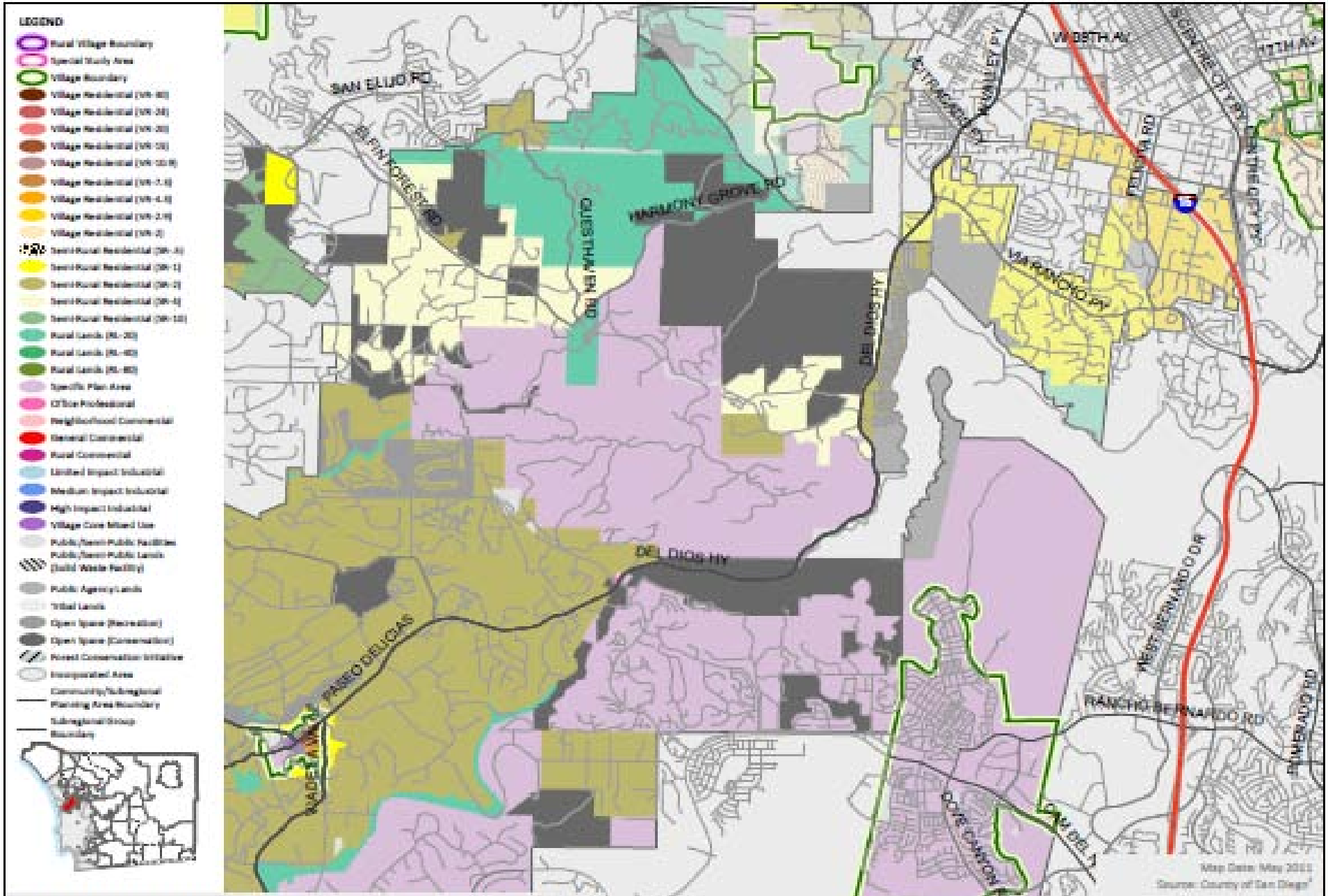
The subdivided area of the community is Estate Residential with limited agricultural use. All of the land in the community is private property.

Sun Valley

Sun Valley is a quiet rural bedroom community located adjacent to the community of Rancho Santa Fe, with which it shares the most community services and support. The area is nearly built out to its maximum density, but with large residential estate lots that offer rural privacy to its residents. There is a minimum use of street lighting, or night lighting of any kinds, due to a strong enforcement of “dark sky” policies, many of which are strongly tied to the residential lots through restrictive CC&R’s. The dark night sky is an important aesthetic resource in this area and must be carefully maintained. Slow meandering country roads, without curbs, gutters or sidewalks, hallmark the rural flavor evident when you drive through this unique community. Public and private equestrian trails lace through the area, often following the rural roads.

POLICIES

1. Prohibit "leap frog" development as it will unnecessarily increase the costs of providing public services and facilities. [PP]
2. Ensure that development takes place in a coordinated, integrated fashion that is compatible with the rural, scenic qualities of the area. [PP]
3. Include this plan and Del Dios community representation in any future planning process. [PP]
4. Investigate the creation of a permanent planning committee with representatives from all surrounding jurisdictions and communities to develop a master plan for the entire Lake Hodges viewshed to prevent piecemeal development. [PP]



SAN DIEGUITO VILLAGE BOUNDARIES

Figure 4

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DelDios

5. Encourage the formulation of cohesive, comprehensive plan for the entire Lake Hodges area. [PP]

6. Protect the Del Dios community from potential development of city-owned lots in a manner inconsistent with its existing estate residential character. [PP]

7. Support continued 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. [PP]

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 Semi-Rural Residential the primary residential form.

Rancho Santa Fe and those areas in the general vicinity of Sun Valley, and Fairbanks Ranch are largely built out. Development of Rancho Cielo, Santa Fe Valley, and 4S Ranch continuie 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 the Land Use Map designation of Semi Rural 2. It would be appropriate for the City to continue 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.

POLICIES

1. Permit flexibility in improvement requirements in areas where the minimum lot size is greater than or equal to one acre. [DPW, PP]
2. Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space. [PP]
3. New and existing residential development should provide street landscaping and underground utilities. [DPW, PP]
4. Encourage the development of recreational uses in non-subdivided areas, so as to separate such uses away from existing residential uses. [AP, PP]
5. Develop and maintain community-specific guidelines that discourage curbs, sidewalks, and gutters; and minimize street lights consistent with safety needs in keeping with the rural character of the area. [DPW, AP]
6. Encourage preservation of the character of historic dwellings. [GEN]
7. 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

The largest commercial district exists within the Village of Rancho Santa Fe. About eight acres are devoted to commercial uses within the village excluding the land on which the Inn at Rancho Santa Fe is situated. No significant expansion of this quaint commercial area is expected because it is surrounded by existing, established residential uses.

One six-acre commercial center currently exists as part of the Fairbanks Ranch SPA and another center is 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.

Found within the specific plan area of Rancho Cielo is a commercial development approximately 10 acres to serve the needs of the residents of Rancho Cielo and those living in Santa Fe Valley and The Crosby Estates.

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.

POLICIES

1. Design and construct all commercial areas with sufficient off-street parking and loading facilities. [PP]
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. [PP]
4. Provide landscape 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. [AP,PP]
6. When a clear need can be demonstrated, provide centrally located community shopping centers in areas that are easily accessible. [AP, PP]
7. Cluster commercial uses and discourage strip commercial development. [PP]
8. Protect areas designated as commercial from encroachment by incompatible non-commercial uses. [PP]
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. [AP, PP]
10. Maintain a proper balance between acreage of commercial land and population served. [AP]
11. Ensure that additional commercially designated land will be provided only when existing commercial land has been developed and is approaching full use. [AP]
12. Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito. [AP]

AGRICULTURAL GOAL

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

FINDINGS

According to a land use analysis by SANDAG, in 2007 5.6% or about 1,660 acres in the San Dieguito CPA are currently in productive agricultural use. There are also about 3,000 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 CPA and it is expected to continue to be a permanent feature of the estate residential areas as a secondary use.

POLICIES

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 floodplains. [PP]
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. [PP]
7. Ensure the careful maintenance and upkeep of greenhouses and other agricultural accessory buildings. [Z]
8. Utilize reclaimed water for irrigation. [PP]
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 CPA. 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.

The existing semi-rural character of San Dieguito will necessarily place strict requirements on the type and intensity of any future proposed industrial use.

POLICIES

1. New industrial areas shall be clustered rather than scattered throughout the CPA. [AP, PP]
2. New industrial development shall be located in modern attractive, well designed and adequately landscaped industrial parks. [PP]
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. [AP, PP]
4. Industrial sites should be large enough to accommodate onsite parking, landscaping and loading facility requirements. [PP]
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. [PP]
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 CPA. 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 ten adopted Specific Plans within the San Dieguito Plan Area comprising 9,139.42 acres or about 30% of the total CPA.

Another two specific planning areas are proposed with a total of 3,710 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. 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, Santa Fe Creek 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 Valley SPA and the El Apajo SPA are also included. All texts for SPAs are to be in place prior to or concurrently with development. Text discussing the Harmony Grove Village SPA is located in the Elfin Forest – Harmony Grove section of the San Dieguito Community Plan

Fairbanks Ranch Specific Plan Area (0.5 du/ac)

The following goals, objectives, and conditions were adopted for the Fairbanks Ranch Specific Planning Area (SPA 0.5) as part of General Plan Amendment 78-01 on May 25, l978.

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

Within the Fairbanks Ranch SPA 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 Conservation and 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 Fairbanks Ranch SPA 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 SPA and other properties.

The Specific Plan or Plans for the Fairbanks Ranch SPA 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; and

    5. Any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

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 SPA by a qualified archaeologist;

    2. Protection of the fresh water areas in the center of the SPA 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 SPA now within the Santa Fe Irrigation District, if such annexation would result in the provision of water at less impact on the environment; and

    4. A feasibility study of the continued agricultural use of portions of the SPA, especially where soils are most suitable or where subject to periodic inundation.

Rancho Cielo Specific Plan Area (0.27 du/ac)

This SPA 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 under multiple ownerships 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. As of 2009, this project is still under construction.

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 SPA.
2. All goals, objectives and policies of the San Dieguito Community Plan and County 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.
    a. No more than one dwelling unit per two acres over the total/cumulative acreage within the 0-25% slope category;
    b. No more than one dwelling unit per four acres over the total/cumulative acreage within the 26-50% slope category;
    c. No more than one dwelling unit per eight acres over the total/cumulative acreage within the 51-70% slope category; and
    d. 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 SPA 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 SPA.

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 SPA contains approximately 3,525 acres located in the eastern portion of the San Dieguito CPA. Development shall be consistent with all County Goals, Objectives and Policies, including the County General Plan.

The 4S Ranch is divided into two SPA designations. The first area is the 634-acre portion where development has commenced. This area is designated 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 SPA 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 apply 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 Mobility 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 SPA.

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 for the Department 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 one dwelling unit per four 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 apply to the 2,891-acre portion of the SPA:

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. 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 Mobility 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.

9. 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 Mobility Element roadway connecting Bernardo Center Drive and Carmel Valley Road may cross Lusardi Creek. No other roadway crossing of Lusardi Creak 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 for the Department 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, SANDAG 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.

<u>Santa Fe Valley Specific Planning Area (0.40)</u>

I. *Description of the Project*

The Santa Fe Valley Specific Plan Area (SPA) contains approximately 3,530 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.

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. 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.

Land Use	Gross Acres	Dwelling Units
Open Space	1,789.1	0
Residential	1,314.6	1,47
Commercial	14.3	0
Comm. Fac.	31.7	0
TOTAL	**3,149.7**	**1,047**

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 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 CPA 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; and

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 dwelling units per acre 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 SPA.

8. Santa Fe Valley Working Group

Participating Organizations include:

- Santa Fe Valley Property Owners Association
- San Diego County Parks and Recreation Department
- San Dieguito Citizens Planning Group
- Whispering Palms Community Council
- Fairbanks Ranch Association
- Rancho Santa Fe Association
- League of Women Voters
- Citizens Coordinate for Century III
- Rancho Bernardo Planning Board
- Sierra Club
- San Dieguito Land Conservancy
- State Coastal Conservancy
- Friends of San Dieguito Valley
- Rancho Hacienda Homeowners Association
- Del Rayo Homeowners Association

<u>El Apajo Specific Plan Area (0.33)</u>

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 generally centered 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 impacts to the scenic qualities of the San Dieguito River Valley are minimized.

<u>Policies</u>

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 flow course 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) or 0.33 dwelling units per acre.

   b. The 101.01 acres above the floodplain is uniformly zoned at two 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 flow course of the 100 year floodplain. Density transfers from property within the 100-year floodplain shall be calculated at one 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. Currently there are three planned developments within the Specific Plan. 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 six-acre office/commercial shopping center;

         (b) Fire station;

         (c) Public elementary school.

      (2) Approved by Major Use Permit

         (a) The Helen Woodward Animal Center;

         (b) Two private schools with classes K-12;

         (c) Two churches.

      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.

C. Circulation Objective

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

Policies

1. San Dieguito Road shall remain a Mobility Element road providing access to this SPA.
2. Via de Santa Fe should remain as a local public road from the intersection of El Apajo north to the intersection of Via de la Valle.

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 flow course of the 100-year floodplain in open space uses such as recreation or agriculture.
3. Development shall take place outside of the flow course 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 County 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 "sheet flow" 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 sheet flow 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 sheet flow 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. Ridgelines should be protected by developing below the ridgelines and designing smaller dwelling units, one story high.

3. 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 Mobility 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 Mobility Element road network map for San Dieguito is provided in the General Plan Mobility Element Network Appendix as Figure M-A-19, along with an accompanying matrix which describes more specific information on the road classification, improvements, and any special circumstances, such as accepting a road at a level of service of E or F.

The classifications shown on the Mobility Element road network 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 Mobility Element to preserve a corridor free from any permanent structure for future road right-of-way for each and every road shown on the Mobility Element.
- It is the intent of the Mobility Element that all land developments conform to the Mobility Element.
- It is the intent of the General Plan that in road matters the Mobility Element shall supercede any proposal of any Community, Subregional, or Development Plan.

Objectives of the Mobility 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 Mobility Element road network map 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 Covenant 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 CPA 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.

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 and their historic significance. Lake Drive, as it moves through Del Dios; Del Dios Highway from Via de la Valle in the Covenant of Rancho Santa Fe to Escondido, 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.

Mt. Israel

The Mt. Israel community is accessed exclusively by Mt. Israel Road. The road is maintained by the County until it reaches the Mt. Israel Valley where it becomes a private easement road that branches off to Mt. Israel Place and Detwiler Road. Detwiler and Mt. Israel Place are easement roads serving homeowners.

POLICIES

1. 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]

2. Road alignment shall minimize the necessity of altering the landscape by following the contours of the existing, natural topography thus enhancing scenic areas. [DPW]

3. Encourage roadside and median landscaping. [GEN]

4. Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way. [DPW]

5. Establish a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned. [PP, DPW]

6. Classification of Mobility Element Roads should reflect the low intensity land uses adopted in the San Dieguito Community Plan. [PP, DPW]

7. Significant natural vegetation should be transplanted from the area of road construction rather than destroyed. [PP, DPW]

8. Road alignments should avoid stream beds such as La Zanja Canyon and Lusardi Creek. [PP, DPW]

9. Coordinate with incorporated jurisdictions to ensure 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, whenever feasible. [PP, DPW]

10. 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: Compliance with Community Right-of-Way Development Standards are required. [DPW, AP]

    a. Lush landscaping to screen houses; utilization of native drought-tolerant landscaping should be emphasized.

    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 minimal 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.

11. Traffic impacts within the community of Del Dios shall be carefully considered when reviewing proposals for new recreational uses associated with Lake Hodges. [PP, DPW]

12. Retain the narrow rural character of the San Dieguito roads and retain Del Dios Highway and Paseo Delicias as two-lane roads. [DPW]

13. 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 and out of character of the community. [PP, DPW]

14. Establish the target for the road system, to function at a service level no higher than the level "D" at peak hours as development occurs. [PP, DPW]

15. 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 Mobility Element should be undertaken, Policy I-63 notwithstanding. [AP, DPW]

16. Encourage the Mt. Israel community to cooperate with the Rancho Santa Fe Fire District to maintain proper emergency access.

17. Encourage homeowners in the Mt. Israel Community to cooperate to maintain the easement roads to an all-weather standard through road maintenance agreements and ongoing brush management practices for fire protection.

4. Public Safety, Services, 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 CPA include sewer and water facilities, police and fire protection, schools, libraries, and utilities.

New development in rapidly growing areas is not necessarily beneficial to existing residents as it further burdens public services without benefit of allowing that service to develop and accommodate the growth. In order to balance the demands without further burdening existing residents, new development should pay its proper share of the additionally required public services through the process of levying special fees for support of schools, libraries, and parks. It is the objective both to provide the necessary facilities as they are required and to ensure that the proper share of 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

In accordance with State guidelines, the General Plan Safety Element identifies 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 the Law Enforcement section of the County General Plan Safety Element under Goal S-14, Crime Prevention.

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 CPA.

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, 4S Ranch substation and partial coverage from the

Vista, San Marcos 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.

Many of the estate developments within the San Dieguito Plan Area are guarded by security gates, and the Covenant of Rancho Santa Fe employs its own security patrol and primarily utilizes visibility and presence as deterrence 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 four existing fire stations currently within the Plan Area, with locations in the village of Rancho Santa Fe; adjacent to the Fairbanks Ranch SPA, in the Rancho Cielo SPA, and in the 4S SPA.

Mt. Israel and Del Dios are served by the Rancho Santa Fe Fire Protection District and CAL FIRE.

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

CAL FIRE offers protection from wildfires in those areas not within a specific district.

Automatic and mutual aid agreements for fire protection have been formed by 4S Ranch with the Rancho Santa Fe Fire Protection District and the cities of Escondido and San Diego.

POLICIES

1. Provide an adequate level of law enforcement and maintain effective cooperation and communication between the community and law enforcement agencies. [GEN]
2. Ensure that new development will not degrade existing service levels for fire, EMS and police protection.
3. 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 one of two public libraries 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. The second library in the Plan Area is the 4S Ranch Library Branch.

POLICIES

1. Include the community planning group into all levels of review of the public service delivery process. [AP, SDCL]
2. Investigate the need for additional library services within the Plan Area. [SDCL, AP]
3. Ensure proper location, adequate size and minimized 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 CPA have expanded their school systems to accommodate additional students brought by new development. 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

1. Encourage school districts to locate and maintain schools in areas free of disturbing factors such as heavy traffic flow or incompatible land uses. [AP, PP]
2. Encourage school districts to develop schools in conjunction with neighborhood and community recreation facilities. [AP, PP]

3. Encourage school districts to locate and maintain all elementary schools in areas which will permit safe and direct access for a maximum number of pupils. [AP, PP]
4. Encourage school districts to locate upper grade schools so that they are generally accessible to major streets. [AP, PP]
5. Encourage school districts to ensure the appropriate location and size of schools through the early acquisition of new sites. [AP]
6. Encourage school districts to coordinate school facility planning with residential development to ensure that school facilities will be available to accommodate the increase in enrollment without overcrowding. [AP, PP]

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 CPA. 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. Development of Paint Mountain Reservoir is complete with additional access piping from Metropolitan Water District and the City of San Diego (Lake Hodges).

Mt. Israel is served by the Olivenhain Municipal Water District and currently has six water wells in the community.

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, but the District anticipates additional needs.

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.

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). 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 4S Ranch and Whispering Palms, as a condition for approval.

.Although the Rancho Santa Fe CSD can provide sewer service within the entire boundary of the CSD, only a portion of the Rancho Santa Fe CSD is organized into sewer improvement districts. The CSD also contributes to the maintenance of landscaping in road rights- of-way.

Del Dios, Mt. Israel, Artesian Road (Santa Fe Hills), Sun Valley, 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 CPA. Residents in Mt. Israel and Santa Fe Creek contract privately with local garbage haulers and recyclers.

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

1. Public agencies shall adequately landscape all of their facilities. [PP]
2. Locate specific public utility sites and networks and indicate the level and quality of services that should be provided within San Dieguito. [AP, PP]
3. Relate sewage transport systems to natural drainage basins rather than to political boundaries. [DPW, PP]
4. Periodically review the Village Boundary for the Covenant of Rancho Santa Fe and enable extensions per General Plan Policy LU-14.4 to allow for extensions of sewer service beyond the Village Boundary and within the Community Service District Boundary.
5. Consider the undergrounding of existing utility lines, especially in conjunction with street improvement programs. [PP, DPW]
6. 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]
7. 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,PP]

5. 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. A Figure showing the locations of each RCA is provided in Appendix A-3 on page 81.

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. The significant resources associated with each RCA are listed below (the numbering corresponds to the RCA Figure map legend).

33. 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.

34. 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.

35. 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.

35. 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; and

f. A population of deer.

36. 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 prebatholitic volcanics;

c. Sedimentary rocks containing leaf imprints;

d. Probably the County's best location of prebatholitihic 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 RCAs mentioned 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

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. [AP, PP]
2. Ensure that land adjacent to recreation areas, natural preserves, and agricultural areas has the appropriate, compatible land use designation. [AP]
3. Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape. (See General Plan Policy LU-6.6) [PP]

WATER GOAL

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

FINDINGS

San Dieguito CPA 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 experiences serious water shortages in dry periods. Any future development should take this situation into account. The solution to this problem may be more local reservoirs. Other methods of dealing with potential water supply shortfalls are wastewater reclamation and the utilization of drought tolerant landscaping. Discussions are currently occurring with the City of Carlsbad to participate or purchase water created from the proposed Reverse Osmosis Plant, due to be completed in 2012.

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 CPA. 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 sheet flow specifically in the area of El Apajo Road near Fairbanks Ranch.

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 l978 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 it open character. Urban development currently taking place on the west and south threaten 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.

Development within any river valley is 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 sheet flow area within the El Apajo Specific Plan has been described in the San Dieguito River Plan as a "planning anomaly". Most land located within a floodplain, of which a sheet flow area is a part, is designated at Rural Lands Regional Category densities. It is treated the same by the Department of Public Works as land located within the l00-year floodplain. The structures that have been built in this sheet flow 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 sheet flow area is of great concern 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 eight-acre minimum lot sizes for the land subject to sheet flow. ~~D~~evelopment, within the floodplain in the vicinity of El Apajo Road including the sheet flow area, now takes place under a specific plan which deals with the potential flood hazard in a comprehensive manner, exhibiting a sensitivity to the natural scenic attributes of the San Dieguito River.

POLICIES

1. Provide for adequate setbacks from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment. [PP]
2. Formulate a program for improving the water quality of Escondido Creek. [AP]
3. Encourage the City of Escondido to require all new significant development to address the impact to Escondido Creek from polluted urban runoff. [AP]
4. Determine the disposition of the "downstream mitigation fund" established by the City of Escondido to "un-pollute" 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. [PP]
5. Utilize the linear geographic qualities provided by floodplains as locales for greenbelts, open space corridors, community footpaths and park land. [PP, AP,DPR]
6. Prevent any alteration of the natural riparian habitat within the areas designated Rural Lands 20 located along Escondido Creek, Encinitas Creek and the San Dieguito River. [PP,DPW]
7. Retain all watercourses in their natural state and prohibit rip-rap and all structures including fences within the floodway. [PP,DPW]

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 this Community Plan has designated

locations within the San Dieguito Planning Area that have these habitat present as Resource Conservation Areas. 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 Implementation Plan for the County General Plan provides for a number of implementation actions which would be appropriate in preserving these natural habitat resources.

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 Interstate 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.

POLICIES

1. Preserve the integrity, function and long-term viability of environmentally sensitive habitat within the San Dieguito CPA. Emphasis shall be placed on areas exhibiting riparian characteristics; Coastal sage and scrub; and coastal mixed chaparral. [PP]

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. [PP]

3. The following guidelines shall be used to evaluate proposals for development on parcels of ten acres or more located within the environmentally sensitive coastal mixed chaparral and coastal sage scrub habitats. [PP]

   a. All such development shall be subject to the Planned Development Procedures of the County Zoning Ordinance.
   b. Development should be sited 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 of 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 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 grading has been completed 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

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. [PP]
3. Natural conditions of drainage should be preserved and any changes to the natural contours shall not cause damage to nearby properties. [PP]
4. All grading plans shall include preparation for an installation of landscaping. [DPW, PP]
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,PP]
7. When the natural terrain is altered, new landscaping shall utilize at least 50% native species. [PP]
8. Unaltered land greater than 25% slope and at least l000 square feet in area shall be retained in its natural state. [PP]
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 CPA.

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.

Illuminated 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

1. In general, outdoor lighting must be directed downward and screened so as not to be visible from any adjoining property or street. [PP]
2. Street lighting shall not be made a condition of subdivision approval unless absolutely necessary for traffic safety at road intersections. If lighting is required under these circumstances, lights must be low level, timed, directed downward, and screened to minimize the impact of the lights on the dark sky. [DPW, PP]
3. If street lighting is required at intersections; utilize alternative types of lighting to minimize spillover onto adjacent properties. [PP]
4. Commercial uses shall restrict hours of nighttime operation and shall utilize a subdued lighting system. [PP]
5. Prohibit lighting of exterior sports facilities, both public and private. [PP]

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 CPA 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 three 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.

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

1. Identify and preserve significant historic sites. [PP]
2. All new development or construction should be preceded by test excavations and salvage programs. [PP]
3. Prohibit grading, blading or other disturbances of natural terrain, which could result in damage or loss of irreplaceable cultural artifacts. [DPW, PP]
4. Investigate formulating a plan for the entire Lake Hodges Area and San Dieguito River 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. [AP]
5. Make it a priority to 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. Encourage 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, with the consent of the property owners.
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.

6. Recreation

GOAL

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

PROVIDE FIFTEEN ACRES OF LOCAL RECREATIONAL AREA FOR EACH 1,000 POPULATION FOR THE ENTIRE COMMUNITY.

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. Hillsides 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 north of Sun Valley and west of Rancho Santa Fe. It offers diverse opportunities for recreation that includes picnic areas, ball fields, equestrian trails and play areas. The park serves residences from the area, including Sun Valley, which prefers low intensity, rural-like recreational facilities and uses for the park.

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.

The San Dieguito River Valley Regional Open Space Park is 55 miles long running from San Dieguito Lagoon, along Via de la Valle past Gonzales Canyon, La Zanja Canyon, Osuna Valley, La Jolla Valley, Del Dios Gorge, Santa Fe Valley, Lake Hodges, San Pasqual Valley, Clevenger Canyon, Boden Canyon, Pamo Valley, Black Canyon, Lake Sutherland Basin, Santa Ysabel Valley, and Volcan Mountain. Running from sea level to an elevation of over 4,000 feet, this 60,000 acre Regional Open Space River Park is the newest crown jewel in the San Diego County park system.

Quail Botanical Gardens located in the City of Encinitas 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, the Del Dios Preserve; and a reservoir area north of Mt. Israel.

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

1. Local recreational areas 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. 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, PP]
4. Encourage the development of private as well as public recreation facilities throughout San Dieguito. [GEN]
5. Separate public trail systems from private trail systems.
6. Maintain appropriate areas within neighborhood and community parks in a natural state, retaining natural topography and vegetation. [PP]
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, PP]

7. Scenic Highways

GOAL

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

FINDINGS

The corridors, shown on the map as traversing the San Dieguito Plan Area, do not always follow the planned alignments of Mobility Element Roads. Because of the rural, estate character of the Plan Area and its natural scenic beauty it is appropriate that all Mobility Element Roads be designated as Scenic Highway Corridors. All such roads will be subject to the policies and provisions of the Visual Resources section of the Conservation and Open Space 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 Mobility Element Road. Land within the Scenic Viewshed of a Mobility Element Road shall also be subject to the standards and criteria of the "S" Designator. [AP, PP]

8. 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 . The main purpose of the Conservation and Open Space Element is to form these various areas into an integrated system. It may, however, become necessary to enact specific provisions of the Conservation and 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.

Mt Israel

The Mt. Israel community has long appreciated the natural setting this community enjoys. It has been very active over the years to manage and protect the valuable resources from initiatives that would endanger or otherwise change the character of the community.

The hills surrounding the community provide the watershed for the area. The Mt. Israel valley has many riparian streams that carry water to a primary watercourse and out to the west. During periods of heavy rains, the water table becomes very shallow. Proper storm water and wastewater management is critical to the continued health and quality of the biological assets and water quality of the valley.

The soil quality in the community varies from a very poor shallow San Miguel Exchequer on the slopes and ridgelines to the best Visalia loam in the bottomland. The slopes are subject to extreme erosion potential and slope-failure when saturated. The coastal sage habitat is vital for slope protection as few other plant types can survive in the shallow, poor quality soil type without constant careful management.

POLICIES

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. [DPR]
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. [PP]
5. Require adjacent residential development to locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use. [PP]

9. 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 the San Dieguito 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.

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. 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 and development of heliports/pads should be prohibited.

The ambient noise level in the Mt. Israel valley at night has been measured at 32db. The valley area is very acoustically sensitive because of the steep slopes and narrow valley floor. Normal conversation can be heard several hundred feet away from the source.

The Sun Valley area is generally characterized as being quiet, peaceful, serene and scenic. Low noise levels are a unique quality of this area which significantly enhances 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 for the urbanized developments to the west and south.

POLICIES

1. Use of noise walls is discouraged. Where the use of walls cannot be avoided, utilize solid barriers to attenuate noise impacts from conventional light vehicle traffic. Earth berms or solid walls are most effective in diminishing such impacts. (See General Plan Noise Element Policy N-1.3) [R]
2. Discourage heavy truck traffic through the Plan Area. [DPW]
3. Utilize rubberized asphalt for road resurfacing.
4. 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.

10. Energy

GOAL

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

POLICIES

1. Promote public information and coordination with the Community Planning Group on the issues that surround energy and on methods for conserving energy. [GEN]
2. Discourage the use of electricity and fossil fuels for advertising and decorative purposes. [GEN]
3. Resolve issues in surrounding jurisdictions over waste collection, disposal, and resource recovery within the Plan Area. [GEN]
4. Revise and implement a program of source separation and collection of recyclable elements of household waste such as paper, aluminum, glass and oil. [DPW]
5. Promote the availability of safe and practical walking and bicycling routes within the Plan Area. [AP, PP, DPW]
6. Support implementation of the Bicycle Transportation Plan. [AP, PP, DPW]
7. Improve County roads that are hazardous to bicyclists, and that can be made safer by operational improvements or signing. [DPW]
8. Monitor maintenance of roads and shoulders and railroad crossings to ensure that surfaces do not pose hazards to bicyclists. [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.

<u>CODE</u>

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
SDCL	San Diego County Library
DPLU	Department of Planning and Land Use
AP	- Advance Planning Section
PP	- Project Planning Division
B	- Building Codes Enforcement
Z	- Zoning Codes Enforcement

Appendix: Environmental Resources

A-1. LIST OF SENSITIVE WILDLIFE SPECIES

A-2. LIST OF SENSITIVE PLANTS SPECIES

A-3. RESOURCE CONSERVATION AREAS

A-1: SENSITIVE WILDLIFE SAN DIEGUITO PLANNING AREA

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

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

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

A-2: SENSITIVE PLANT SPECIES IN SAN DIEGUITO

SPECIES	COMMON NAME	STATUS*
Acanthomintha ilicifolia	San Diego thorn-mint	R-E-D Code: 3-3-2 State/Fed: CE/C2
Adolphia californica	California adolphia	R-E-D Code: 1-2-1 State/Fed:
Arctostaphylos glandulosa var. crassifolia	Thick leaf manzanita	[T]
Baccharis vanassae	Encinitas baccharis	R-E-D Code: 3-3-3 State/Fed: CR/C2
Brodiaea orcutti	Orcutt's brodiaea	R-E-D Code: 1-2-2 State/Fed: /C2
Ceanothus verrucosus	Wart-stemmed ceonothus	R-E-D Code: 1-2-1 State/Fed:
Corethrogyne filaginifolia var. linifolia	San Dieguito sand aster	R-E-D Code: 2-1-3 State/Fed: /C2
Chorizanthe orcuttiana	Orcutt's spineflower	R-E-D Code: 3-3-3 State/Fed: CE/C2
Comarostaphylos diversifolia ssp. Diversifolia	Summer holly	R-E-D Code: 1-2-2 State/Fed:
Dichondra occidentalis	Western dichondra	R-E-D Code: 1-2-1 State/Fed: /C3c
Dudleya variegata	Variegated dudleya	R-E-D Code: 1-2-2 State/Fed: /C2
Dudleya viscida	Sticky dudleya	R-E-D Code: 1-2-2 State/Fed: /C2
Erysimum ammophilum	Coast wall flower	R-E-D Code: 1-2-3 State/Fed: /C2

SPECIES	COMMON NAME	STATUS*
Ferocactus viridescens	Coast barrel cactus	R-E-D Code: 1-3-1 State/Fed:
Mahonia sp. nova		New species; has not been classified
Mimulus diffusus	Palomar monkey flower	R-E-D Code: 1-1-1 State/Fed:
Monardella hypoleuca ssp. Lanata	Felt-leaved rock mint	R-E-D Code: 1-1-2 State/Fed: /C2
Muilla clevelandii	Cleveland's golden star	R-E-D Code: 2-2-2 State/Fed: /C2
Ophioglossum lusitanicum ssp. Californicum	California adder's-tongue fern	R-E-D Code: 1-2-2 State/Fed: /$C3_2$
Selaginella cinerascens	Mesa clubmoss	R-E-D Code: 1-2-1 State/Fed:
Trichostema lanatum	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.

A-3: RESOURCE CONSERVATION AREAS

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: 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 by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section (3) of the Community Plan includes a Resource Conservation Element Area Map (page 81) and reference Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
  a. in large blocks, if possible;
  b. wide, rather than long and narrow to minimize adverse effects along their margins; and
  c. in contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.
- Areas which provide the scenic mountainous backdrop to development within the community.

29. Mount Whitney Double Peak

This major geographic feature contains rare and endangered plants including the Wart stem ceanothus (Ceanothus verrucosus) and Monardella hypoleuca.

33. North Escondido Creek

This area has been designed to include 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.

34. Escondido Creek/Harmony Grove

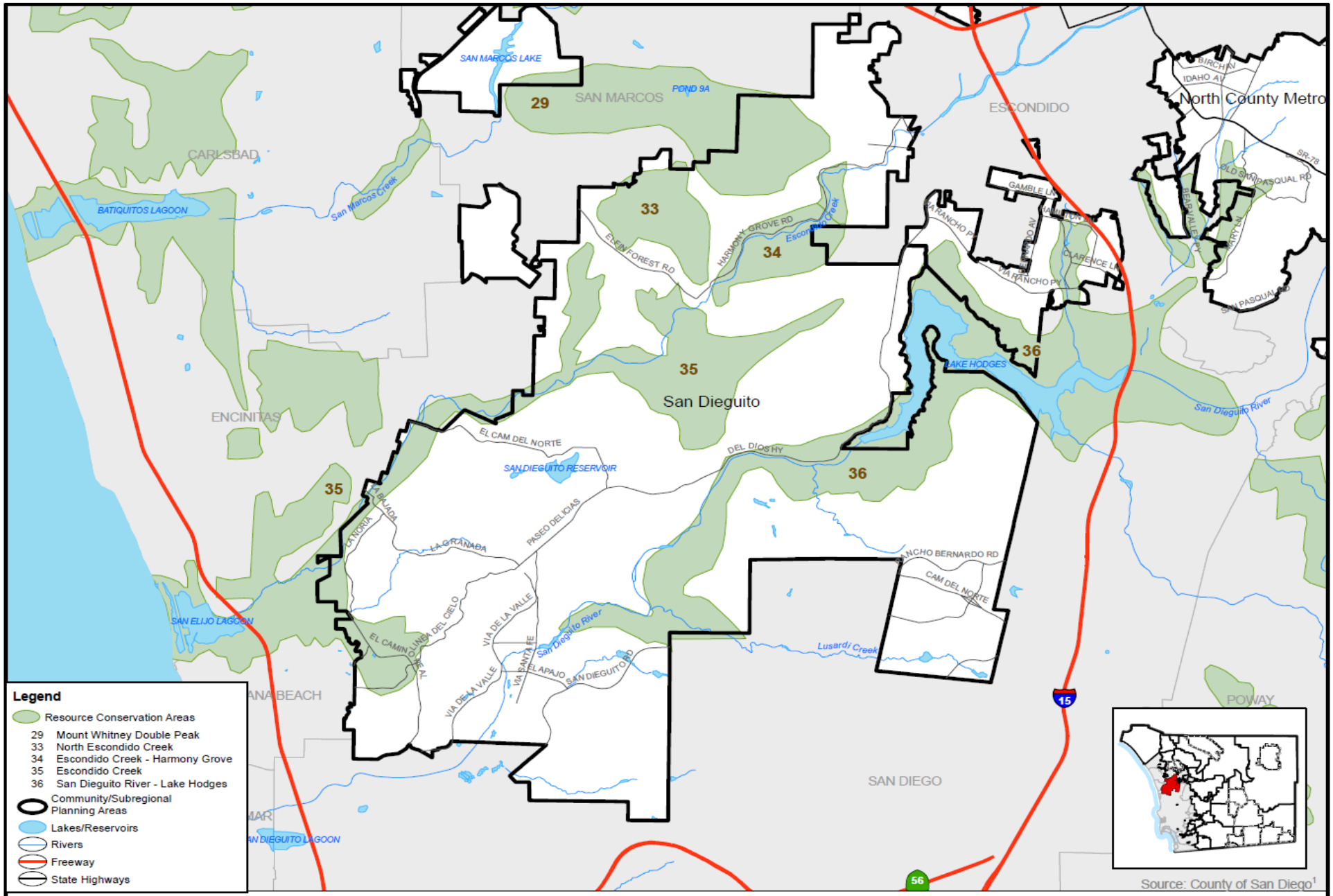
This area includes Riparian and Oak woodlands situated along the bottom of a canyon and surrounded by mixed chaparral which, as mentioned before, provides an important natural wildlife habitat. In addition, there are unusually large populations of the "rare" Coast white lilac.

35. Escondido Creek

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.

36. San Dieguito River/Lake Hodges

The portion of this RCA in the North County Metropolitan Subregion encloses Lake Hodges. It consists of the natural areas that remain around Lake Hodges and its aquatic and semi-aquatic habitats. This RCA extends down into the San Dieguito River gorge.



SAN DIEGUITO RESOURCE CONSERVATION AREA MAP

Figure 5