Sugarbush

Specific Plan

SP03-003
LOG No. 02-08-047
TM 5295 RPL7

Prepared for:

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SPECIFIC PLAN
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CHAPTER 1

INTRODUCTION

1.1 Purpose

The Sugarbush Specific Plan will guide the development of a Master Planned Residential Community characterized by estate lots on an environmentally sensitive site. The Specific Plan establishes land uses, residential density, development standards and essential infrastructure facilities that will ensure the community is a high quality living environment with specific attention to the natural environment of the site and the semi-rural character on the surrounding properties.

1.2 Applicability

The Specific Plan (SP) is applicable to a 115.5 acre site located in the Buena Creek area of North San Diego County between the cities of Vista and San Marcos. The site is situated 2 miles north of State Route 78 (SR 78) and approximately 2 miles west of Twin Oaks Valley Road (SI2) along Buena Creek Road (Figure 1, Vicinity). The SP serves as a regulatory document, setting forth the required zoning and development standards for development of the Sugarbush Residential Community.

1.3 Authorization

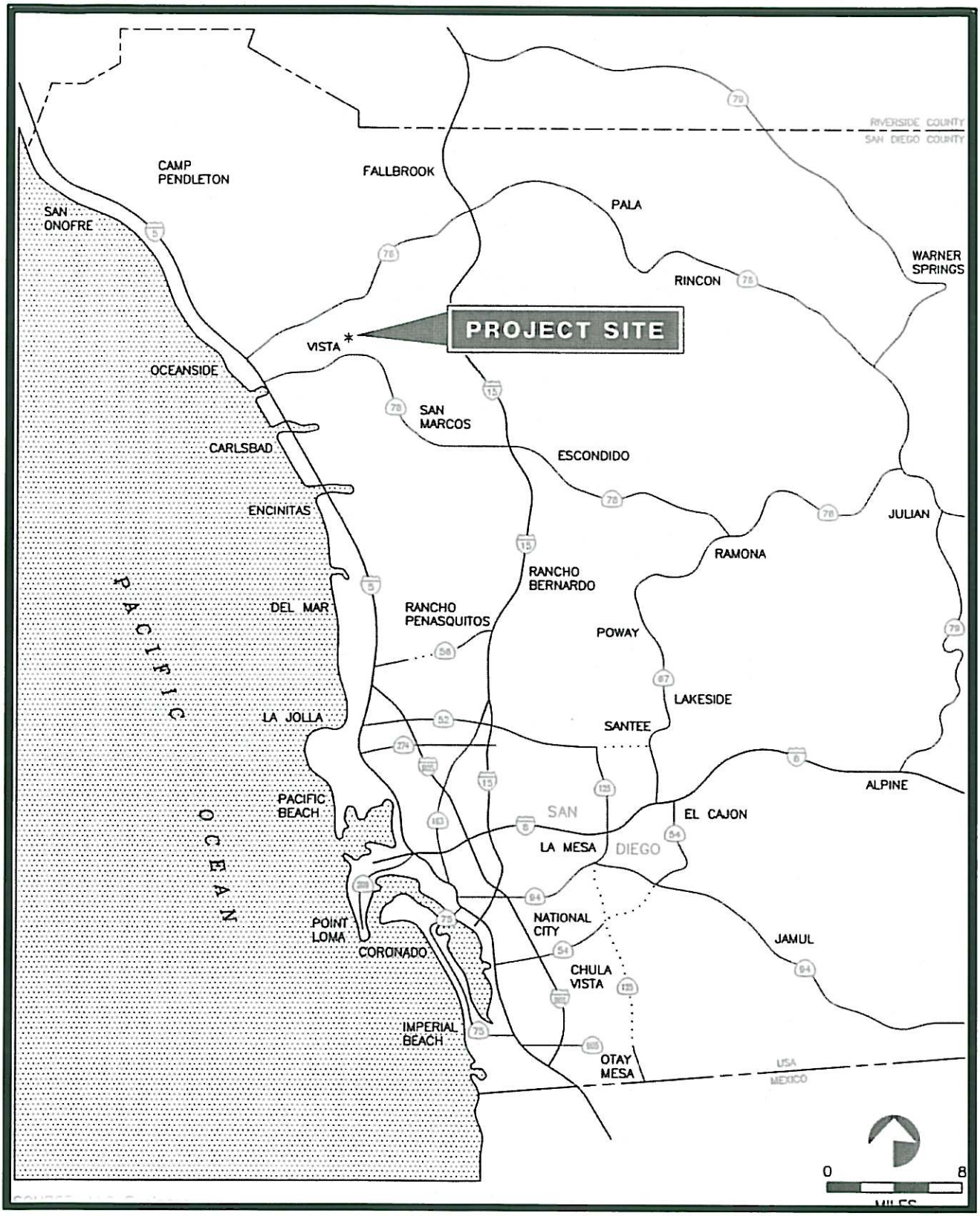
The Specific Plan has been prepared in accordance with the California Government Code Statutory Requirements for Specific Plans. It includes the following items mandated by Government Code Section 65451:

A. A text and diagram(s) which specify all of the following in detail:

1. The distribution, location and extent of the uses of land within the SP.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the SP and needed to support the land uses described in the SP.

3. Standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources, where applicable.



VICINITY MAP - COUNTY

SUGARBUSH PROJECT FIGURE 1

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4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2 and 3 above.

B. A statement of the relationship of the Specific Plan to the General Plan.

1.4 Policy Framework

The San Diego County General Plan, Regional Land Use Element, and North County Metropolitan Subregional Plan provide the Overall Land Use Policy Framework for the Sugarbush Specific Plan. Relevant information and policies concerning the conformance of the Sugarbush Specific Plan are described in Chapter 9, General Plan Conformance of the Sugarbush Specific Plan.

1.5 Project Description

The project proposes a low density estate residential community that is appropriately sited on the 115.5 acre environmentally sensitive site.

Project Goal:

The overall goal for the Sugarbush Specific Plan is to provide a residential community while protecting sensitive environmental resources on the 115.5 acre property, that is compatible with the existing residential neighborhoods.

Project Objectives:

- Provide a clustered residential community in general conformance with the existing General Plan density.
- Protect sensitive environmental resources and steep slopes within the Specific Plan.
- Provide a fire safe community.
- Retain privacy for abutting property owners.
- Cluster development in the less visually prominent portions of the site.
- Provide open space and biological mitigation in conformance with regional plans and ordinances.
- Provide for maximum amount of on-site mitigation.

CHAPTER 2

PROJECT SETTING

2.1 Location

The Sugarbush Specific Plan is located at the southerly terminus of Sugarbush Drive, south of its intersection with Buena Creek Road approximately halfway between Twin Oaks Valley Road to the east and SR78 to the southwest (Figure 2 Local Vicinity). Sugarbush is a fully improved residential collector with a forty (40) foot Ac. berm to Ac. berm cross-section within a sixty foot (60') Right-of-Way.

2.2 Environmental Setting

The project site is comprised of varying topography that has not been previously developed. However a portion of the property was planted with avocados, but has since been abandoned. The property has a Coast Live Oak Woodland located along the primary drainage that crosses the property. Diegan Coastal Sage Scrub, Southern Mixed Chaparral, Non- native Grasslands and a Eucalyptus Woodland also exist on the property.

2.3 Surrounding Environmental Setting

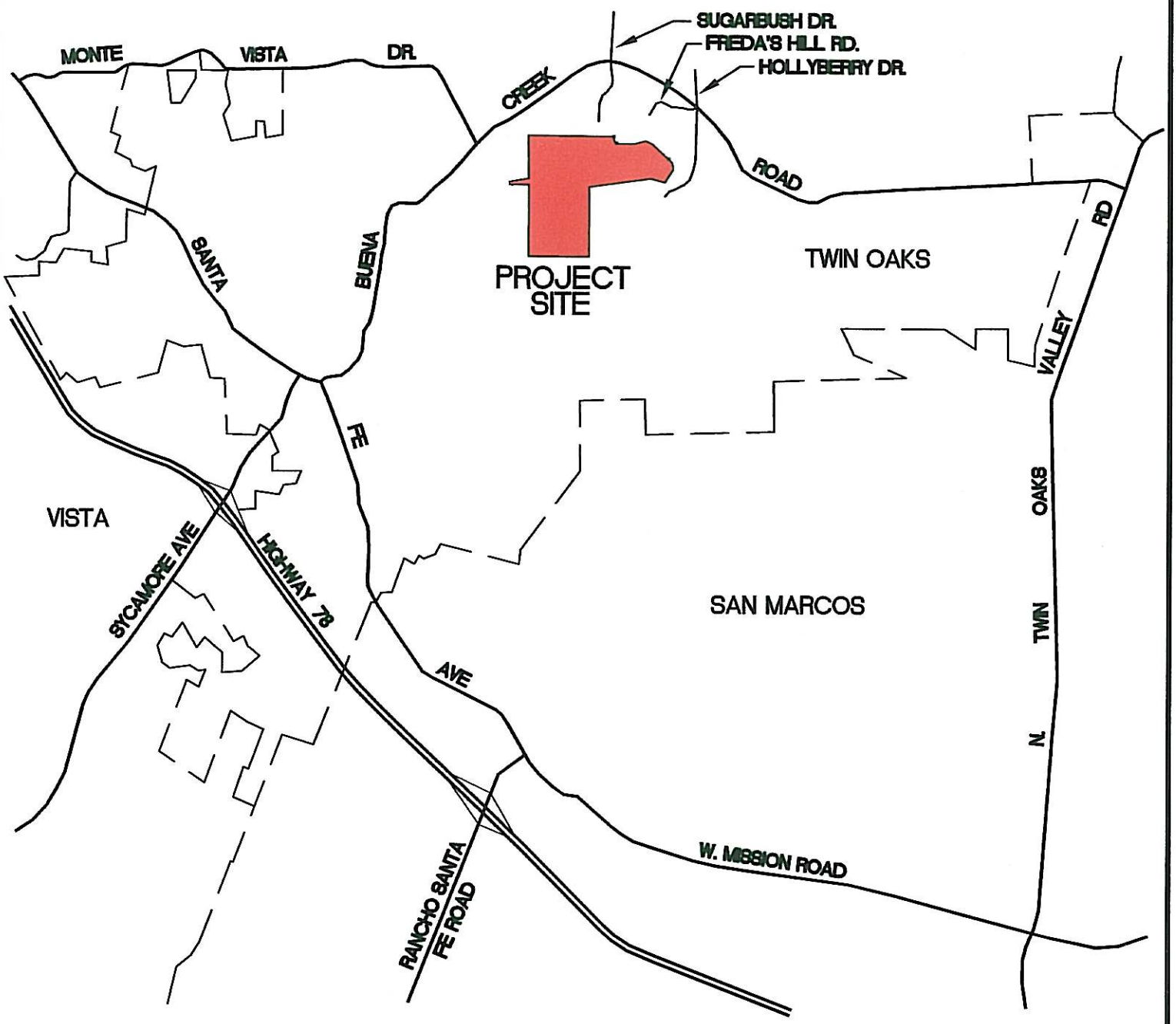
The surrounding properties to the north and west are developed with scattered single family homes with ornamental vegetation. Exception to this is the Oak Woodland which continues to the west in the primary drainage that crosses the site. Additionally, the vacant area between Buena Creek Road and the site which is comprised of Diegan Coastal Sage Scrub, Non-native Grassland and Eucalyptus Woodland. The properties to the south and east are predominantly Diegan Sage Scrub with steep slopes.

2.4 Existing Land Uses

Currently, the 115.5 acre property is vacant, but has numerous private road easements and dirt roads traversing the property. There may be structural encroachment on the property. Assessor's parcel 182-162-04 has an ancillary building (shed) that may have been constructed over the common property line of Lot 1.

2.5 Surrounding Land Use

The predominant land uses surrounding the site are primarily single family detached homes on flat pads with lot sizes ranging in size from half acre to one (1) acre in size. Larger parcels to the south and east of the site are steep and undeveloped. Existing single-family development immediately abuts portions of the western and northerly project boundaries.



VICINITY MAP - LOCAL

SUGARBUSH PROJECT FIGURE 2

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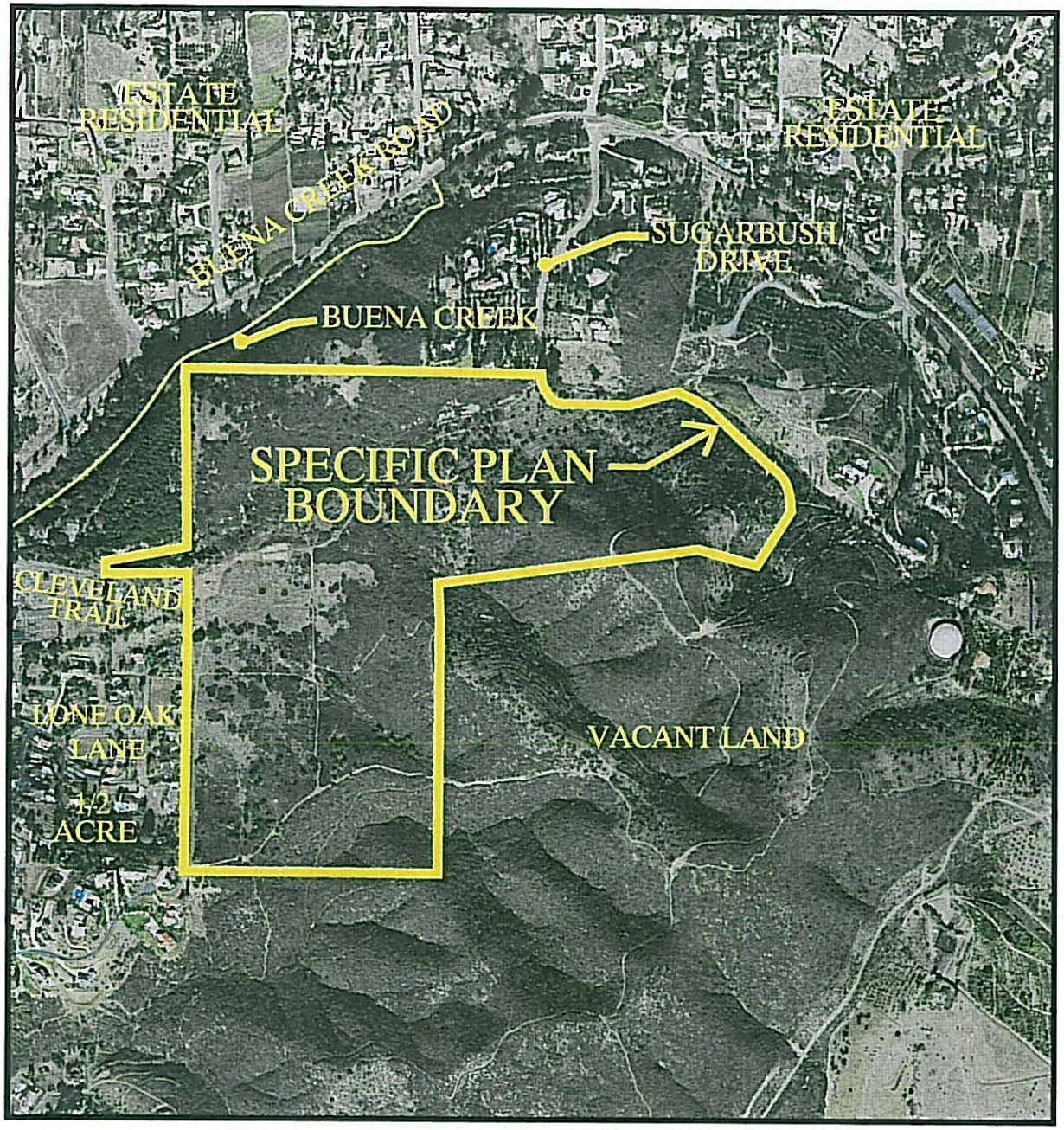
Open space associated with the Buena Creek drainage is located along the north western boundary of the site and to the south and southwest of the property where steep hills and canyons are present (See Figure 3). Landscaped yards of adjacent and surrounding properties provide verdant settings, including (primarily non-native) trees such as palm, pepper, pine and eucalyptus. Additional development in the immediate vicinity is proposed for the Fredas Hill project, located just north of the northeastern portion of the Sugarbush property, and currently in open space/agriculture.

2.6 Regional Land Use Element

The Sugarbush Specific Plan is designated Estate Development Area (EDA) on the Regional Land Use Element Map. Lands within the EDA Regional Category are intended for Agricultural and Low Density Residential Uses. Clustering is allowed in the EDA, pursuant to a Specific Plan, if certain standards are met.

These standards are:

- At least 40% of the project is in a permanent open space easement.
- No more than one (1) dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
- The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one (1) acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four (4) acres.
- The minimum parcel size of parcels served by sewers, or a package treatment plan, is one (1) acre. However, where permitted by the applicable community or subregional plan, a minimum parcel size of one-half (½) acre may be allowed provided the resultant development can be found to be compatible with the surrounding and does not exceed the overall density permitted by the existing land use designation and zoning in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four (4) acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors.
- Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with County Groundwater Policy I-77.
- The project would not have a more significant environmental effect than would an equivalent non-clustered development.



ORTHOGRAPHIC PHOTO

SUGARBUSH PROJECT

FIGURE 3

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- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

The North County Metropolitan Subregional Plan designates Sugarbush as (17) Estate Residential. Clustering is permitted in the (17) Estate Residential designation area. In computing the theoretical maximum number of units, the total number of units shall not exceed the number which is allowed by the applicable Land Use Designation and Zoning Designation.

The North County Metropolitan Subregional Plan states:

- Where the average slope of the project area does not exceed 25%: .5 dwelling unit per gross acre.

- Where the average slope of the project area is greater than 25%: .25 dwelling unit per gross acre.

The project has an average slope of less than 25%, and is 115.5 acres in size, which equates to 57.75 dwellings. However, the Resource Protection Ordinance also has a density formula for the calculation of the total number of units as follows:

- 0 - 25% = 36.52 Lots

- 25% + = 10.54 Lots

  Total Lots 47.06 Lots

2.7 North County Metropolitan Subregional Plan

The Subregional Plan provides policies to promote orderly development, protect environmental and man-made resources and implement the County's objectives for growth management.

CHAPTER 3

LAND USE ELEMENT

3.1 Land Use Plan

It is intended that new development in Sugarbush will be compatible with existing land uses adjacent to the Specific Plan to maintain and preserve the existing community character of the area. The Specific Plan Land Use Designations and Density Allocations were developed in consideration of adjacent land uses, steep slopes and on-site Coastal Sage Scrub impacts and off-site connectivity with sensitive resources to the south and east (Figure 3).

The distribution, location and extent of land uses for Sugarbush are shown on the Specific Plan Map (Figure 4). The Land Uses are Open Space and Estate Residential.

Open Space:

The Specific Plan identifies 75.38 acres as Biological Open Space. It is the intent of the Specific Plan to preserve the drainage that traverses the site, steep slopes, and 71.2 acres of Coastal Sage Scrub Habitat. No development is allowed within the open space designation.

Estate Residential:

The 115.5 acre site is designated as (17) Estate Residential. Approximately 32.05 acres is proposed for Estate Residential lots. The Estate Residential Designation allows the development of up to forty-seven (47) dwelling units consistent with the surrounding land uses and consistent with the maximum density allowed by the General Plan. The project proposes forty-five (45) dwelling units. The project density is 0.39 DU/Acre. Accessory uses are permitted, pursuant to Section 6156 of the Zoning Ordinance.

3.2 Land Use Policies and Objectives

The project is consistent with the following policies and objectives of the Land Use Element:

Policy 1: Maintain the 100-Year Flood Plain.

Objective 1.1 The 100-Year Flood Plain shall be designated as open space.

Objective 1.2 No uses shall be permitted.

Policy 2: Provide protection for steep slopes and Diegan Coastal Sage Scrub.

Objective 2.1 Designate uses of steep slopes as open space.

Objective 2.2 Maintain a 500' open space buffer from the property's easterly boundary.

Policy 3: Provide for residential development at a density consistent with North County Metropolitan Subregional Plan and compatible with adjacent land uses.

Objective 3.1 Residential development within the Specific Plan shall be limited to a maximum of forty-five (45) dwelling units on ½ acre lots.

Objective 3.2 Minimum lot size shall be .50 acre.

Policy 4: Ensure that development takes place in harmony with the unique character of the site.

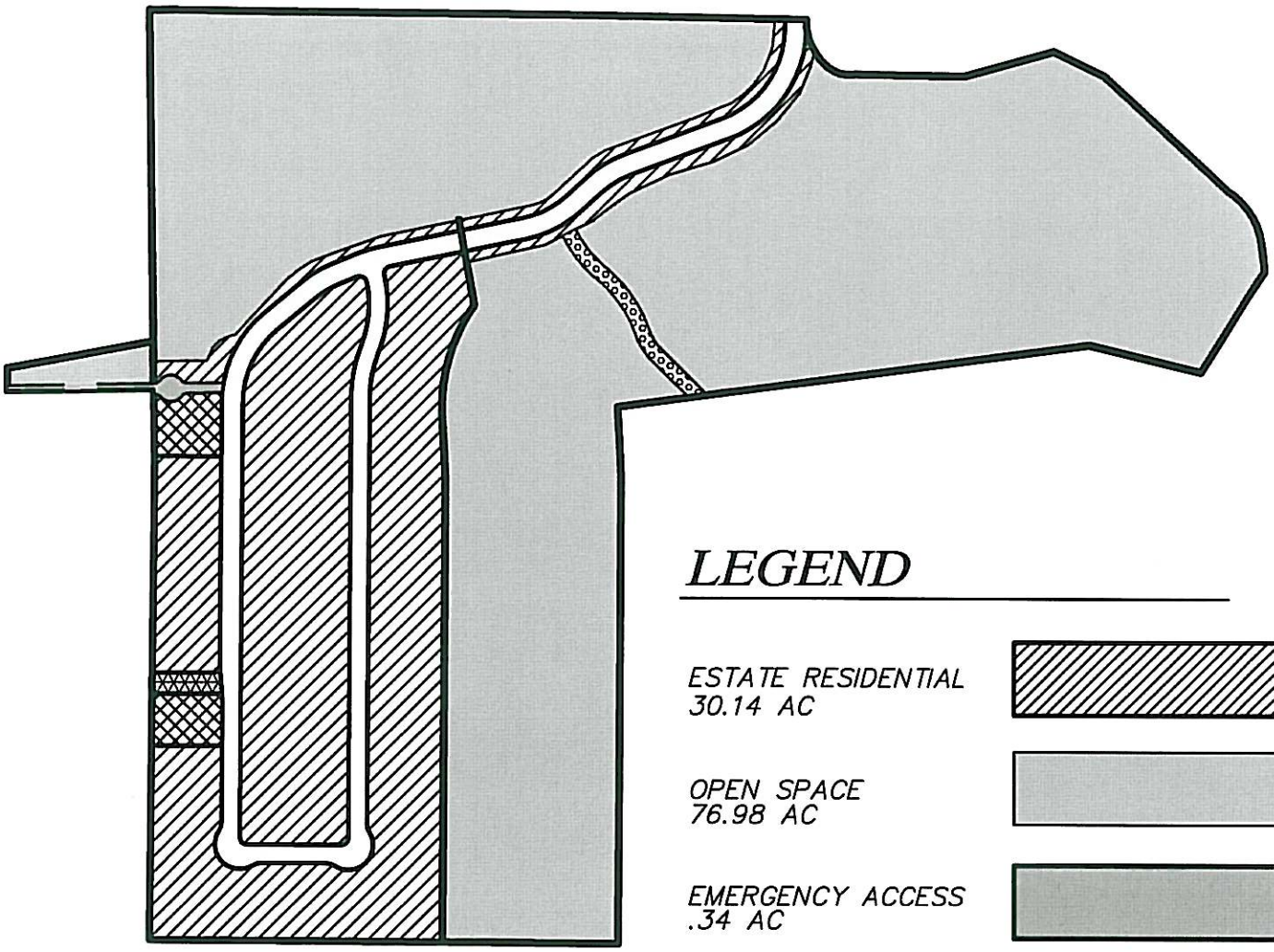
Objective 4.1 All grading should blend with the existing topography and landscape.

Objective 4.2 Residential development shall be located adjacent to existing development to the west.

Objective 4.3 Provide for adequate buffers for fire safety and to the existing Lone Oak Neighborhood by providing 100 or 125 foot buffers as required by an approved Fire Protection Plan and Site Plan.

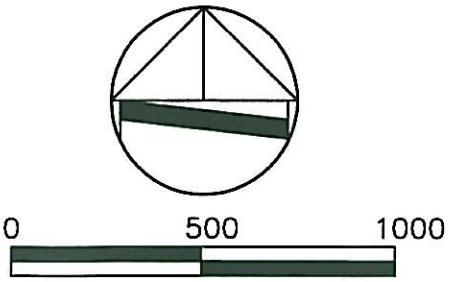
Objective 4.4 Permitted agricultural use types on the residential lots include: Horticulture (all types), tree crops, and row and field crops.

SUGARBUSH
LAND USE MAP
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL7



LEGEND

ESTATE RESIDENTIAL 30.14 AC	
OPEN SPACE 76.98 AC	
EMERGENCY ACCESS .34 AC	
DETENTION BASINS 1.44 AC	
I.O.D. .28 AC	
PRIVATE STREETS .55 AC	
PUBLIC STREETS 5.77 AC	



SCALE: 1" = 500'

FIGURE 4

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CHAPTER 4

CIRCULATION ELEMENT

4.1 Existing Road and Traffic Conditions

The following summary describes the Existing Regional Facilities, Circulation Element Roads, and Local Roads that access the Sugarbush site.

Buena Creek Road is comprised of SA 490 west of its intersection with Sugarbush and SF 1414 and SA 1414 east of Sugarbush. Buena Creek is a major road on the Circulation Element of the General Plan. Buena Creek also has a designated bicycle lane.

Buena Creek Road is currently a two (2) lane road connecting South Santa Fe to Twin Oaks Valley Road. Both South Santa Fe Avenue and Twin Oaks Valley Road are shown as major roads on the Circulation Element of the General Plan.

Sugarbush is a two (2) lane road that ends at the Specific Plan boundary. Sugarbush is a public road and serves as a residential collector. Sugarbush will terminate within the Specific Plan boundary.

Circulation Plan:

The goal of the Sugarbush Specific Plan Circulation Element is to implement a safe and convenient circulation system consistent with the Circulation Element of the General Plan and North County Metropolitan Subregional Plan.

Vehicular Access:

The Sugarbush project gains its primary access from Sugarbush Drive which is a publicly maintained road with a forty (40) foot Ac. berm to Ac. berm cross section within a sixty (60) foot Right-of-Way. A secondary emergency access is being proposed via Cleveland Trail, a private road which connects to Buena Creek Road, a publicly maintained roadway (Figure 5).

Cleveland Trail is a private road with an average width of sixteen feet (16') of asphalt with no berms or curb.

The internal street system will be public roads pursuant to County standards. These proposed public roads through the property will in most cases replace existing easements that occur on

site. One (1) existing forty foot (40) private road easement will remain to serve one (1) adjacent property (APN 184-101-26). The second private road easement will be replaced within the public road system except at the southern end of the property, where a 52' private road easement will be provided. The proposed project will be improving portions of the existing easements as they relate to the Sugarbush Circulation Systems. Once the easements leave the Sugarbush Circulation System, the easements will remain unimproved or will be improved by others. Portions of these easements will need to be quitclaimed when the public roads have been granted to the County of San Diego.

SUGARBUSH
CIRCULATION ELEMENT MAP
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL7

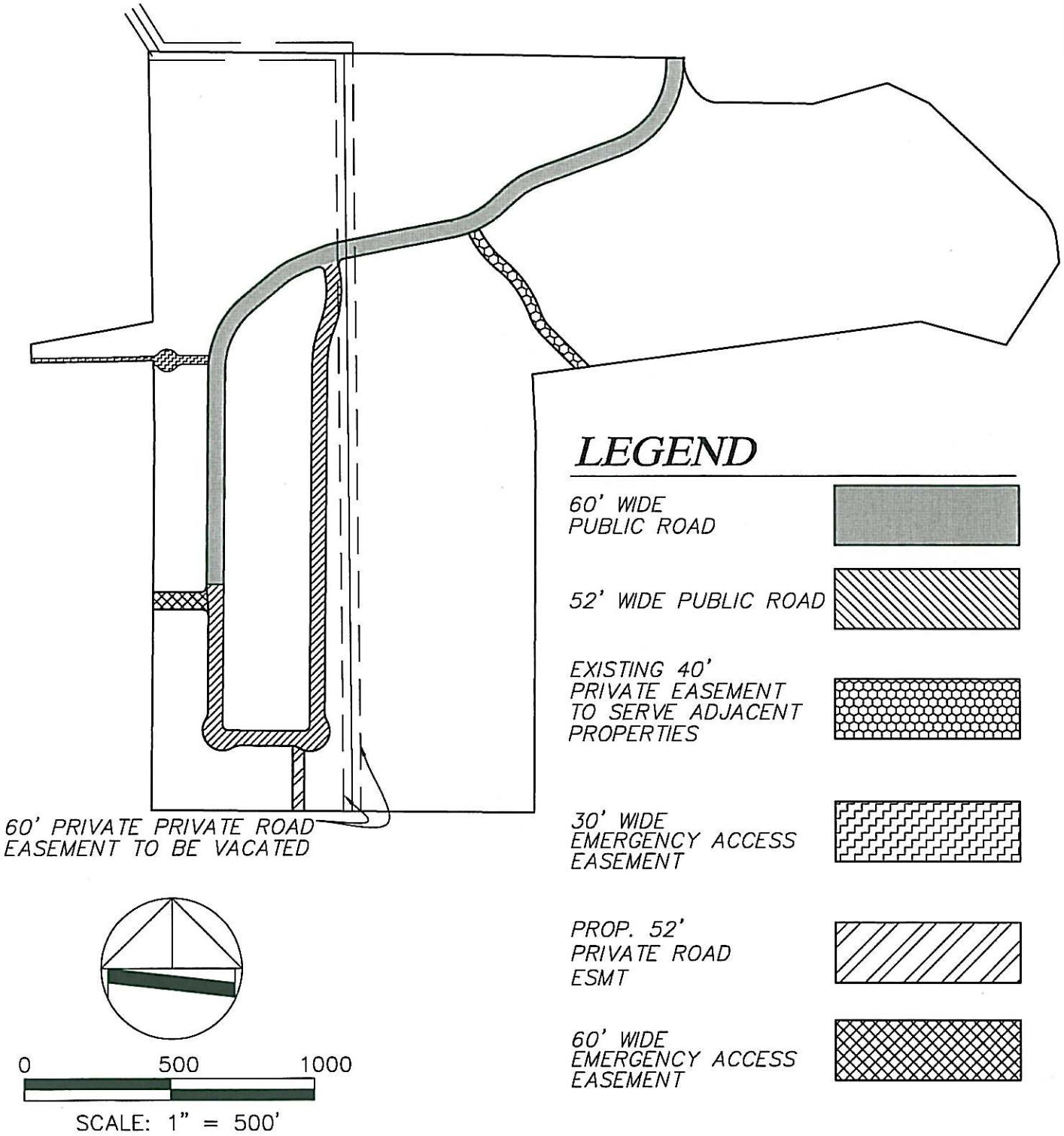

FIGURE 5

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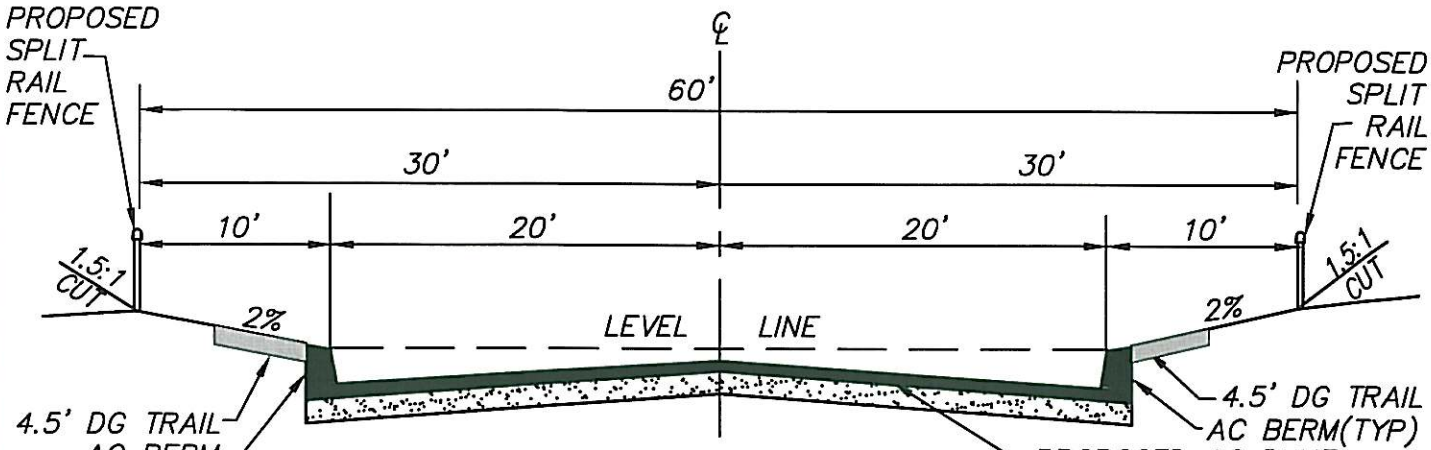
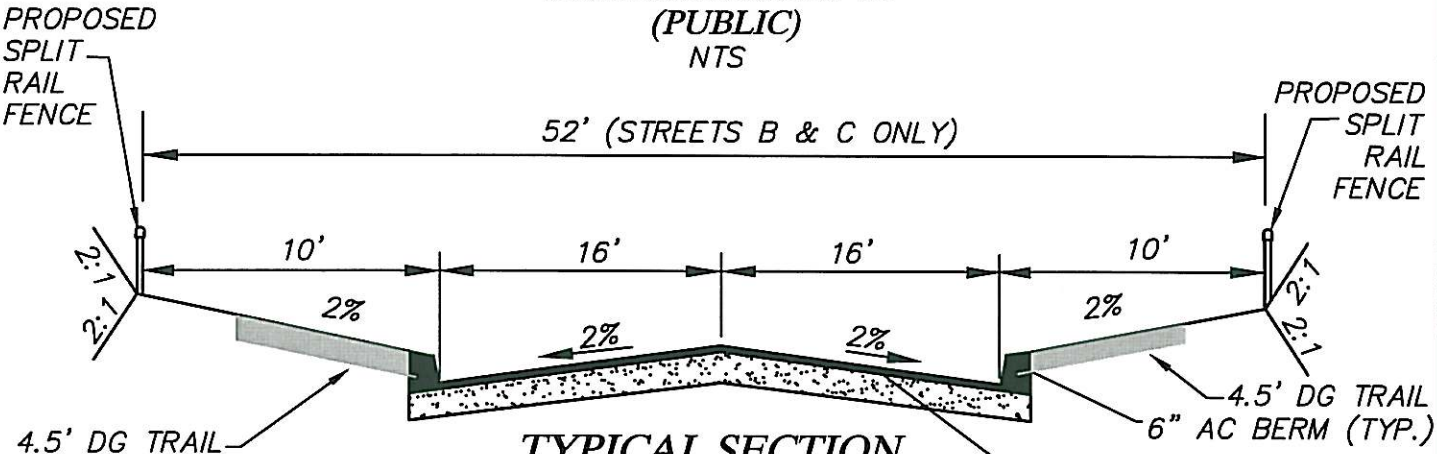
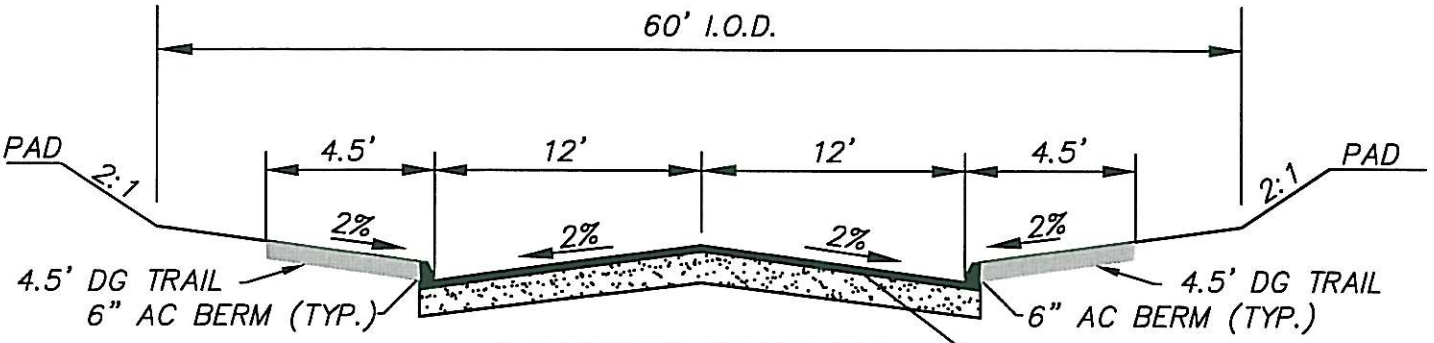
SUGARBUSH
STREET CROSS SECTIONS
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL7



TYPICAL SECTION
SUGARBUSH DRIVE & PORTION STREET "A"
(PUBLIC)
NTS



TYPICAL SECTION
STREET: A, B
(PUBLIC)
NTS



TYPICAL SECTION
EMERGENCY ACCESS STREET E
(PRIVATE)
NTS

FIGURE 6

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CHAPTER 5

OPEN SPACE ELEMENT

5.1 Existing Conditions

According to Biological Field Surveys conducted by Helix Environmental, from March 12, 2002 through April 2009 ten (10) vegetation communities/habitats occur within the project site. Coast Live Oak Woodland, Diegan Coastal Sage Scrub, Coastal Sage-Chaparral Scrub, Coyote Brush Scrub, Non-native Grassland, Eucalyptus Woodland, Non-native Vegetation, disturbed habitat, orchard and developed make up the ten (10) communities' habitats.

Sensitive vegetation communities are: Coast Live Oak Woodland, Diegan Coastal Sage Scrub, Coastal Sage-Chaparral Scrub, Coyote Brush Scrub, Southern Mixed Chaparral and Non-native Grassland.

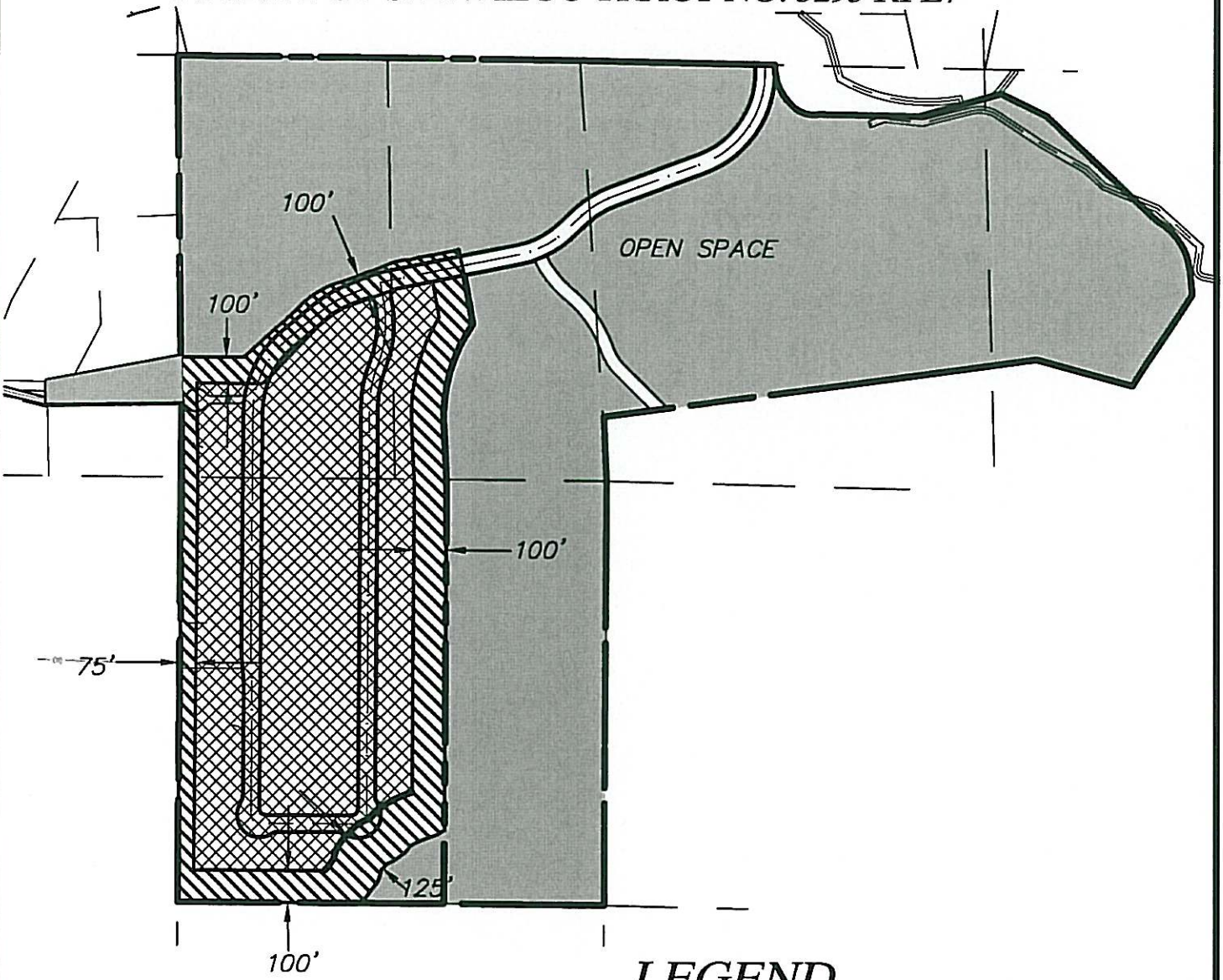
No Federally or State listed threatened or endangered plant species were observed on site.

5.2 Open Space

The Sugarbush Specific Plan proposes 77.13 acres of land as open space to maintain and preserve steep slope lands, Diegan Coastal Sage Scrub and Coast Live Oak Woodland communities (Figure 7) . No development is permitted within the open space lots identified within the plan.

SUGARBUSH
OPEN SPACE MAP

COUNTY OF SAN DIEGO TRACT NO. 5295 RPL7



LEGEND

LIMITED BUILDING ZONE
10.35 AC

OPEN SPACE
77.13

BUILDING ZONE
28.02 AC

0 500 1000

SCALE: 1" = 500'

FIGURE 7

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CHAPTER 6

PUBLIC FACILITIES ELEMENT

6.1 Existing Conditions

Educational Facilities:

Sugarbush is within the Vista Unified School District. According to the school district many of its facilities are at or near capacity for elementary, middle and high schools. Fees will be levied in accordance with Government Code Section 53080 or Section 65970 prior to issuance of a Building Permit.

Fire Protection:

The Specific Plan is within the Vista Fire Protection District. All new construction will comply with the adopted City of Vista Fire Ordinance 99-03. Vista Fire Station #2 will service the project site and is located three (3) miles away. A Fuel Modification Plan has been prepared and approved by the District.

The Fire District also requires proof that the water system can provide 1500 GPM for a two (2) hour duration at 20 psi Residual Operating Pressure. Additionally, an automatic life safety fire sprinkler system is required for each residence. The District also requires eleven (11) new fire hydrants for this Specific Plan and they will be located as required.

A secondary emergency access will be provided via Cleveland Trail to Buena Creek Road, a public maintained road.

Law Enforcement:

The County of San Diego Sheriff's Department provides law enforcement services to the Specific Plan. The Sheriff's Department provides Sugarbush with service from the Vista Substation approximately 5.7 miles away, with an average response time of six (6) minutes.

Water Facilities:

Sugarbush Specific Plan is within the Vista Irrigation District. Currently the District provides water via an 8" waterline in Sugarbush Drive and a 6" waterline in Lone Oak Lane to the project boundary. The project will be required to pay Vista Irrigation District connection fees and the County of San Diego Water Authority capacity fees. The project's water system will be developed pursuant to the Vista Irrigation District's Design Standards.

Sewer Facilities:

The Specific Plan is within the Buena Sanitation District and sewer is currently available. A 10" sewer line will be extended onto the Specific Plan via Cleveland Trail (approximately 1,200 feet). The sewer will be constructed within the existing 30 foot private road and utility easement.

Transportation:

Buena Creek Road is a winding two-lane roadway from South Santa Fe Avenue in the County of San Diego to North Twin Oaks Valley Road in the City of San Marcos. Buena Creek Road currently does not provide shoulder and has a general cross-section width of 26'. Curbside parking is generally not allowed, and the posted speed limit ranges from 40 to 50 mph due to the winding nature of the roadway. Buena Creek Road is identified as a Major-Rod on the County Circulation Element.

Sugarbush Drive is an unclassified two-lane roadway serving a few residential homes. Sugarbush Drive does not provide shoulders and has a cross-section width of 40'. Curbside parking is generally permitted and the prima facie speed is 25 mph.

Monte Vista Drive is classified two-lane roadway serving residential homes within the City of San Marcos. Monte Vista Drive does not provide shoulders and has a cross-section width of 26 feet. Curbside parking is prohibited and the posted speed is 45 mph.

Twin Oaks Valley Road is classified as a Major Road north of Borden Road, and as a Prime Arterial south of Borden Road on the County of San Diego's Circulation Element. Twin Oaks Valley Road is currently constructed as a two-lane undivided with a TWLTL and a 45 mph posted speed limit from Buena Creek Road to Cassou Road. From Cassou Road to La Cienega Road, the roadway is constructed as a four-lane divided roadway with a raised median and a 45 mph speed limit.

Cleveland Trail is a private road easement that has an average width of sixteen feet (16'). Cleveland Trail connects Buena Creek Road, a public road to the proposed public road system within the project. Cleveland Trail will serve as emergency access only and will be gated.

6.2 Public Facilities Plan

Based on the current level of existing and planned land uses in the Specific Plan and surrounding areas, the public safety and service providers do not require any major public facility and service improvements. Accordingly, the Specific Plan Public Facilities Plan relies on the County's project review and approval process, which ensures adequate public and private facilities are present to support development projects.

Educational Facilities:

Based on the guidelines provided by Ordinance No. 7966 relating to the mitigation of the impact of legislative actions on school facilities and DPLU Policy CP-3 regarding processing legislative actions related to school districts, the approval of the Specific Plan will not require a binding agreement with the affected school districts. This is based on the fact that the Specific Plan land uses are not above and beyond the existing level of density and intensity that is permitted within the site by the General Plan. Therefore, any potential impacts of the Specific Plan land uses on the school districts will be mitigated by payment of school fees at the time of building permit application.

Fire Protection Facilities:

According to Vista Fire Protection District, fire hydrants and fire sprinklers are needed to serve the Sugarbush Specific Plan. The District has indicated a response time of 4.75 minutes within the project area. All development projects within the Specific Plan will be reviewed by Vista Fire Protection District for conformance to their minimum water flow requirements and road design standards (Appendix B, Fire Service Availability Letter). A secondary access will be provided as emergency access only. This access is via Cleveland Trail, a private road easement which is approximately thirty (30) feet in width.

Water Facilities:

Based on discussions with Vista Irrigation District, the existing water facilities within the Sugarbush area are adequate to support the Specific Plan's existing and planned land uses. Vista Irrigation District will review and condition individual projects accordingly to provide water service. (Appendix B, Water Service Availability Letter).

Sewer Facilities:

Based on discussions with Buena Sanitation District staff, the existing wastewater facilities within the Sugarbush area are adequate to support the Specific Plan's existing and planned land uses. The district will condition development projects accordingly to provide wastewater collection and treatment services (Appendix A, Sewer Service Availability Letter).

CHAPTER 7

IMPLEMENTATION ELEMENT

7.1 Development Approvals Required

The Specific Plan implementation requirements are based on the regulatory provisions of the County's Zoning Ordinance. These provisions apply to all areas of the Sugarbush Specific Plan. The use of all land in the Specific Plan and any buildings or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, should conform to the applicable regulatory provisions contained herein and the San Diego County Zoning Ordinance.

The development approvals required in the Specific Plan are intended to allow for consistent implementation of objectives and policies as contained in the Land Use, Circulation, Open Space, and Public Facilities Elements (Chapters 3-6).

Zoning Reclassifications:

Currently the 115.5 acre Specific Plan is zoned as A-70. In order to implement the provisions of the Specific Plan Elements, the existing A-70 zone must be rezoned to S-88. Below is the proposed zone box for the S88 (Specific Planning Area) Zone.

	EXISTING ZONE:	PROPOSED ZONE:
Use Regs	A70	S88
Animal Regs	L	J
Density	.5	.39
Lot Size	2A	.50 acres
Building Type	C	C
Maximum Floor Area	-	-
Floor Area Ratio	-	-
Height	G	E
Lot Coverage	-	-
Setback	C	V
Open Space	-	-
Special	-	-

Development Review Process:

There are several steps in the review of development within the Sugarbush Specific Plan. The following review procedures would apply:

- Subdivision Map: Includes discretionary review of proposed land subdivision and grading, which will may result in an approved Tentative Map. The purpose of the Tentative Map is to show the design and improvements of a proposed major subdivision and the existing conditions in and around the project. Upon compliance with the conditions of an approved Tentative Map or, a Final Map will be recorded.

- Site Plan Review: A procedure, where documents containing sketches, text, drawings and maps present certain elements of a proposed development. A Site Plan is required to establish the setbacks for residential lots, pursuant to the "V" Setback Designation.

  Front yard setbacks will be either 41' or 46' depending on the use of front- or side-loaded garages. A side-loaded garage will require the smaller setback. Lots along the western boundary adjacent to the Lone Oak Lane neighborhood will require a 100' rear yard setback for increased privacy to the existing Lone Oak Lane neighborhood. Lots along the eastern and southern edge of development adjacent to open space will require either 100' or 125' rear yard setback as specified by an approved Fire Protection Plan.

- Grading Permit Review:

  Pursuant to the County's Grading Ordinance any grading in Sugarbush Specific Plan is subject to grading review. This review may result in approval of a minor grading permit, generally defined as proposed grading that does not exceed 3,000 cubic yards or a major grading permit, which exceeds 3,000 cubic yards. Submittal of grading plans is required for both minor and major grading permits.

Building Permit Review:

This process includes plan checks of construction documents for buildings and structures that are required to obtain a building permit. The ministerial building permit review results in the issuance of a Building Permit.