

## APPENDIX A COUNCIL POLICY 600-4 CONFORMANCE

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### PURPOSE OF COUNCIL POLICY 600-40

The purpose of City Council Policy 600-40 is to provide guidelines for the preparation and approval of long range plans to accomplish the following:

- Ensure thorough analysis of site constraints and opportunities early in the planning process;
- Aid in the review of permits and maps for projects in the planning area;
- Ensure the protection of environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources; and
- Ensure that adopted land use policies and objectives are considered in the context of the suitability of the plan area for development.

This development suitability analysis is intended to ensure that environmental resources and other site constraints and opportunities are fully considered in preparation of a long-range plan such as this Precise Plan. Furthermore, Council Policy 600-40 requires that development, including land uses, roads and other facilities, be distributed so as to minimize encroachment into hillsides, biologically sensitive lands, significant prehistoric and historic resources and other resources addressed in the City's Resource Protection Ordinance (RPO).

### Development Suitability Analysis for the Rancho Encantada Precise Plan

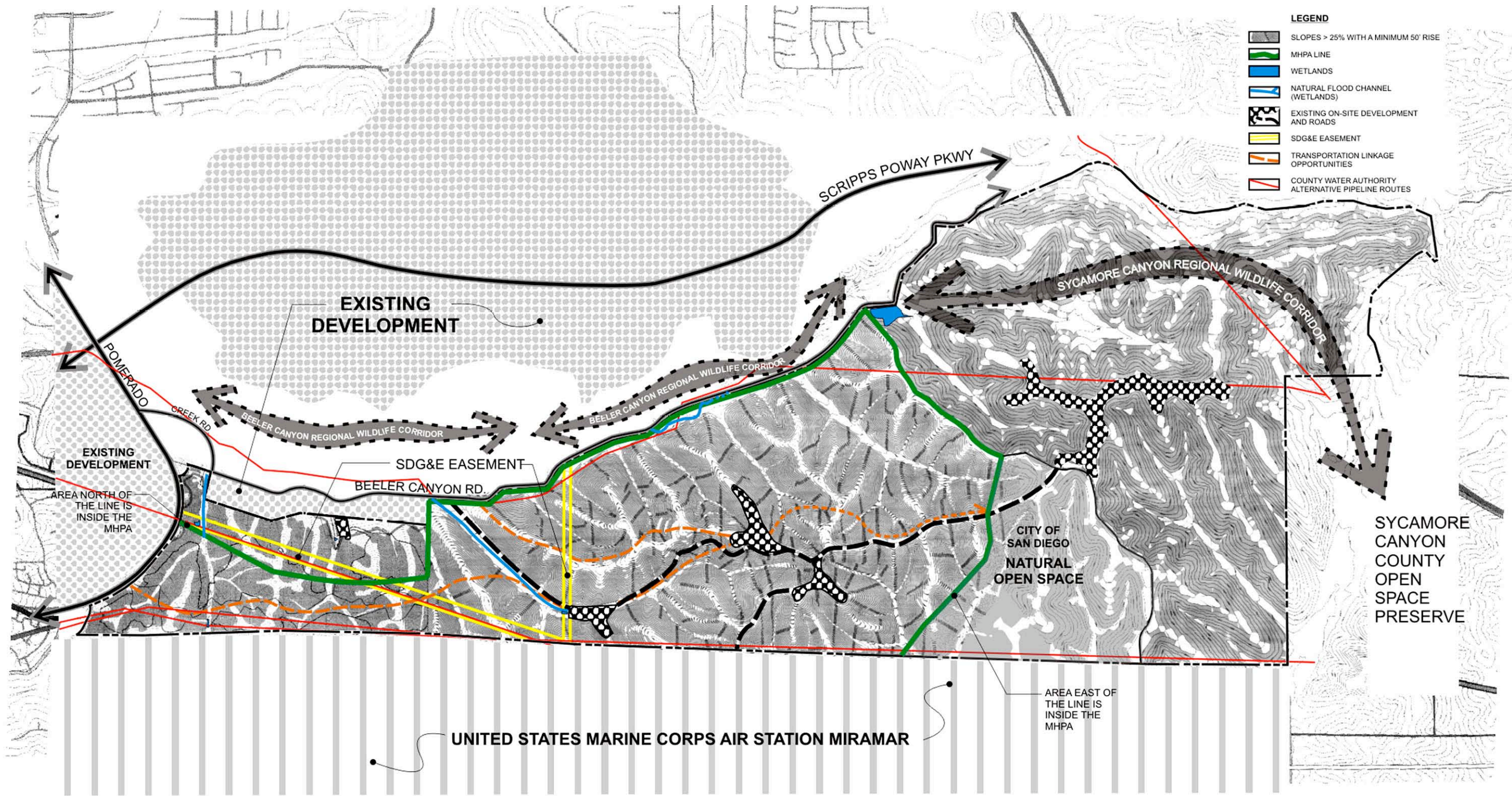
Council Policy 600-40 requires that the analysis “*consider the resources addressed by the Resource Protection Ordinance, as well as other factors identified by the [Development Services] Department such as visual resources, topography, public facilities needs, public safety issues and adjacent land uses. The constraints and opportunities identified shall be used to determine the portions of the property that are most suitable for development.*”

This subsection contains a comprehensive discussion of the various factors that influenced the ultimate design of the Rancho Encantada Precise Plan. The key factors are presented below:

#### Sensitive Biological Resources

Rancho Encantada contains a variety of sensitive habitats. Five native wetland/riparian areas, two ephemeral drainages, and eight native upland vegetation communities, which are considered sensitive resources occur on the Precise Plan area. Also located within the property are eucalyptus woodland, disturbed, and developed areas which are not considered sensitive. Wetland/riparian habitats consist of riparian scrub, southern willow scrub, mule-fat scrub, wet meadow (freshwater seep), and natural flood channel. A road pool was also mapped as a separate habitat.

A Multi-Habitat Planning Area (MHPA), has been defined for a portion of Rancho Encantada for preservation of core biological resource areas and wildlife corridors. This Development Suitability Analysis respects those MHPA boundaries by designating no property within the existing MHPA as High Development potential.



## **Slopes Greater than 25 Percent and View Opportunities**

Topography and elevation of the Rancho Encantada site varied. The landform is characterized by many narrow divides, v-shaped valley bottoms and steep side slopes. The slopes that separate the ridges and valleys, are greater than 25 percent slope. In other words, there are no dominant mesa tops or valley floors. There are many ridges and valleys, generally trending north/south or northwest/southeast. These unique, uninterrupted topographic characteristics dictate development opportunities relating to access, plan circulation, grading, wildlife movement, public safety, view potential, etc.

## **Development Factors**

This portion of the Council Policy 600-40 analysis involves the identification and mapping of development factors in and adjacent to Rancho Encantada. These factors are depicted on **Figure A-1, Development Suitability Analysis – Development Factors. Table A-1, RPO Encroachment**, illustrates RPO-sensitive areas, the RPO encroachment allowance, and the proposed encroachment on the Montecito and Sycamore Estates sub-projects, the City-owned parcel and the Rancho Encantada Precise Plan as a whole.

### *Surrounding Development*

The western border of Rancho Encantada is formed by Pomerado Road. Immediately west of Pomerado Road is the community of Scripps Miramar Ranch. The community of Miramar Ranch North is located north of Scripps Miramar Ranch, with the easterly edge of Miramar Ranch North located approximately one-half mile from the Rancho Encantada Precise Plan. The northerly edge of the site lies at the bottom of Beeler Canyon and the Palomar Transit Mix quarry and several single-family residential lots of one acre in size are located in this area. Also to the north is the South Poway Business Park, a 700-acre complex, containing light industrial and manufacturing, warehousing and distribution, and research and development businesses. Two regional wildlife corridors occur on or adjacent to the Precise Plan: Beeler Canyon, an east-west corridor, along the northern Precise Plan boundary, and Sycamore Canyon, a north-south corridor, along the eastern MHPA boundary. East of the site is the Sycamore Canyon County Open Space Preserve and on the immediate south is Marine Corps Air Station (MCAS) Miramar. With federal property and County Open Space Preserve surrounding Rancho Encantada entirely on the south and east, and with some development bordering Rancho Encantada on the west and north, it is preferable that development extends into Rancho Encantada from the west and north where appropriate.

### *Planned Circulation Linkages*

There are two public streets that can provide access to Rancho Encantada: Pomerado Road to the west, and Beeler Canyon Road to the north. Beeler Canyon Road, which serves existing rural development, will provide an emergency-only access linkage to the project site and will not provide general public access to the site. Pomerado Road serves surrounding suburban development, therefore it is most appropriate that the primary access to Rancho Encantada be provided by Pomerado Road. This means that the primary access road will traverse west to east over and through the north/south trending ridges and valleys. The most appropriate location of development within Rancho Encantada would be in relation to the alignment and grading for this primary access road.

**TABLE A-1  
RPO ENCROACHMENT**

<b>Maximum Encroachment Allowance for:</b>											
<b>Parcel</b>	<b>Total Area (Acres)</b>	<b>Sensitive Biology/ 25% Slopes (Acres) 1</b>	<b>Area with no Sensitive Biology/ 25% Slopes (Acres) 1</b>	<b>% of Parcel w/Sensitive Biology 25% Slopes</b>	<b>Developable Area</b>	<b>Exempt Area</b>	<b>Developable Area (Acres) 3</b>	<b>Exempt Area (Acres) 4</b>	<b>Actual Exempt Area (Acres) 5</b>	<b>Maximum Developable Area per RPO (Acres) 2+3+ smaller of 4&amp;5</b>	<b>Parcel Developable Area (Acres)</b>
<b>Montecito</b>	278.6	219.4	59.2	78.8	12%	15%	26.3	32.9	25.8	111.3	153.0
<b>Sycamore Estates</b>	2,132.0	1,864.0	267.4	87.5	16%	15%	298.2	279.6	102.7	668.3	520.0
<b>City of San Diego</b>	248.0	246.8	1.2	99.5	20%	15%	49.4	37.0	5.9	56.5	5.9
<b>Total</b>	<b>2,658.6</b>	<b>2,330.2</b>	<b>327.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>373.9</b>	<b>349.5</b>	<b>128.5</b>	<b>836.1</b>	<b>678.9</b>

### *Utility Easements*

San Diego Gas and Electric (SDG&E) maintains a 200-foot-wide easement that is aligned northeast to southwest in the western half of Rancho Encantada. Several other smaller utility easements also cross the site. The San Diego County Water Authority has proposed several alternative water pipeline alignments in the vicinity of the Precise Plan. Three of the proposed alternative water pipeline routes traverse or are adjacent to the proposed Precise Plan.

### *View Opportunities*

View opportunities on-site are primarily available from the tops of the numerous on-site ridges. Some ridges are more prominent than others, but because they are north/south trending ridges, all of them offer views primarily to the east and west.

### *Existing On-Site Impacted Areas*

Five existing industrial areas, including paved roads, buildings, other structures, and security fencing, are located on the Sycamore Estates property. General Dynamics has owned the property since the 1960s and has conducted defense-related manufacturing on the site since that time.

## **Development Potential**

The development suitability analysis prepared for the Rancho Encantada Precise Plan categorizes the 2,658-acre Precise Plan area into three separate categories based on development potential.

These categories are rated as High, Medium, and Low and are delineated on **Figure A-2, Development Suitability Analysis – Development Potential**. The areas designated as “High” have the greatest potential for development in the Precise Plan area. The areas designated “Medium” are also suitable for development, but may require implementation of specific measures to mitigate potential impacts to resources. Areas designated as “Low” should, in most cases, be preserved as open space and should not be developed.

The category designations were arrived at using the following criteria:




### **High Development Potential:**

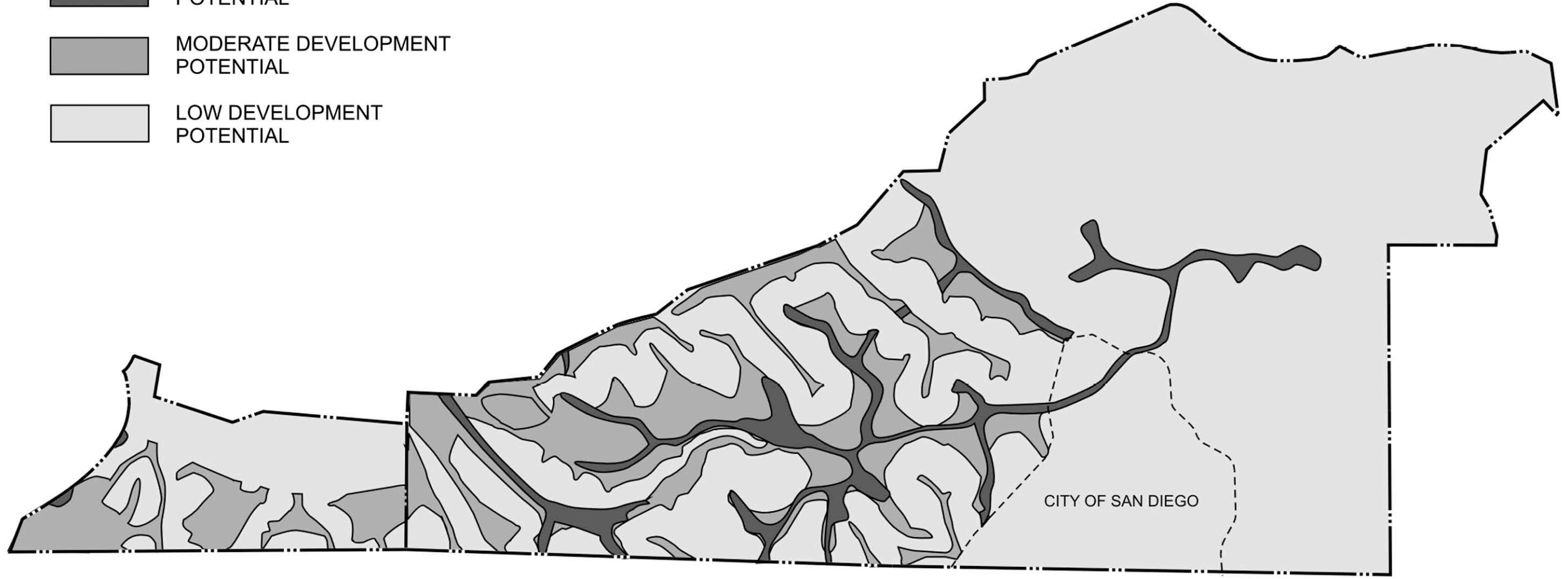
- No sensitive biological resources or slopes greater than 25 percent.
- Disturbed land (no native vegetation or sensitive biological resources) with slopes less than 25 percent.
- Land is not located within the City’s established MHPA.
- Land is located adjacent to existing or planned development and roadways.

### **Medium Development Potential:**

- Most slope gradients are less than 25 percent.
- Development would logically extend existing development and roadways.
- Development on land would not fragment open space systems.
- Development relating to an extension of the grading for the primary access road.

**LEGEND**

-  HIGH DEVELOPMENT POTENTIAL
-  MODERATE DEVELOPMENT POTENTIAL
-  LOW DEVELOPMENT POTENTIAL



**Low Development Potential:**

- Most slope gradients are greater than 25 percent.
- Contains state or federally listed sensitive, threatened or endangered species.
- Contains state or federally sensitive habitat.
- Is part of the City's MHPA.
- Contains sections of important regional wildlife corridors that should remain in place to ensure free travel and migration of regional fauna.
- Land is located adjacent to planned open space, thus providing the potential to preserve contiguous segments of regional open space systems.
- Land is constrained by overhead or underground utility transmission lines.

The development suitability analysis weighs the individual factors contained within the three categories of development potential listed above and also considers factors such as community facilities and public safety, as required by Council Policy 600-40.

This Precise Plan designates 1,989.2 acres (75 percent) of Rancho Encantada as open space. This includes nearly all of the adopted MHPA area, plus an extension of those MHPA boundaries in a direction that is complimentary to adjacent open space resources.

The development plan also identifies urban-level development areas in areas adjacent to existing and planned development, which is consistent with the intent of Council Policy 600-40. This Precise Plan also provides for a public park/school site, which will be centrally located in the development area.