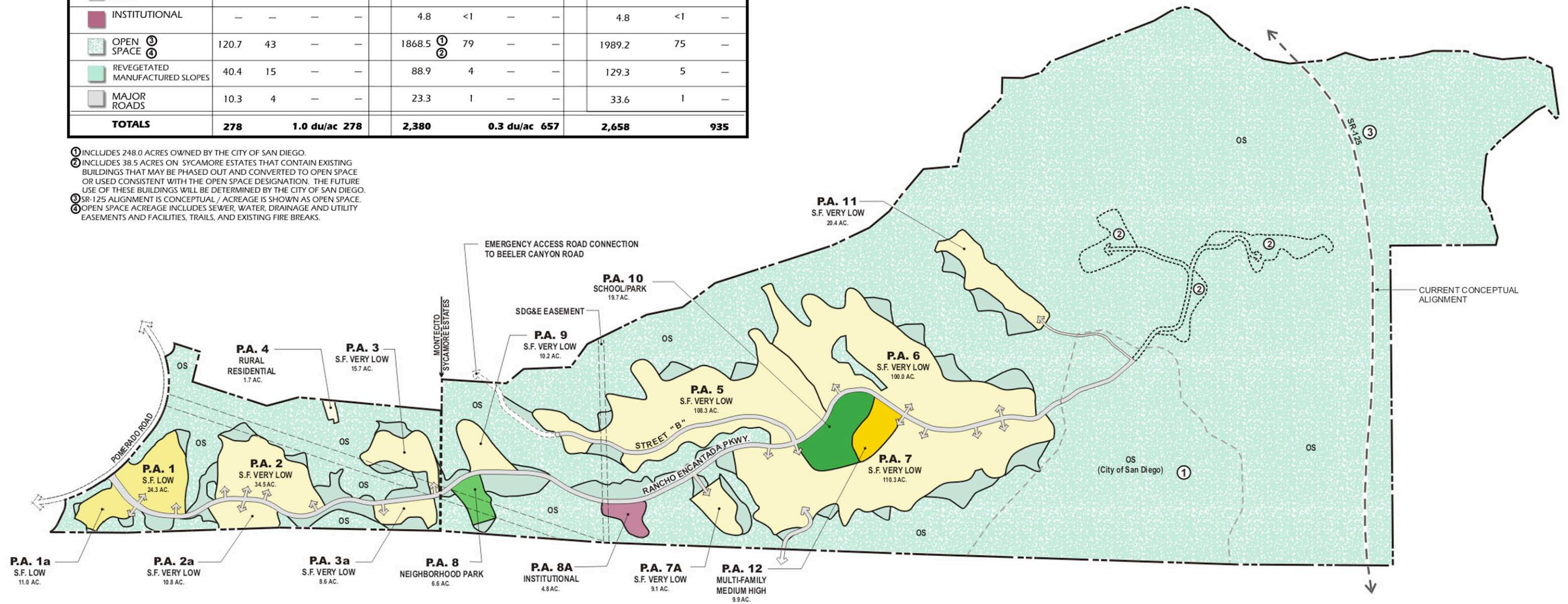


LAND USE ABSTRACT

LAND USE	MONTECITO				SYCAMORE ESTATES				RANCHO ENCANTADA		
	ACRES	(%)	DENSITY	Du's	ACRES	(%)	DENSITY	Du's	ACRES	(%)	Du's
RURAL RESIDENTIAL	1.7	<1	0-1 du/ac	--	--	--	--	--	1.7	<1	--
S.F. RESIDENTIAL VERY LOW	69.6	24	1-3 du/ac	--	358.3	15	1-3 du/ac	--	427.9	16	--
S.F. RESIDENTIAL LOW	35.3	13	3-5 du/ac	--	--	--	--	--	35.3	1	--
M.F. RESIDENTIAL MEDIUM	--	--	--	--	9.9	<1	15-29 du/ac	--	9.9	<1	--
SCHOOL/PARK	--	--	--	--	19.7	<1	--	--	19.7	1	--
NEIGHBORHOOD PARK	--	--	--	--	6.6	<1	--	--	6.6	<1	--
INSTITUTIONAL	--	--	--	--	4.8	<1	--	--	4.8	<1	--
OPEN SPACE ③ ④	120.7	43	--	--	1868.5 ① ②	79	--	--	1989.2	75	--
REVEGETATED MANUFACTURED SLOPES	40.4	15	--	--	88.9	4	--	--	129.3	5	--
MAJOR ROADS	10.3	4	--	--	23.3	1	--	--	33.6	1	--
TOTALS	278		1.0 du/ac	278	2,380		0.3 du/ac	657	2,658		935

- ① INCLUDES 248.0 ACRES OWNED BY THE CITY OF SAN DIEGO.
- ② INCLUDES 38.5 ACRES ON SYCAMORE ESTATES THAT CONTAIN EXISTING BUILDINGS THAT MAY BE PHASED OUT AND CONVERTED TO OPEN SPACE OR USED CONSISTENT WITH THE OPEN SPACE DESIGNATION. THE FUTURE USE OF THESE BUILDINGS WILL BE DETERMINED BY THE CITY OF SAN DIEGO.
- ③ SR-125 ALIGNMENT IS CONCEPTUAL / ACREAGE IS SHOWN AS OPEN SPACE.
- ④ OPEN SPACE ACREAGE INCLUDES SEWER, WATER, DRAINAGE AND UTILITY EASEMENTS AND FACILITIES, TRAILS, AND EXISTING FIRE BREAKS.



Note: P.A. = Planning Area



LAND USE

LAND USE SUMMARY

This section outlines the type, location and acreage of various land uses within the Precise Plan area. The land use acreages and maximum dwelling unit totals are differentiated between those allocated to the Montecito portion of the Precise Plan area and the Sycamore Estates portion of the Precise Plan area. Of the 2,658-acre Precise Plan, 2,122.3 acres are retained as open space, manufactured slopes and utility easements. Development areas include 474.8 acres of residential, 19.7 gross acres for a public park/school site, a 6.6-acre neighborhood park site, a 4.8-acre institutional site, and 33.6 acres for primary roadways. **Table 1, Land Use Acreage Summary**, tabulates the land use areas for the overall Precise Plan area.

**TABLE 1
LAND USE ACREAGE SUMMARY¹**

Land Use	Density (du/ac)	Montecito (acres)	% of Site	Sycamore Estates (acres)	% of Site	City of San Diego (acres)	% of Site	Precise Plan Total (acres)
Existing Rural Residential	0-1	1.7	<1	0.0		0.0		1.7
Very Low-Density Residential	1-3	69.6	25	358.3	16	0.0		427.9
Low-Density Residential	3-5	35.3	13	0.0		0.0		35.3
Medium-Density Residential	15-29	0.0		9.9	<1	0.0		9.9
School/Park ²		0.0		19.7	<1	0.0		19.7
Neighborhood Park	–	0.0		6.6	<1	0.0		6.6
Institutional		0.0		4.8	<1	0.0		4.8
Open Space ³		120.7	43	1,620.5 ⁴	76	248.0	100	1,989.2
Revegetated Manufactured Slopes		40.4	15	88.9	4	0.0		129.3
Major Roads		10.3	4	23.3	1	0.0 ⁵		33.6
Totals		278.0⁶		2,132.0⁶		248.0		2,658.0

1. Acreages are rounded and approximate. Tentative subdivision maps filed for individual development projects within the Precise Plan area will define exact acreages.
2. The school/park site would retain its underlying density of one residential unit per four acres, provided the maximum number of residential dwelling units as defined by this Precise Plan is not exceeded, should all or part of the school/park site not be acquired by the School District or the City for school and park usage.
3. Open space acreage includes sewer, water, and drainage easements and facilities, existing firebreaks that will be revegetated, and trails. Manufactured slopes cannot be included within the MHPA.
4. Includes 38.5 acres of existing buildings that may be phased out and converted to open space or used consistent with the open space designation. The future uses of these buildings will be determined by the City.
5. An existing rural road is located on the City-owned property within a 60' easement.
6. Total includes an SDG&E easement of 33.3 acres for Montecito and 11.1 acres for Sycamore Estates.

LAND USE ABSTRACT

LAND USE	MONTECITO				SYCAMORE ESTATES				RANCHO ENCANTADA		
	ACRES	(%)	DENSITY	Du's	ACRES	(%)	DENSITY	Du's	ACRES	(%)	Du's
RURAL RESIDENTIAL	1.7	<1	0-1 du/ac	—	—	—	—	—	1.7	<1	—
S.F. RESIDENTIAL VERY LOW	69.6	24	1-3 du/ac	—	358.3	15	1-3 du/ac	—	427.9	16	—
S.F. RESIDENTIAL LOW	35.3	13	3-5 du/ac	—	—	—	—	—	35.3	1	—
M.F. RESIDENTIAL MEDIUM	—	—	—	—	9.9	<1	15-29 du/ac	—	9.9	<1	—
SCHOOL/PARK	—	—	—	—	19.7	<1	—	—	19.7	1	—
NEIGHBORHOOD PARK	—	—	—	—	6.6	<1	—	—	6.6	<1	—
INSTITUTIONAL	—	—	—	—	4.8	<1	—	—	4.8	<1	—
OPEN SPACE ③ ④	120.7	43	—	—	1868.5 ① ②	79	—	—	1989.2	75	—
REVEGETATED MANUFACTURED SLOPES	40.4	15	—	—	88.9	4	—	—	129.3	5	—
MAJOR ROADS	10.3	4	—	—	23.3	1	—	—	33.6	1	—
TOTALS	278		1.0 du/ac	278	2,380		0.3 du/ac	657	2,658		935

- ① INCLUDES 248.0 ACRES OWNED BY THE CITY OF SAN DIEGO.
- ② INCLUDES 38.5 ACRES ON SYCAMORE ESTATES THAT CONTAIN EXISTING BUILDINGS THAT MAY BE PHASED OUT AND CONVERTED TO OPEN SPACE OR USED CONSISTENT WITH THE OPEN SPACE DESIGNATION. THE FUTURE USE OF THESE BUILDINGS WILL BE DETERMINED BY THE CITY OF SAN DIEGO.
- ③ SR-125 ALIGNMENT IS CONCEPTUAL / ACREAGE IS SHOWN AS OPEN SPACE.
- ④ OPEN SPACE ACREAGE INCLUDES SEWER, WATER, DRAINAGE AND UTILITY EASEMENTS AND FACILITIES, TRAILS, AND EXISTING FIRE BREAKS.

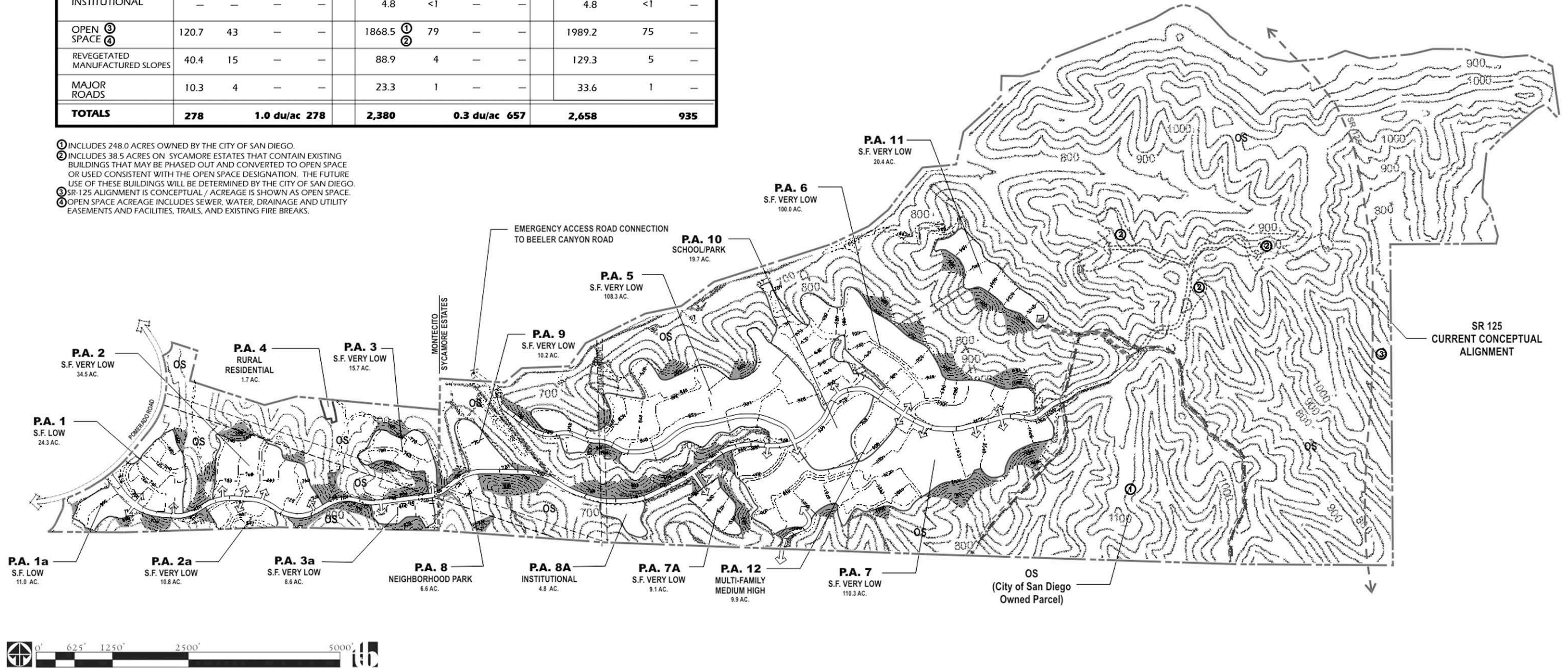


Figure 5, Land Use Plan, illustrates the distribution of land uses. It should be noted that while this Precise Plan indicates specific site acreages for individual development areas, minor adjustments to the acreage and unit distribution within the planning areas may occur in the subdivision process (see **Section 6, Implementation Element, Substantial Conformance**). **Figure 5a, Supplemental Land Use Plan with Topography**, illustrates land uses in relation to proposed topography.

As shown on **Figure 5**, the Precise Plan's main access point is at Pomerado Road at the western boundary of the project. Rancho Encantada Parkway is planned as the main Precise Plan roadway and traverses the southern portion of the site in an east/west alignment. The westerly Montecito portion of the Precise Plan area is designated to contain low-density residential homes in Planning Areas 1 and 1A. Very low-density residential uses also are planned for Montecito in Planning Areas 2, 2A, 3, and 3A. A 1.7-acre rural residential parcel (Planning Area 4) is located in the northern portion of Montecito and is designated to accommodate one existing single-family residence. The Sycamore Estates portion of the Precise Plan area is planned for very low-density residential uses in Planning Areas 5, 6, 7, 7A, 9, and 11 and medium residential uses in Planning Area 12. A school/park site will occur in Planning Area 10, a neighborhood park site in Planning Area 8, and an institutional site in Planning Area 8A. A land use summary by planning area is provided as **Table 2, Planning Area Summary**.

Also shown on **Figure 5** is a local road connecting MCAS Miramar to Planning Area 7 in the southern portion of Sycamore Estates. This road is not proposed to be used as a public street, but as a private road providing access to the Marine Base. This is currently an existing road that will be limited to emergency access and public utility road and will be based on a year-to-year license.

A conceptual location for State Route 125 (SR-125) is shown on **Figure 5**. State Route 125 is shown in this Precise Plan to anticipate future plans for construction of the freeway. Because the alignment is conceptual, no acreage has been assigned for its right-of-way. State Route 125 is described within the General Plan, but is not described in the city of Poway or city of Santee General Plans, nor in the master plan for MCAS Miramar. The owners of Montecito and Sycamore Estates are not proposing the alignment or construction of SR-125 nor are they proposing any access to any future SR-125.

**TABLE 2
PLANNING AREA SUMMARY**

Planning Area		Land Use	Acreage¹
Montecito			
1	SF ⁵ -L	Residential Low	24.3
1A	SF-L	Residential Low	11.0
2	SF-VL	Residential Very Low	34.5
2A	SF-VL	Residential Very Low	10.8
3	SF-VL	Residential Very Low	15.7
3A	SF-VL	Residential Very Low	8.6
4	SF-RR	Existing Rural Residential	1.7
Sycamore Estates			
5	SF	Residential Very Low	108.3
6	SF	Residential Very Low	100.0
7	SF	Residential Very Low	110.3
7A	SF	Residential Very Low	9.1
8	P	Neighborhood Park	6.6
8A	INST	Institutional	4.8
9	SF	Residential Very Low	10.2
10	S/P	School/Park ²	19.7
11	SF	Residential Very Low	20.4
12	MF	Residential Medium	9.9
	OS	Open Space ^{3/4}	1,989.2
	ROS	Revegetated Manufactured Slopes	129.3
		Circulation	33.6
Total			2,658.0

1. Acreages are rounded and approximate. Tentative subdivision maps filed for individual development projects within the Precise Plan area will define exact acreages.
2. The school/park site would retain its underlying density of one residential unit per four acres, provided the maximum number of residential dwelling units as defined by this Precise Plan is not exceeded, should all or part of the school/park site not be acquired by the School District or the City for school and park usage.
3. Open space acreage includes sewer, water, and drainage easements and facilities, trails, existing firebreaks that will be revegetated, and the City parcel of 248.0 acres. Manufactured slopes cannot be included within the MHPA.
4. Includes 38.5 acres of existing buildings that may be phased out and converted to open space or used consistent with the open space designation. The future uses of these buildings will be determined by the City.
5. SF = Single-family.

RESIDENTIAL LAND USES

Housing Mix

The Rancho Encantada Precise Plan area is planned as a residential community. Four residential categories (Rural Residential, Very Low-Density, Low-Density, and Medium-Density) are included in Rancho Encantada. The Rural Residential category is applied to a 1.7-acre area within Montecito and is intended to accommodate one existing single-family residence. The Very Low-Density Residential category accommodates densities of 1-3 dwelling units per acre (du/ac) and the Low-Density Residential category allows for densities of 3-5 du/ac. These two residential designations are primarily intended for single-family homes. Multifamily units are planned for the Medium-Density Residential area at densities of 15-29 du/ac.

Table 3, Residential Summary, provides an outline of residential acres, densities and the maximum number of dwelling units for the Montecito and Sycamore Estates portions of the Precise Plan. As shown, a maximum of 278 units are designated for Montecito and a maximum of 657 units are designated for Sycamore Estates, for a total of 935 units. The overall Precise Plan gross density is approximately 0.36 unit per acre (935 units maximum ÷ 2,545 acres = 0.36 du/ac), with Montecito having a gross density of approximately 1.1 du/ac and Sycamore Estates having a gross density of approximately 0.29 du/ac.

**TABLE 3
RESIDENTIAL SUMMARY¹**

Residential Designation	Density	Montecito		Sycamore Estates		Precise Plan Total	
		Acres	Units	Acres	Units	Acres	Units
Rural Residential	0-1 du/ac	1.7 ac				1.7 ac	
Very Low-Density	1-3 du/ac	69.6 ac		358.3 ac		427.9 ac	
Low-Density	3-5 du/ac	35.3 ac				35.3 ac	–
Detached Subtotal		106.6 ac	278 du	358.3 ac	551 du	464.9 ac	829 du
Medium Density	15-29 du/ac			9.9 ac		9.9 ac	–
Attached Subtotal		0.0 ac	0 du	9.9 ac	106 du	9.9 ac	106 du
Totals		106.6 ac	278 du	368.2 ac	657 du	474.8 ac	935 du

1. Acreages are rounded and approximate. Tentative subdivision maps filed for individual development projects within the Precise Plan area will define exact acreages.

The following is a description of the residential uses that are planned for Rancho Encantada.

Rural Residential: Rural Residential allows for 0-1 du/ac. This residential category is found in the northern portion of Montecito and is applied to Planning Area 4. One existing single-family residence is permitted in this area.

Very Low-Density: Very low-density allows for 1-3 du/ac. This residential category is found throughout the majority of the Precise Plan area and is intended for single-family detached homes.

Low-Density: Low-density allows for 3-5 du/ac. This residential category is located only at the main Precise Plan entrance at Pomerado Road in Planning Areas 1 and 1A in the Montecito portion. Low-density areas are intended for single-family detached homes on smaller lot sizes.

Medium-Density: Medium-Density allows for 15-29 du/ac. In order to promote a mix of housing types, a medium-density housing designation is located within the Precise Plan area. This would allow for apartment units and other multifamily dwellings, such as townhomes and condominiums. This residential category is found in the center of the Sycamore Estates portion in Planning Area 12 and is intended to accommodate affordable housing units. Construction of the affordable units is to be phased in with the market-rate units on Sycamore Estates.

Housing Location

Pursuant to the “rural cluster” development regulations cited in Council Policy 600-29 (Maintenance of Future Urbanizing Area as an Urban Reserve), residential development areas are clustered in order to promote efficient land utilization and to preserve open space. Under “rural cluster,” the Montecito and Sycamore Estates portions of the Precise Plan concentrate development in the most appropriate portions of the site, but do not exceed the maximum number of units permitted by the existing RS-1-8 (formerly R1-40,000 under the CMC) zone of Montecito and the proposed AR-1-1 (formerly A-1-10 under the CMC) zone of Sycamore Estates. Development is clustered into 12 residential planning areas along Rancho Encantada Parkway in the western and central portions of the site. One planning area is designated to contain one existing single-family residence (Planning Area 4) and will take access from Beeler Canyon Road. The eastern portion of the Precise Plan area is retained in open space.

NEIGHBORHOOD FACILITIES AND OPEN SPACE

A 19.7 gross-acre public school/park site, 6.6-acre neighborhood park site, 1,989.2 acres of natural open space, and 129.3 acres of revegetated manufactured slopes are designated for Rancho Encantada. Approximately 1,125 acres of the natural open space area will become the Mission Trails North Regional Park. A statistical summary of the neighborhood facilities and open space plan is provided as **Table 4, Neighborhood Facilities and Open Space Summary**.

School/Park Site

A public elementary school and park site is planned on 19.7 gross acres of the Sycamore Estates portion of the property. The school/park site will be accessed by Rancho Encantada Parkway (see **Section 4, Circulation Element**). The elementary school is anticipated to be approximately ten to twelve net usable acres in size (see **Section 3, Public Facilities and Services Element**). If the school is not built, or the Poway Unified School District determines that the school site is not needed, then development of park with a minimum of 8.0 useable acres would be required in Planning Area 10. If the school is not built, any remaining acreage in Planning Area 10 not used for the park site may be used for residential use, provided the maximum number of residential dwelling units as defined by this Precise Plan is not exceeded.





The public park site is located north of the elementary school site and will be approximately 4.0 net usable acres, which is consistent with the General Plan Policy. Uses in the park will be active (such as athletic playing fields, hard or soft surface sport courts, tot lots, etc.) and passive (such as picnic areas, benches, barbeques, etc). Selection of facilities for the park will be determined at a later stage of the planning process in consultation with the City Park and Recreation Department staff. The park site should contain parking areas, but parking could be shared with the adjacent elementary school.

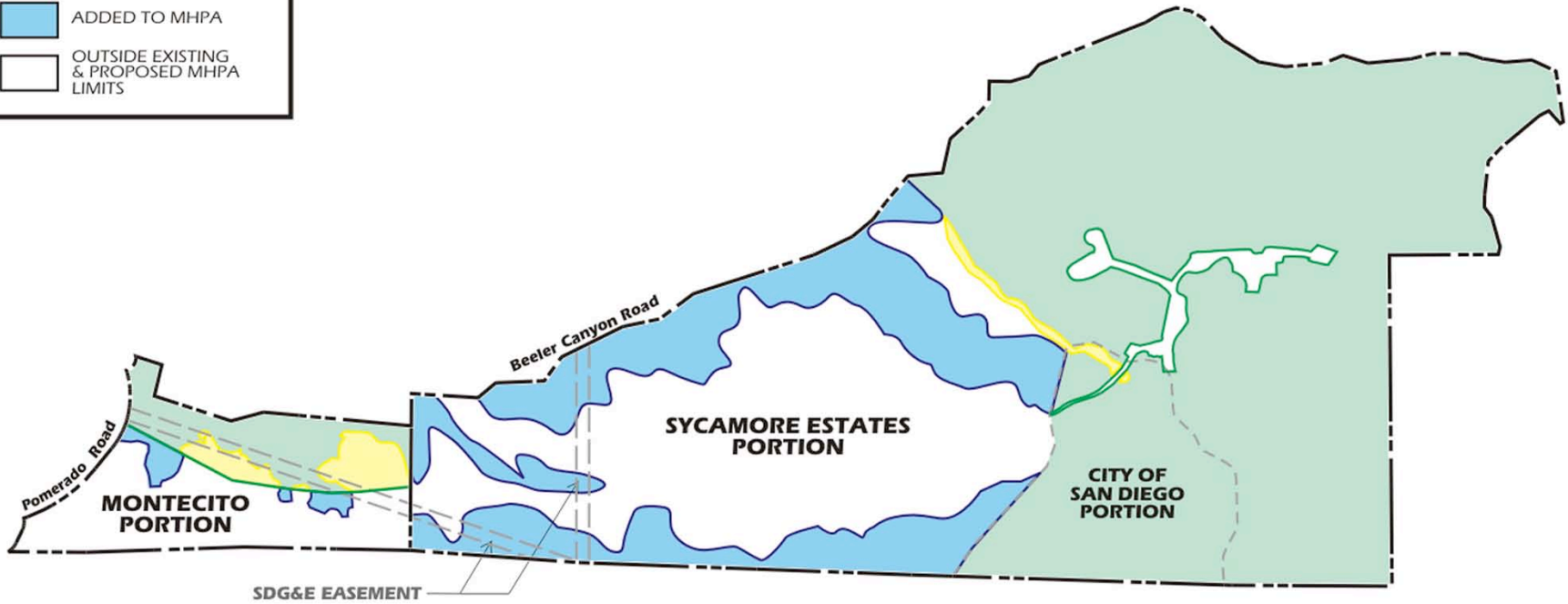
**TABLE 4
NEIGHBORHOOD FACILITIES AND OPEN SPACE SUMMARY¹**

Land Use Designation	Montecito	Sycamore Estates	City of San Diego	Precise Plan Total
School/Park ²	0.0	19.7	0.0	19.7
Neighborhood Park	0.0	6.6	0.0	6.6
Open Space ^{3/4}	120.7	1,620.5 ⁵	248.0	1,989.2
Revegetated Manufactured Slopes	40.4	88.9	0.0	129.3
Total	161.1	1,735.7	248.0	2,144.8

1. Acreages are rounded and approximate. Tentative subdivision maps filed for individual development projects within the Precise Plan area will define exact acreages.
2. The school/park site would retain its underlying density of one residential unit per four acres, provided the maximum number of residential dwelling units as defined by this Precise Plan is not exceeded, should all or part of the school/park site not be acquired by the School District or the City for school and park usage.
3. Open space acreage includes sewer, water, and drainage easements and facilities, trails, and existing firebreaks that will be revegetated. Manufactured slopes cannot be included within the MHPA.
4. Approximately 1,125 acres of open space will become the Mission Trails North Regional Park.
5. Includes 38.5 acres of existing buildings that may be phased out and converted to open space or used consistent with the open space designation. The future uses of these buildings will be determined by the City.

LEGEND

EXISTING MHPA LIMITS	
	
PROPOSED MHPA LIMITS:	
	REMOVED FROM EXISTING MHPA
	ADDED TO MHPA
	OUTSIDE EXISTING & PROPOSED MHPA LIMITS



NOTE: Per MSCP Guideline C27, existing fire breaks on the Sycamore Estates sub-project site are excluded from the MHPA. Fire breaks are not graphically illustrated on this exhibit.



Neighborhood Park

A 6.6-acre neighborhood park site is planned in the Sycamore Estates portion of the property. The neighborhood park can be accessed by Rancho Encantada Parkway. Uses in the park will be both active and passive, and will include parking areas. Selection of facilities for the park will be determined at a later stage of the planning process in consultation with the City of San Diego Parks and Recreation Department staff.

Open Space

More than 75 percent of the Precise Plan area will be preserved as open space. In total, approximately 2,118.5 acres will be open space including 1,989.2 acres of designated open space land and 129.3 acres of revegetated manufactured slopes. Open space includes natural, undisturbed open space, and exterior manufactured slopes necessary to support development, as described below. Open space acreage also includes sewer, water and drainage easements, other utility easements and facilities, existing firebreaks and trails. Approximately 1,125 acres of open space in the eastern portion of the Precise Plan area will be designated on-site as the Mission Trails North Regional Park.

Natural Open Space

Major portions of the Precise Plan area will be preserved as natural open space. These areas contain steep slopes, drainages and wetlands. A large percentage of the natural open space areas is designated as part of the City's Multiple Species Conservation Program (MSCP) through inclusion in the City's Multiple Habitat Planning Area (MHPA). Approximately 1,125 acres of MHPA open space in the eastern portion of the Precise Plan area will become the Mission Trails North Regional Park. The preserved open space consists of Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, oak woodland, wetlands and native grassland. In addition to preservation of sensitive biological resources, portions of the areas designated as natural open space contain natural slopes with a 25 percent gradient or greater. According to the City's Resource Protection Ordinance (RPO), natural slopes having a gradient of at least 25 percent and a height of at least 50 feet also are considered to be sensitive resources. The eastern portion of the Sycamore Estates sub-project site was the subject of a previous conservation agreement; the Rancho Encantada Precise Plan will cause that acreage to be preserved as open space consistent with the MSCP.

- **Multi-Habitat Planning Area**

The City of San Diego's MSCP Subarea Plan was approved in March 1997 and identifies a portion of the Precise Plan area as being within the MHPA. The City of San Diego's MSCP Subarea Plan states that adjustments to the MHPA boundary line are permitted without the need to amend the City's Subarea Plan, provided the boundary adjustment results in an area of equivalent or higher biological value. Land uses that are considered compatible with the objectives of the MSCP and which are permitted uses in MHPA open space include: a) passive recreation; b) utility lines and roads (must adhere to MHPA construction and maintenance policies); c) limited water facilities and essential public facilities; d) limited low-density residential use; e) brush management zone 2; and

f) limited agriculture. Residential use and agriculture will not be permitted in the Rancho Encantada MHPA; however, the remaining four permitted uses (passive recreation, utility lines and roads, public facilities, and brush management) will be allowed. **Figure 6, MHPA Map**, depicts the location of the on-site MHPA. As shown, a majority of the Precise Plan area will be conveyed to the City or encumbered with an open space easement as part of the MHPA.

- Mission Trails North Regional Park

The eastern portion of the on-site MHPA will be designated as the Mission Trails North Regional Park. This park will be preserved as open space and will contain trails and offer passive recreational opportunities such as hiking and nature observing. The trails are a vital link between the adjacent San Diego Regional Parks such as Gooden Ranch and the Sycamore Canyon County Open Space Preserve with a countywide trail system.

- Utility Easements, Trails, Firebreaks and Existing Building Pads

An existing 44.4-acre SDG&E utility easement is located within Montecito and Sycamore Estates. This easement runs from the northwest portion of Montecito to the southwest portion of Sycamore Estates and portions of this existing easement are designated as open space. There are also various other existing and proposed utility easements and trails that run through the Montecito and Sycamore Estates areas that are considered open space. Portions of existing firebreaks and select building pads, located within natural open space areas of Montecito and Sycamore Estates, shall be revegetated.

Revegetated Manufactured Slopes

Exterior manufactured slopes located on the perimeter of development areas and adjacent to natural open space, are included as revegetated manufactured slopes. These slopes are planned to be revegetated with native plant materials and techniques that are compatible with the plant species in the adjacent natural open space areas. See **Section 5, Design Element, Grading Guidelines**, and **Landscape Guidelines**, for standards on grading and landscaping of exterior manufactured slopes.