

**AMENDMENT TO THE
ELLIOTT COMMUNITY PLAN**

Approved by City Council April 9, 2002

Resolution No. R-296297
Document No. RR-296297

Revise page 2 of the 1997 amendment to the East Elliott Community Plan as follows:

Four hundred ~~seventy-four~~ ninety-three acres in the Sycamore Canyon watershed in the north central portion of the planning area are designated for use as a landfill. A smaller landfill exists in a portion of this area in 1995 ~~(the date that this plan was written)~~ and expansion of this landfill is anticipated. Mining and extractive industries within the designated 493 acre landfill area may be permitted with the approval of a Planned Development Permit, conditioned upon the mitigation of potential impacts. An appropriate buffer area should be provided between the facility operations and the surrounding sensitive natural habitat and existing and potential land uses. The required width of the buffer will vary based upon the operator's ability to show that there will be no significant impacts given the topography and other physical characteristics. This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed) which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill beyond the 474 acres in Sycamore Canyon.

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On March 18, 1997 the City Council adopted an amendment to the Elliott Community Plan by Resolution No. R-288456.

The amendment expanded the area designated for open space to correspond to the open space boundaries of the Multiple Species Conservation Program (MSCP). Open space acreage increased from 1339 acres to 2259 acres. The residential area was reduced from 1380 acres to 117 acres adjacent to Santee. The acreage designated for landfill was increased from 113 to 474 acres and the revised plan language acknowledges the possibility that the landfill acreage could increase further in the future following careful consideration of environmental factors.

The attached text and map supersedes the map and text pertaining to East Elliott in the currently bound Elliott Community Plan.

EAST ELLIOTT AREA PLAN

Background

For many years, the East Elliott area was a portion of the Elliott Community Plan. This Plan was adopted in 1971. Subsequently, most of the original Elliott planning area was removed from the Elliott Community Plan and incorporated in the new Tierrasanta Community and Mission Trails Regional Park Plans. The remaining portion of the Elliott community, known as East Elliott, has remained undeveloped. The previous community plan for this area designated scattered unconnected areas of residential development surrounded by open space. Residential and other forms of urban development are impractical and uneconomical in most of East Elliott because of rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships and proximity to the Sycamore Canyon Landfill.

East Elliott is dominated by native vegetation including sage scrub, chaparral, native grassland and oak and sycamore woodland and constitutes one of the largest and biologically most important remaining open space areas in San Diego. The topography is characterized by a series of parallel north-south trending canyons and ridges. A number of endangered and threatened wildlife species inhabit this area.

Land Use Plan

Due to the natural resources on site and the factors described above which make urban development infeasible in much of East Elliott, a majority of this area is designated for long term open space use. As such, a majority of the area (2,259 acres out of 2,862 in the East Elliott planning area) will be one of the most important components of the City's Multiple Species Conservation Plan (MSCP). These open space areas will provide habitat for a number of endangered or threatened wildlife species and will provide corridors for wildlife movement from Mission Trails Park northward into the Miramar area.

An approximately 117 acre area on the eastern fringe of East Elliott, adjacent to a residential area in Santee, is designated for residential use. A maximum of 500 single family residential units can be constructed in this area. Residential use is designated in this area due to its relatively level terrain and proximity to residential and residential serving land uses in Santee. The residential units should be sensitive and similar to the adjacent development in Santee in terms of siting, scale, density and design. Due to a lack of nearby residential development or services in San Diego and proximity to residential development or services in San Diego and proximity to residential areas, services and utilities in Santee, deannexation of this 117 acre area to Santee should be considered if in the future Santee favors such an annexation.

Twelve acres of commercial office use are designated in two separate parcels in the vicinity of State Highway 52 and Mast Boulevard. These two properties have excellent road access and have potential such as accounting, legal and medical offices to residents of eastern San Diego and Santee.

Four hundred seventy-four acres in the Sycamore Canyon watershed in the north central portion of the planning area are designated for use as a landfill. A smaller landfill exists in a portion of this area in 1995 (the date that this plan was written) and expansion of this landfill is anticipated. This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed) which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill area beyond the 474 acres in Sycamore Canyon.

The land uses designated for the East Elliott area are summarized in the table below and illustrated on the attached land use map.

Land Uses in East Elliott

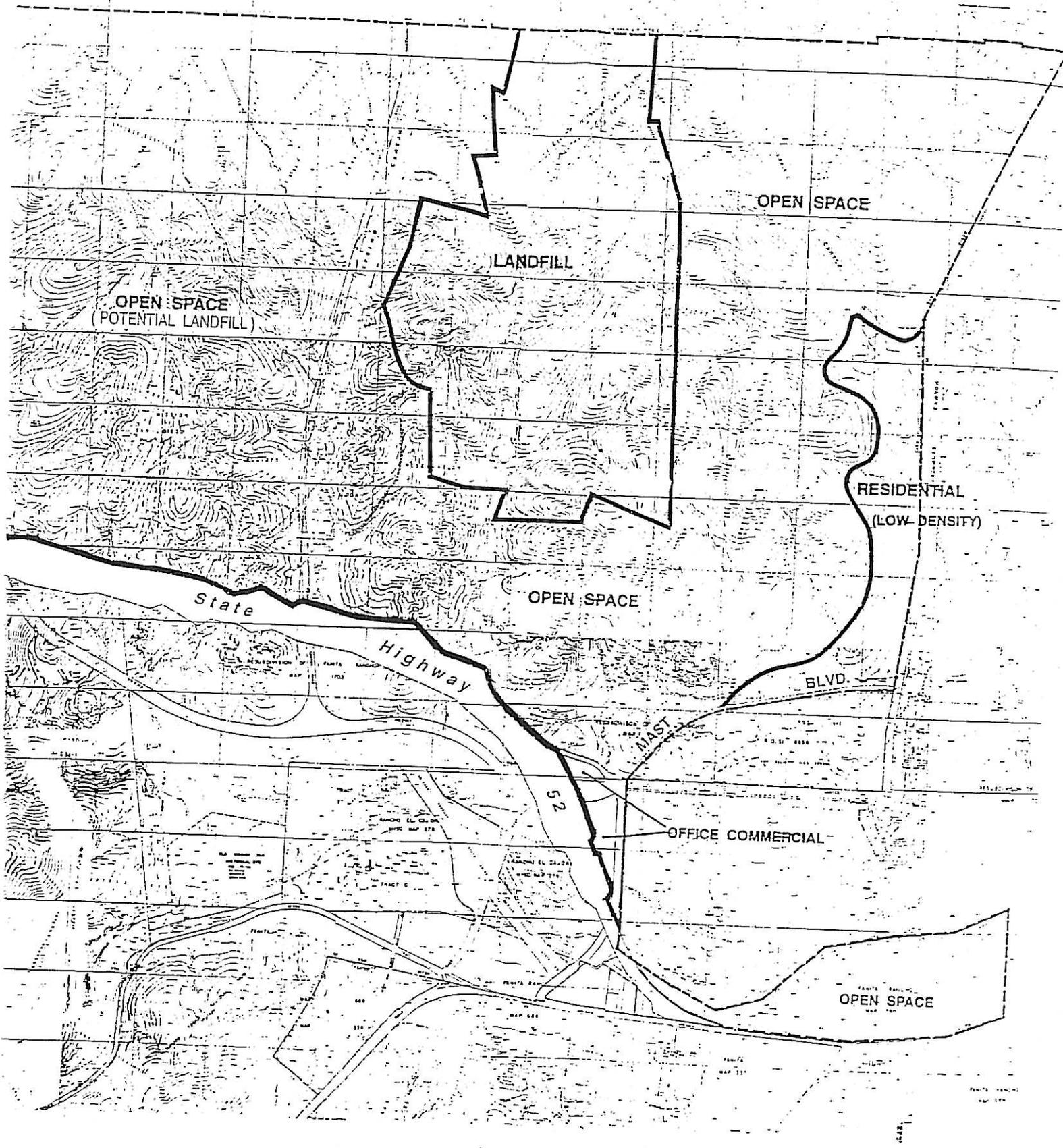
| <u>Use</u> | <u>Acres</u> |
|-------------|--------------|
| Open Space | 2259 |
| Residential | 117 |
| Commercial | 12 |
| Landfill | 474 |
| Total | 2862 |

Open Space Management Guidelines

The following guidelines are designed to foster preservation and enhancement of the natural open space areas which cover a majority of this planning area:

1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
2. More active recreation uses including horseback riding and mountain biking may also be permissible if measures are taken to ensure that biological values are not threatened.
3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.
4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas uses horticultural and gardening uses could be permitted on a case by case basis. Such uses should not involve construction of permanent structures of paved areas.
5. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other larger property owners as mitigation lands for environmental impacts anticipated on other properties.

6. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP.
7. Disturbed areas designated for open space should be recontoured where feasible to recreate the natural topography. These areas should also be restored or enhanced where feasible with native vegetation to return these areas to a natural appearance.
8. At locations where roads, railroads or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts may be necessary to facilitate wildlife movement. Roads and structures should be sited in lower quality habitat or in disturbed areas to the extent possible.
9. Transition areas should be established between urban uses and the open space system, along traffic corridors and canyon overlooks where feasible and appropriate. Such transition areas may be developed by providing additional maintenance and planting non invasive grass, shrubs and trees that provide a sensitive transition between uses.



ELLIOTT COMMUNITY PLAN MAP

March 18, 1997