



Fairbanks Ranch Specific Plan



THE CITY OF SAN DIEGO



SPECIFIC PLAN

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FAIRBANKS RANCH COUNTRY CLUB SPECIFIC PLAN

The following amendments have been incorporated into this December 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Fairbanks Ranch Country Club Specific Plan Adopted	December 3, 1981	3591	March 30, 1982	R-256124
Environmental Impact Report certified			March 30, 1982	R-256122



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I. Introduction

I. INTRODUCTION

A. BACKGROUND

The Fairbanks Ranch Country Club Specific Plan (Plan) area consists of 785+/- acres of land generally located in the San Dieguito River Valley east of Interstate 5 (I-5) in the county and City of San Diego (City). A regional site location map is provided on **Figure 1**. The specific plan area site is predominantly vacant, with the exception of a ranch house and associated structures located at the southwest portion of the property. The major land characteristic of the site is the floodplain and adjacent slopes of the San Dieguito River, and the river itself, which bisects the property.

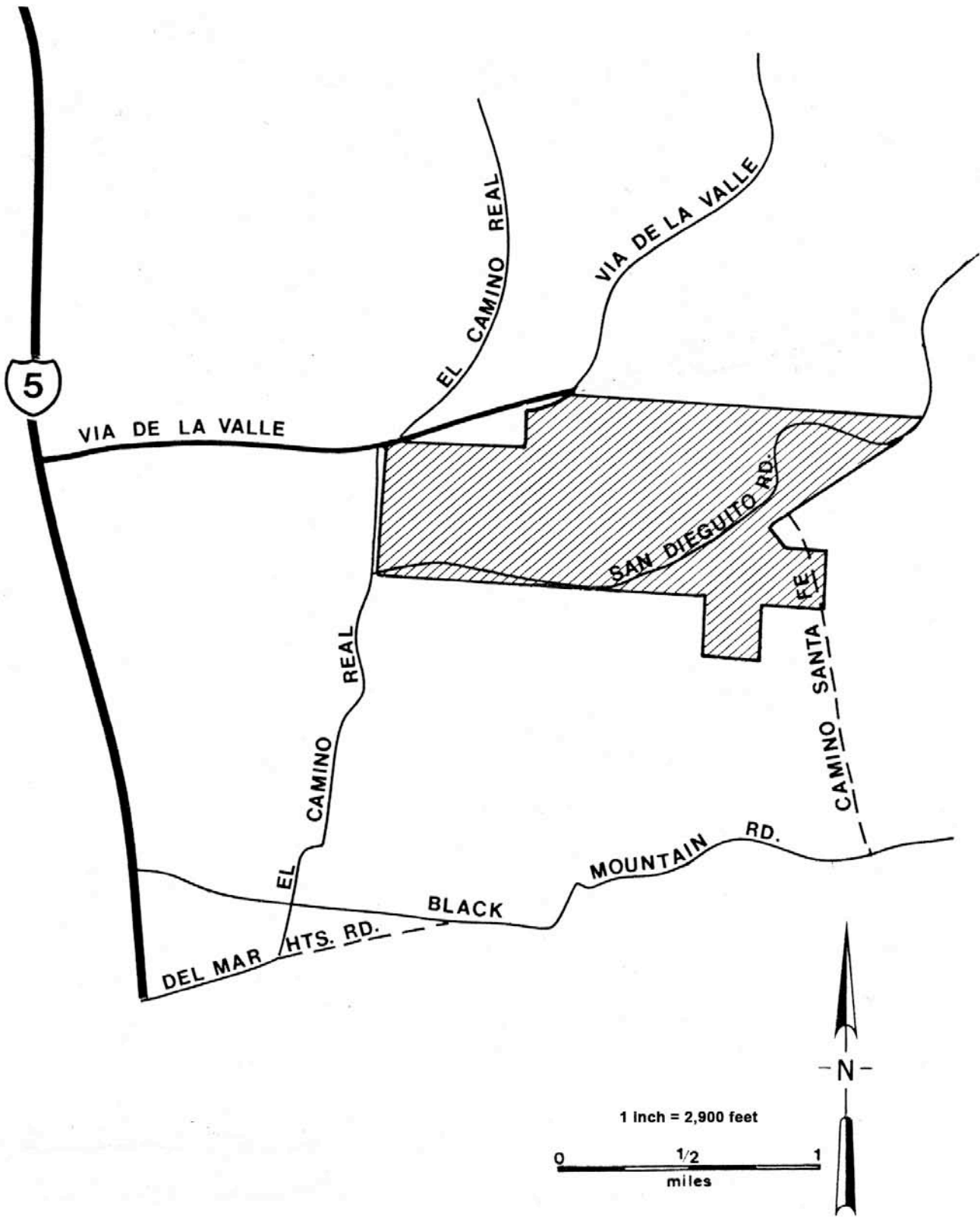
The proposed development consists of 341 residential units. In order to achieve the project, a number of discretionary actions in addition to the Plan have either already been approved or must concurrently be approved. These actions include an amendment to the City of San Diego Progress Guide and General Plan (General Plan); prezone and annexation of 289 acres of property into the City of San Diego; and zone change of the entire property to A-1-1 zoning.

B. PURPOSE AND SCOPE

The California Government Code provides that planning agencies may require specific plans to assist in “. . . the systematic execution of the general plan . . .” (Section 65450). These plans should contain “. . . all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan . . .” (Section 65451). The concept is to combine zoning regulations, capital improvement programs, detailed site development standards and other regulatory schemes into one document tailored to the needs of a particular area. To this end, the Plan will include the Planned Residential Development (PRD), Tentative Subdivision Map, Land Development Permit and a Financial Plan for Facilities and Services. Since this Plan covers a rather limited area of the City and includes only residential uses, the Plan will include an analysis of the project’s relationship to only the applicable General Plan elements. These elements are as follows:

- Housing
- Transportation
- Public Facilities, Services and Safety
- Open Space
- Recreation
- Energy Conservation

II. Project Description



Project Location **1**
Fairbanks Ranch Country Club Specific Plan **FIGURE**

II. PROJECT DESCRIPTION

A. LOCATION

The proposed Fairbanks Ranch Country Club Specific Plan area is located on the east side of El Camino Real and south of Via de la Valle between the communities of Del Mar and Rancho Santa Fe. Interstate 5 and the Flower Hill Shopping Center lie approximately one and a half miles to the west. To illustrate the boundaries of the property and the topography in the project area, a portion of the U.S. Geological Survey Del Mar Quadrangle has been reproduced on **Figure 2**. The site occupies portions of Sections 5, 6, 7, 8, 9 and Rancho San Dieguito in Township 14 South, Range 3 West, San Bernardino Base and Meridian Map.

A review of **Figure 2** reveals that the subject property straddles the boundary between the City of San Diego and the county of San Diego. The northern third of the property lies in the county jurisdiction while the remainder of the land is part of the City.

B. PHYSICAL FEATURES AND EXISTING CONDITIONS

The proposed project lies at the lower end of the San Dieguito River Valley. This valley broadens from a narrow, steep gorge approximately one and a half miles to the north into a broad valley which extends through the project toward the Pacific Ocean to the west. The valley floor ranges from one-half to one mile wide in the vicinity of the project and is bounded by steep slopes. Via de la Valle parallels the valley on the north side while San Dieguito Road runs along the south side.

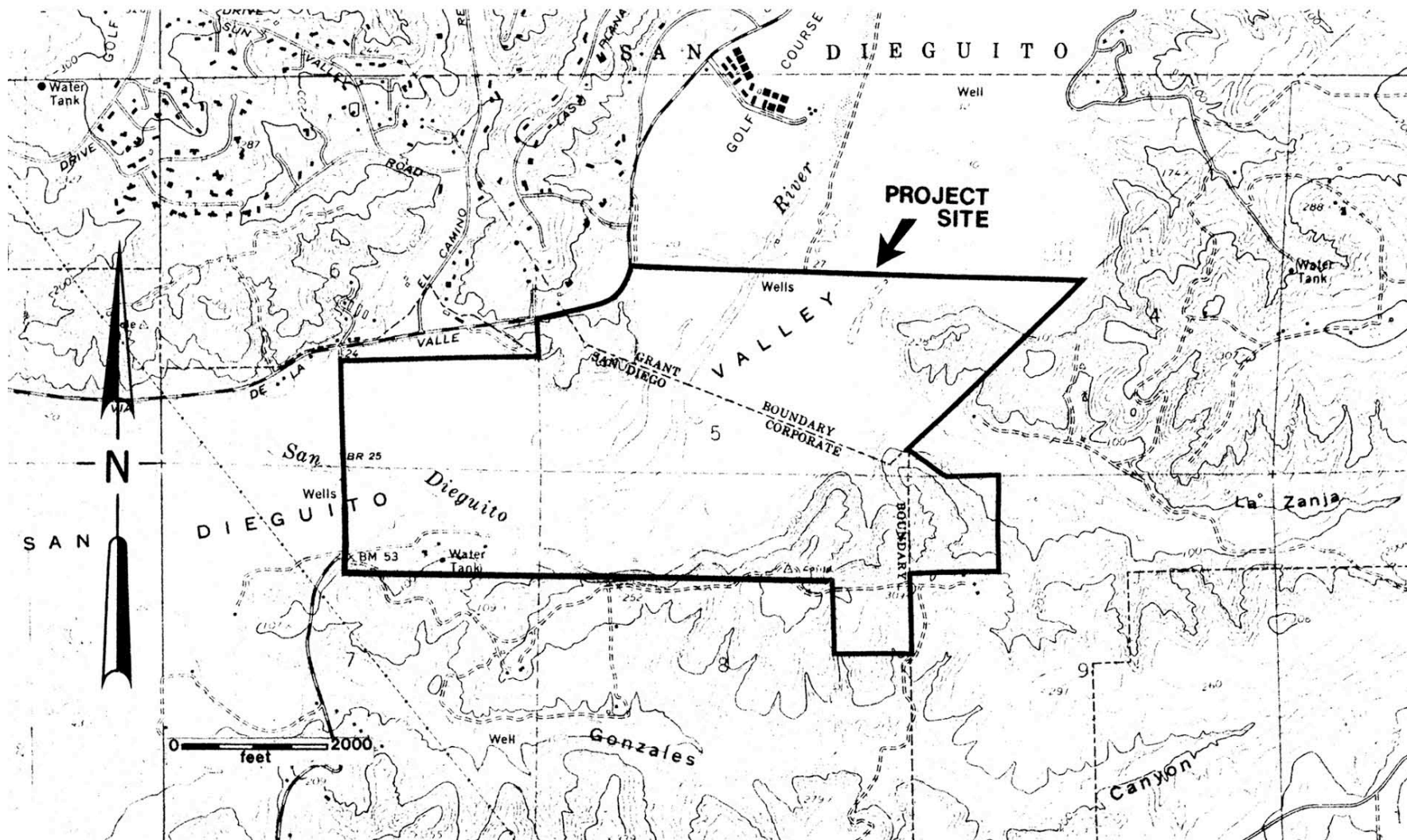
The south side of the valley is predominantly undeveloped except for a few estate homes located along the mesa. From the northern boundary of the project to I-5, the valley floor is vacant except for a ranch house on the subject property and El Camino Real. The southern slopes are covered by chaparral while the floodplain is occupied by low brush.

On the north side of the valley, estate development on the adjacent slopes and hills is common. The floodplain to the north is divided between the Whispering Palms subdivision and golf course, agriculture and vacant land.

C. DEVELOPMENT PLAN

The Fairbanks Ranch Country Club project is a Planned Residential Development composed of 341 units. The residential development and associated streets will cover a total of 142 acres or 18 percent of the site. The remaining 643 acres will be designated as open space.

The residential development will consist of single-family detached and duplex condominiums. Four portions of the property will be developed as residential. In the remainder of the specific plan these areas will be referenced as Areas A, B, C and D. **Figure 3** indicates the location of these areas within the project. A brief synopsis of the development characteristics of each of these follows.



Project Location on Del Mar 7.5' U.S. Geological Survey Quadrangle

Fairbanks Ranch Country Club Specific Plan

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FIGURE

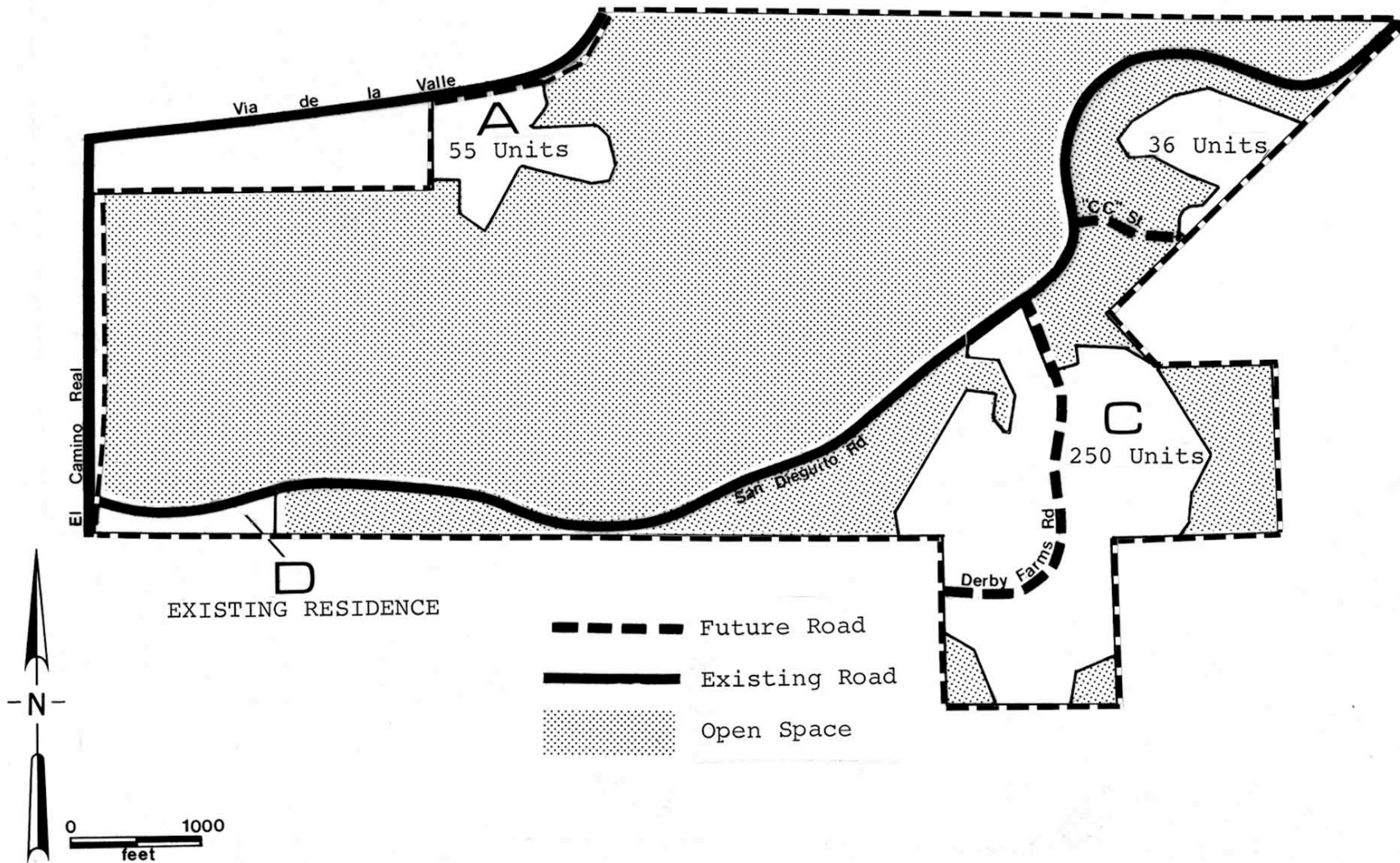
Residential

Area A will be composed of detached single-family units located along the ridgeline overlooking the San Dieguito River. A total of 55 units will be constructed using cantilevered construction. One recreation area is proposed. The current ridge will be graded as a daylight cut to create a pad to accommodate streets and the garages of the units. By lowering the ridge in Area A, the view of the proposed units from Via de la Valle will be blocked; only the access road, which connects the homes with Via de la Valle, will be visible. The majority of the slopes in Area A adjacent to the floodplain will be undisturbed.

Area B will consist of 36 detached single-family units which will be situated along a ridgeline with cantilevered construction. As in Area A, a level pad will be created along the ridge by grading a daylight cut. Access to Area B will be from San Dieguito Road. One recreation area is proposed.

Area C will contain the majority of the units. A total of 125 attached single-family structures (250 single-family dwelling units) will be located on a series of pads and roads to be located in a canyon which opens into the valley from the south. A total of three recreation areas will be provided. Access to Area C will be from San Dieguito Road. The architecture of the homes in Area C would consist of three design variations, but all would be single-story structures. Architecture would reflect the local topography. Low-profile homes would be built on the ridges while split-elevation structures would be situated to conform to slopes.

Area D will contain the existing residence present on the property. No further development is proposed as part of the Plan.



Fairbanks Ranch Country Club Specific Plan

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FIGURE



Other Aspects of the Development Plan

The Fairbanks Ranch Country Club project would deed a total of 616 acres of land to the City of San Diego. This land would include the entire river valley and the majority of the slopes adjacent to the river. The remainder of the open space areas would be owned and maintained by the homeowner's association after development. As open space, the floodplain could be used for one or more of the following uses: preservation of natural resources, agriculture, outdoor recreation and scenic enjoyment. Outdoor recreation includes a range of uses from passive uses (riding/hiking trails or picnicking) or active uses including, but not limited to, a golf course.

A sewer pump station will be constructed on the property to transport sewage effluent from the project up El Camino Real to a gravity flow line located in Del Mar Heights Road. This station will be located near the intersection of El Camino Real and San Dieguito Road on the subject property.

The project is expected to generate 95,480 gallons per day (GPD) additional effluent, based upon a residential per capita production of 80 GPD. The pump station will be designed to accommodate effluent generated by this subdivision and the area in the San Dieguito River Valley between the project site and I-5.

Off-site improvements to service the project will consist of the extension of sewer and water lines from their current location in Del Mar Heights Road and Black Mountain Road. The sewer main will be extended within El Camino Real to the project site. The existing City 18-inch sewer main is located about one and a half miles south of the specific plan area property at El Camino Real and Del Mar Heights Road. An existing 30-inch water main is located within Black Mountain Road, about one and a half miles south of the property.

Landscaping on the Fairbanks Ranch Country Club project area will emphasize returning the disturbed areas, particularly the large manufactured slopes, to a naturally vegetated state.

III. General Plan Conformance

III. GENERAL PLAN CONFORMANCE

As stated earlier, one of the functions the Plan is to provide a systematic means for implementing the General Plan. This section of the Plan will outline how the project relates to the goals of the various General Plan elements. Certain General Plan elements, such as “Industrial” or “Redevelopment,” that have no applicability to a specific plan of this limited size and scope, will not be addressed.

A. HOUSING

The San Diego Progress Guide and General Plan Housing Element presents the following goals:

- To foster economically, racially and socially balanced communities while providing adequate public services and facilities for all.
- To increase the City’s participation in the provision of housing to all economic segments, in order to provide freedom of choice.
- To encourage programs that facilitate rehabilitation and increase the efficiency of existing services and facilities while making efficient use of developable lands, thereby minimizing urban sprawl, in order to conserve and preserve the housing stock.
- To efficiently utilize all available federal and state funds for housing assistance, while further investigating the methods by which the City can reduce housing costs, in order to provide affordable housing.
- To further encourage the participation and acknowledge the responsibility of the private developer in providing a mixture of housing types and prices, in order to provide for new construction.

Background

The unique character of the Fairbanks Ranch Country Club site, by way of its special landforms, calls for sensitive and thoughtful development. While the Housing Element goals seek affordable housing wherever it can be achieved, the overriding concern in this instance of preserving and enhancing the San Dieguito River Valley, makes low-priced residential units highly impractical.

A-1-1 zoning on the project site would allow a total of 485 dwellings. This number is calculated by subtracting the area within the floodway (282 acres), and the area of public streets (16 acres) from the total acreage, as required by City zoning requirements, and dividing the remaining acreage (485 acres) by one. The Plan proposes a total of only 341 attached and detached single-family residential units clustered into three locations on the site, hereafter referred to as Areas A, B and C. This clustering technique minimizes the amount of land taken up by development. The residential streets and grading would disturb only an estimated 18 percent (142 acres) of the total 785+/- acres which comprise the project.

Another environmentally sensitive landform on the project site consists of the 156 acres of slope area exceeding 25 percent. These lands are in the City's Hillside Review Zone (HR overlay), and are to be treated with special design considerations. The City of San Diego Planning Department has prepared a study entitled Design and Development Guidelines for San Diego Hillsides, which outlines several techniques for considerate steep slope development. The Plan proposes that Areas A and B develop with detached single-family dwellings located along the top of the slope. The use of daylight grading cuts, cantilever construction, earth-tone exteriors and the ridgeline orientation all conform well to the suggestions made in the Planning Department Hillside Guidelines.

Area C will develop with 125 attached single-family structures (250 dwelling units). More earth movement and traditional pad construction will occur in this area than in Areas A and B, yet, of the total 156 acres of steep slope property on the project site, only 54 acres (35 percent) would be graded. Construction technique for Area C is essentially dictated by the irregular topography of this area and the somewhat fixed location for public access roads. Nonetheless, the development plan for Area C conforms to suggestions in the Hillside Guidelines by utilizing clustering, contour grading and variable setbacks.

Project Conformance

Due to its special nature, the Fairbanks Ranch Country Club does not conform well to a strict interpretation of several of the Housing Element's citywide goals. On a localized, individual basis, the project will not actively work to meet the goal of fostering an economically, racially and socially balanced community, nor the goal of providing a mixture of housing types and prices. The residential units proposed are expected to be purchased by families in the upper-middle and higher-income levels.

Other Housing Element goals pertain to the actions that can only be taken by the City itself, such as increasing the City's participation in providing housing to all economic segments, and utilizing government funds to reduce housing costs. These goals and the goal of encouraging rehabilitation of already developed areas are beyond the scope of this project.

Essentially, the specific plan area has a great number of building constraints that do not allow the flexibility for "affordable" housing. In order to keep all permanent development out of the floodplain, residential construction is clustered on the surrounding slope areas that represent only a fraction of the total site. The special building techniques that are being utilized to preserve the steep slopes and minimize grading, such as cantilever construction, are extremely costly. The ultimate result of this considerate treatment of an environmentally sensitive area is an expensive housing unit.

On the positive side, the project will provide needed homes in an area of high demand. Residents of these units will be provided with all needed public facilities and services in accordance with Housing Element goals. Recreational facilities are available on site to accommodate needs of the residents, as well as the surrounding community. In short, the project will be making efficient use of developable lands—another goal of the Housing Element.

B. TRANSPORTATION

Goal:

- To provide a network of transportation systems that is integrated, complementary and compatible with other citywide and regional goals. A network that takes into account the physical, social and economic conditions of the environment, both present and future.

Background

The goal recognizes the regional nature of transportation and the fact that transportation systems must be viewed in their relation to other facets of development. Therefore, in evaluating the circulation facilities proposed by the Fairbanks Ranch Country Club, the emphasis is placed on the integration of the project with the long-range plans for the surrounding area and how these facilities will meet the needs of future residents.

- Existing Roads

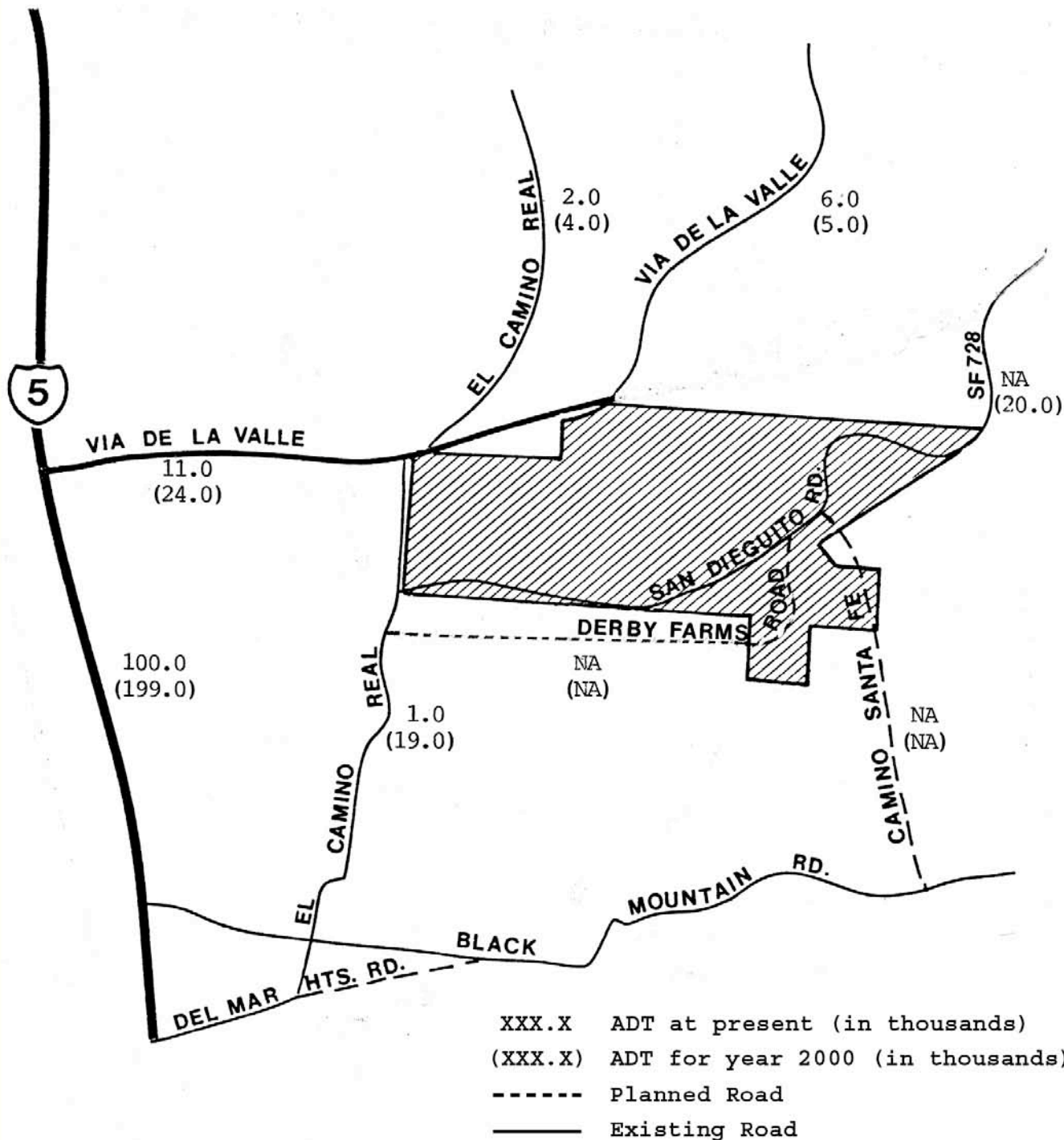
Three major roads (see **Figure 4**) provide access to the proposed specific plan area: El Camino Real, Via de la Valle and San Dieguito Road. El Camino Real extends along the western property boundary and crosses the San Dieguito River. This road is a paved, two-lane road and connects San Dieguito Road, on the south side of the river, with Via de la Valle, on the north side of the river. San Dieguito Road, although currently a dirt road, will soon be paved to two lanes. Via de la Valle is a two-lane road that serves as the principal east/west access route for the area.

With the exception of Via de la Valle, the roads serving the property are operating below their design capacity. At peak hours, Via de la Valle exceeds its capacity, resulting in traffic congestion. This condition is expected to worsen as the area served by Via de la Valle continues to develop. **Figure 4** illustrates the existing roads in the area and indicates the present and future traffic volumes.

- Planned Roads

Via de la Valle, El Camino Real and San Dieguito Roads are all planned to be improved to major road standards according to the Transportation Development Division of the City of San Diego. In addition, the Transportation Element of the General Plan includes a new road named Camino Santa Fe. The proposed alignment of this road passes through the southeast corner of the specific plan area and would connect with San Dieguito Road. Completion of this road is not likely in the near future as its construction will only occur as development takes place along its route.

Although not on the City's Transportation Element, Derby Farms Road is another planned road (see **Figure 4**). This road is currently a dirt road paralleling San Dieguito Road along the mesa south of the river valley. The alignment of this road has been fixed from El Camino Real to the boundary of the specific plan by an approved subdivision map #9751. No official alignment beyond map #9751 has been established.



Source: Traffic Counts and projections are from the Supplemental Draft EIR for the San Dieguito Circulation Element, County of San Diego, May 1981



Area Roads and Traffic Projections

Fairbanks Ranch Country Club Specific Plan

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FIGURE

- Project Circulation

All roads within the specific plan area will be private with the exception of Via de la Valle, San Dieguito Road, El Camino Real, Derby Farms Road and Street “CC” (see **Figure 3**) which will be dedicated public roads. Area A would have access directly to Via de la Valle via a private road. Area B would be connected to Street “CC”. Area C would utilize Derby Farms Road while Area D would take access off San Dieguito Road. The majority of the trips generated by Areas B, C and D would be expected to travel San Dieguito Road and El Camino Real. Likewise, the majority of all trips from the specific plan area are expected to travel Via de la Valle because it offers the most immediate access to I-5 and Del Mar, to the west, and Rancho Santa Fe and Interstate 15 (I-15), to the east.

As part of the conditions of approval for the tentative map and PRD, specific improvements and/or right-of-way requirements will be accomplished. Via de la Valle will be dedicated and approved adjacent to the specific plan area. Improvements will include a 32-foot paved roadway, a 14-foot median, a travel lane for westbound traffic and transitions at both ends. San Dieguito Road would be designed as a major street through the subdivision, with an extra lane of paving at intersections. The subdivider will post a bond for the improvements to San Dieguito Road and agree for a five-year period of time to construct the roadway when required by the City. Complete half-width dedication of El Camino Real would be included as a condition of approval both on-site and off-site parallel to the westerly project boundary. The intersection of El Camino Real and San Dieguito Road would be improved.

Two new public roads would be created by the project. Derby Farms Road would be constructed as a 60-foot collector from San Dieguito Road to the boundary of the specific plan area; the terminus would correspond with the proposed alignment to the west through Map #9751. Street “CC” would be dedicated with a full 98-foot right-of-way with AC berms, sidewalk and temporary cul de sac from San Dieguito Road to the specific plan boundary. This road would serve Area B but is also intended to correspond with the ultimate alignment of Camino Santa Fe; the project proponent will be required to provide information to support the alignment of Street “CC” as that of Camino Santa Fe.

In summary, the internal circulation pattern proposed for Fairbanks Ranch Country Club will be compatible with existing and planned roads in the area. The future alignment of Camino Santa Fe passes through an area to be dedicated as open space within the specific plan area. Furthermore, the project will provide dedications and/or improvements which will accommodate the traffic generated by Fairbanks Ranch Country Club.

- Regional Traffic Impact

Only Via de la Valle is presently operating above its design capacity during peak-hour conditions. Other roads in the area are expected to remain under capacity in the near future. As the majority of the 2,500 trips generated by the proposed development would travel Via de la Valle, the project would have a cumulative impact on Via de la Valle. Congestion problems will continue until Via de la Valle is widened to four lanes under the City's designation of the road as a prime arterial.

The Plan would provide prime arterial half-width improvements for Via de la Valle along that portion of the road adjacent to the specific plan boundary. These improvements will include turn-lane channelization to facilitate traffic flow at the entrance road to Area A. This action would adequately reduce the impact of the project on Via de la Valle. No other significant regional traffic impacts are anticipated.

- Other Transportation Considerations

Bus service in the project area is provided by North County Transit. The nearest bus stops to the specific plan area are at the Flower Hill Shopping Center on Via de la Valle, and at the intersections of Las Palomas and Cancha de Golf with Via de la Valle.

Future residents of this project can also utilize railroad services provided by the Amtrack system. The city of Del Mar station is relatively close to the Fairbanks Country Club site.

Project Conformance

The proposed Fairbanks Ranch Country Club development is consistent with the General Plan's goal of providing a network of transportation systems that are integrated, complementary and compatible with other goals. The compatibility of the project with the planned road network ensures that it would not interfere with the goals and objectives of this element. The internal circulation conforms to existing and planned road improvements and alignments. The project would not have a significant effect on the ability of local and regional roads to handle traffic volumes.

The location of the project to mass transit (bus and train) facilitates the integration of the project with alternative forms of transportation.

C. PUBLIC FACILITIES, SERVICES AND SAFETY

The overall goal of this element is to program public facilities and services so that they occur at a time and level to complement accompanying development. The various public facilities will be discussed in turn, and the particular element goal pertaining to that public service examined in relationship to the Plan.

SCHOOLS

Goals:

- A public school system that enables all students to realize their highest potentials as individuals and as members of society.
- Actively pursue the implementation of the balanced community concept, thereby causing integrated schools through integrated residential neighborhoods.

Background

City Council Policy 600-10 requires adequate school services be available concurrent with development needs. Council Policy 600-22 further requires that developers must obtain a letter of school availability from the districts if the development is located outside the older, urbanized areas of the City.

The Fairbanks Ranch Country Club project falls within the San Dieguito Union District and Solana Beach Elementary District. San Dieguito Union District consists of two high schools (grades 9-12) and two junior high schools (grades 7-8). The total district enrollment as of May 1981 is 5,448 students. There are no present plans for permanent expansion facilities. Students generated by the project would attend Torrey Pines High, located at 4140 Black Mountain Road, and Earl Warren Junior High at 155 Stevens Avenue in Solana Beach. Earl Warren is near its capacity of 907 with a current enrollment of 866, and Torrey Pines is over its 1,734 capacity with an enrollment of 1,768. Portable classrooms are being used to handle the overload. Busing is currently provided by the district at no charge for the one- to two-mile trip to Earl Warren Junior High. However, beginning with the next school year (Fall, 1981), the district plans on the installing subscription bus service.

Solana Vista Elementary and Skyline Elementary comprise the Solana Beach School District's facilities, currently accommodating 915 elementary school children. Bus service is available via a subscription, parent-pay system. Project-generated students would attend Skyline School in Solana Beach. Skyline Elementary has a capacity of 540 and a current enrollment of 590. A future school site has been dedicated by the developer (WATT Industries) to mitigate impacts to the Solana Beach District for the Fairbanks Ranch subdivision. Temporary portable classrooms are being utilized to accommodate the existing overcrowded conditions.

Development of the specific plan area will create a total of 341 residential units on the site. The San Dieguito Union District uses a generation rate of 0.37 students per household. Thus, an additional 126 students would be generated by Fairbanks Ranch Country Club, according to this formula. The Solana Beach Elementary District sets the generation figure at 120 students, based on a 0.35 generation rate for a three or more bedroom home.

The affected school districts have stated that standard developer fees will mitigate the added classroom demand generated by this project. Standard fees assessed for a three or more bedroom home are presently \$1,579 for San Dieguito Union High and \$1,495 for Solana Beach Elementary Districts. A school district may also elect to negotiate the amount of fees paid by the developer. Both districts have indicated they may prefer to negotiate fees with the developer after subdivision map approval.

Project Conformance

Through the payment of school fees, the Fairbanks Ranch Country Club will assist the City in meeting the goal for a quality public educational system for all students. These monies can be applied by the school districts for new facilities and upgrading to maintain a high academic level. The project thereby meets this goal.

The second goal pertaining to schools is a desire for integration through the balanced community concept. The integration issue has been hotly contested at all governmental levels and in the courts in recent years, with no apparent resolution achieved. The Fairbanks Ranch Country Club project does not directly work to accomplish this goal. The concern expressed in this goal is a social matter that actually transcends the scope of this project.

LIBRARIES

Goal:

- To contribute to the maintenance and improvement of the quality of life in the City of San Diego by ensuring access to organized research, informational, recreational and educational resource collections of all media.

Background

Residents of the Fairbanks Ranch Country Club development will have their primary research, informational, recreational and educational library needs met by the Central Library in downtown San Diego. The General Plan guidelines and standards suggest a minimum service area population of 18,000 to 20,000 residents before a permanent branch library facility is warranted. The maximum service area for a branch facility is two miles.

While no branch facility presently exists within a two-mile radius of the specific plan area, San Diego County operates branch libraries in Del Mar and Solana Beach that would be accessible to Fairbanks Ranch Country Club residents. Since all county libraries are members of the Serra Cooperative Library System, there are no local residency requirements for usage. Furthermore, the North City West Community Plan identifies a library facility to be provided by the property owners within the town center, when the resident population size warrants it. The specific plan area residents would be within the service area of this branch facility and could utilize it once construction is complete.

Project Conformance

The developer of Fairbanks Ranch Country Club will assist in the financing of this new library branch. The contribution will be a proportionate share of the Equivalent Dwelling Unit (EDU) assessment attributable to the library by other North City West properties. In this manner, the project will be provided for any added demands on the library system, and in that way meet the stated goal of ensuring access to library information.

POLICE PROTECTION

Goal:

- To continue to provide the highest service level possible out of facilities located in areas of the City sited to serve the demands.

Background

In order to best meet the above-stated goal, the City Police Department in recent years initiated a decentralized program that resulted in several substations spotted throughout the City. The major portion of the proposed development is within Police Department Beat 114, served by the northern substation located in University City. Response time for Priority One calls is estimated to range between seven and nine and a half minutes on day watch, and six to seven minutes on late night shift. No service improvements are currently planned for this area.

A police supervisor at the northern substation has stated the estimated 938 persons generated by the Fairbanks Ranch Country Club development at 1985 buildout will have an insignificant effect on law enforcement services of the existing station. No additional patrol units or officers are expected to be necessary to adequately protect the project area. Standard assessment fees will be levied for the portion of the specific plan area presently serviced by the county sheriff, subsequent to the property being annexed to the City of San Diego. Finally, the project design will be subject to Police Department review for consistency with established development guidelines. Application of the concept of “defensible or visible space” in street design and building configurations will be encouraged.

Project Conformance

The project would not detract from the City’s goal of providing the highest level police service since no significant added demand will be placed on the existing well-functioning system.

FIRE

Goal:

- Public fire protection that provides the optimum degree of security against fire loss.

Background

The specific plan area property presently within the City limits is serviced by the San Diego City Fire Department's Engine Company 24, located at Del Mar Heights Road and Mercado Drive. It is staffed by one captain, one engineer and two firefighters and is housed in a temporary facility. There are future plans to relocate Engine 24 to a permanent station in North City West near the intersection of El Camino Real and Black Mountain Road.

Based on the existing road system, current estimated response times are between 8.9 and 12.5 minutes. The Fire Department considers an average of six minutes to be the maximum response time desirable into residential occupancies.

The City Fire Department participates in reviewing proposed developments at the tentative map stage. Conformance with applicable City fire regulations and building codes must be ensured to the satisfaction of the Fire Department prior to approval of the tentative map. A vegetation control program is included in the project landscape plan in conjunction with internal safety features to minimize fire potential. Specific design criteria such as acceptable road widths, quantity and placement of fire hydrants, designation of cleared areas around residential buildings, etc., will be resolved as part of the tentative map approval.

Since the Fairbanks Ranch Country Club will be serviced by the new fire station proposed for construction within the North City West community in 1986, the developer will contribute to the financing of that facility as a means of compensating for added demand. The fire station is currently proposed for financing from a Facility Benefit Assessment (FBA) to be levied on property within the North City West community planning area. It is suggested in the community facilities financing plan as part of this Plan, that Fairbanks Country Club contribute to the cost of the fire station in an amount equal to the proportionate share of the Equivalent Dwelling Unit (EDU) assessments attributable to the station from other North City West properties. The tentative map would be conditioned with the requirement to pay this amount upon recordation of the final map. The City would place this fee in a trust fund to be established for the financing of the fire station.

Project Conformance

The applicant has agreed to provide automatic sprinkling systems within future residential and commercial buildings within the specific plan area. This action, along with vegetative control measures in the landscape plan and the "fair share" contribution toward the construction of the North City West fire station, are intended to offset the substandard response time.

WATER SERVICE

Goal:

- To continuously monitor the growth pattern of the City of San Diego in order to ensure that water is, and will be, available on an equitable basis.

Background

Water for the project area is pumped by the San Diego County Water Authority to the Miramar filtration plant and then into the City water system. An existing 30-inch water main is located within Del Mar Heights Road, approximately one and a half miles south of the property, with a potential 12.7 million gallons per day (MGD) capacity (enough to serve 50-60,000 people).

Planned expansions in the area include a minor loop branching off at Del Mar Heights Road and El Camino Real, going north within El Camino Real to Via de la Valle, through Del Mar and then returning to Del Mar Heights Road. This San Dieguito loop has been planned since 1977, but the exact design is presently undetermined. It will be built out as development progresses along the route and water service becomes necessary. The water line will be a 20-, 24- or 30-inch line with a carrying capacity from 8.1 to 12.7 MGD, anticipated to sufficiently serve the water demand for the area.

Residential per capita consumption within the City is assumed to be 150 gallons of water per day. The proposed 341 dwelling units will potentially generate 938 residents; therefore, water demand from the project will be approximately 140,700 gallons per day.

Provided that sufficient water is available to the City system, no significant impacts to water service are anticipated from the Fairbanks Ranch Country Club development. Regional long-term solutions associated with obtaining water to supply a growing southern California population are currently being debated on a statewide basis.

The Fairbanks Ranch Country Club project is along the planned San Dieguito Loop, and the extension of water to the project would construct the first segment of the loop and would be paid by the developer. The loop would originate from a 30-inch water line along Del Mar Heights Road. The current Del Mar Heights line is well below carrying capacity, and adequate pressure and pipelines exist or are planned for the area.

Developer fees for the proposed project will be assessed for hookup to the San Diego water system as part of the subdivision process, and to ensure water service to the project. These fees serve to mitigate impact to the water district caused by increase in water demand and must be agreed upon before tentative map approval. Fees for water service are presently set at \$1,278 per developed acre or \$426 per dwelling unit, whichever is greater, for the final design.

Project Conformance

Presuming that the ongoing area-wide problem of water for the southern California region is resolved, this project will meet the stated goal of providing water on an equitable basis. The developer-installed extension to existing Del Mar Heights Road water lines will be at no expense to the City, and will not overburden the system. Developer fees will be paid to compensate for added demand.

SEWER SERVICE

Goal:

- To pursue a recyclable approach to liquid waste management.

Background

Sewer facilities for the project will be supplied by the City sewer system. Expansion in the capacity of this system is unlikely to occur at this time, although facilities are being extended to developing areas. Existing local facilities include an 18-inch sewer at El Camino Real and Del Mar Heights Road which flows south to Sorrento Valley where pump stations #64 and #65 are located; these are presently at or near capacity. The effluent is then pumped along Miramar Road and eventually is discharged into the ocean after undergoing primary treatment.

Fairbanks Ranch Country Club development is expected to generate a total 95,480 GPD liquid waste, based upon a residential per capita consumption of 80 GPD. The necessary facilities to be constructed by the developer to service the project include a sewer pump station to be built at the southeast corner of the intersection of San Dieguito Road and El Camino Real, and trunk lines from the property to the existing 18-inch pipeline at El Camino Real and Del Mar Heights Road.

The City Water Utilities Department has indicated the proposed development will have an insignificant impact on the existing metropolitan facilities, although increased demand on City sewer services would result. Reimbursement fees for the proposed project will be collected for the developer's share of existing sewer in El Camino Real as part of the building permit process; the fee is \$102 per acre or \$34 per unit, whichever is greater, plus six percent interest from June 3, 1974. The City will assess fees for capital and reimbursement at the building permit stage for hookup to the metro system. These fees and the developer-installed facilities will serve to help mitigate the additional demand to the sewer district caused by the project.

The Public Facilities, Services and Safety Element recommends that extensions of sewer lines only occur when in conformance with adopted plans. The approval of a General Plan amendment, placing the specific plan area within the planned urbanizing development category would make extension of the City lines consistent with the General Plan.

Project Conformance

The above stated goal of pursuing a recyclable approach to liquid waste management could be enhanced by the Fairbanks Ranch Country Club project if a proposal by the County Liquid Waste Division ever comes to reality. This scheme entails construction of a regional sewage treatment plant to consolidate treatment in the area. A large capital outlay would be required although the total operating and maintenance costs would be lowered. A more refined, higher level of treatment would be possible to utilize reclaimed

water. A consolidated interagency effort would also be necessary to realize this potential system. When this system is developed, liquid waste generated by the Fairbanks Ranch Country Club could be redirected to the new regional treatment facility. Fairbanks Ranch Country Club would be obligated to pay their share of the cost of the regional treatment facility.

In the near term, developer fees and developer-paid pump station and sewer line extension will provide for accommodation to the City system. No significant added demand will be placed on these facilities.

SOLID WASTE

Goal:

- To pursue a regional system of solid waste management that is operated by one agency with the major task of enforceably managing the generation, collection, storage, reuse and disposal of solid waste.

Background

Refuse from Fairbanks Ranch Country Club will be disposed of at the City's Miramar landfill site. Assuming a rate of 4.9 pounds per person per day, the proposed subdivision will generate 4,596 pounds of refuse daily. This volume represents an insignificant increase in solid waste that will add incrementally to the City's existing disposal problems, but not act to individually burden the system.

As all residential streets within the proposed project will be private, the City's solid waste division is under no obligation to collect refuse along those streets. If the City is unable to provide trash collection service, private collection is a suitable alternative.

Project Conformance

The stated goal is primarily a matter of government jurisdictional coordination on a regional level, beyond the scope of the specific plan project. Solid waste disposal for the project will be accomplished in a manner consistent with any regional system that is established. Until that change occurs, solid waste will be trucked to the existing Miramar landfill location.

DRAINAGE AND FLOOD CONTROL

Goal:

- To preserve as much as possible the natural attributes of both the floodplain and floodway without endangering loss of life and property.

Background

Flood control is a critical aspect of the Plan since the San Dieguito River cuts diagonally through the Fairbanks Ranch Country Club property. It's course through the property has varied over the years, but presently, the river enters the site from the north, trends in a southwesterly direction toward the southern boundary where it turns and flows to the northwest, passing under a bridge in El Camino Real.

On the project site, the floodway is broad, ranging between 1,000 and 1,600 feet. The floodplain is between 1,600 to 1,800 feet wide. The present channel is relatively narrow, its width varying from 100 to 200 feet. A tributary of the San Dieguito River, La Zanja Canyon enters the Fairbanks Ranch Country Club property along its eastern boundary. Drainage runoff from La Zanja Canyon flows into the river course.

Project Conformance

The Fairbanks Ranch Country Club Specific Plan conforms to the drainage and flood control goal by leaving the floodplain in open space. Floodwaters would be allowed to spread across the natural floodplain without creating a public hazard. No residential development is proposed to be located within the floodway. Any future uses in the floodplain should be compatible with the floodplain areas. Land uses suggested earlier, such as agriculture or outdoor recreation, would represent suitable uses.

Drainage produced by residential development would be transported directly into the river via a system of drains. The increase in runoff from residential areas would have a negligible impact on the river.

D. OPEN SPACE

Goal:

- Establish an open space system that provides for the preservation of natural resources, the managed production of resources, the provision of outdoor recreation, the protection of public health and safety, and the utilization of the varied terrain and natural drainage systems of the San Diego community to guide the form of urban development.

Background

Appropriate use of floodplains and hillside preservation are two areas of major concern within the Open Space Element. The previous discussion regarding drainage and flood control, under the Public Facilities, Services and Safety Element, addressed the existing floodplain conditions. However, when planning the matter of the San Dieguito River floodplain in the context of the Open Space Element, a few additional comments can be made. Similarly, full discussion of the proposed residential development on steep slopes was made under the **Housing Element** section of this Plan. Here, again, an added discussion of hillsides will be included below in terms of the Open Space Element.

Recommendations in this General Plan element encourage the plans to be prepared for major drainage systems within the City. These plans are to emphasize preservation rather than protective approaches to flood control, retention of agriculture in these areas, development of park and recreational uses whenever possible, and encourage water conservation.

The San Dieguito River Valley is one of the least developed major drainage systems located within the City of San Diego. Such drainage systems are recognized in the Open Space Element as desirable buffers in urbanizing areas.

A large portion of the site is comprised of the floodplain; the floodplain averages a half-mile wide. A rounded knoll rises above the floodplain along the northern boundary of the site. On the south side of the river, two tributary canyons drain into the property. Near the northeast corner of the site, a prominent ridge extends into the property. The smaller canyon on the south side of the river lies completely within the site and is a narrow canyon that rises to the ridgeline which forms the southern wall of the river valley. The remainder of the southern boundary of the property is formed by a steep bluff.

The subject property is vacant with the exception of a ranch house and related structures near the western boundary. The floodplain is used for grazing but the remainder of the property is generally undisturbed by human activities.

The property which surrounds the project site is characterized by the mixture of land uses which include open space, residential and commercial. To the south, land is largely vacant with the exception of several estate-type residences. On the west side of the

property, floodplain and southern slopes are used for intermittent grazing and remain undeveloped to the freeway. Slopes on the north side of the river are developed with estate homes. The floodplain adjacent to the property on the north is occupied by the Whispering Palms development, which includes a golf course. The remainder of the floodplain is being used for agriculture.

Project Conformance

The Fairbanks Ranch Country Club project makes great strides toward meeting the goals of the Open Space Element. The most important contribution is the deeding of 616 acres of land to the City of San Diego. This action will give the City ownership of a sizeable portion of the San Dieguito River Valley, including the river and adjacent slopes. The proposed Plan meets the Open Space Element's goal of keeping the San Dieguito River Valley in open space. As shown on **Figure 3**, the entire floodplain is designated for open space purposes. No specific uses are proposed as part of this Plan; however, agriculture, scenic preservation or outdoor recreation, such as a golf course, would be in keeping with the goal of the Open Space Element.

Considerable effort has been taken to provide a development that accommodates the sensitive landforms present on this site, particularly the floodplain and steep slopes. The proposed design meets the difficult challenge of integrating residential development within the regional natural resource system while ensuring the protection of public health and safety.

The Open Space Element looks at the matter of hillside development in terms of protecting public safety associated environmental resources, significant views and sensitivity to the land. In order to maintain the open space character of the area and lessen visual impact, the residential development in the specific plan area is clustered into three locations representing only 142 acres or 18 percent of the total site. Approximately 65 percent of the slopes exceeding 25 percent would be left undisturbed. The majority of the steep slopes, as well as the floodplain, would be deeded to the City as perpetual open space.

Special care and consideration were taken in design of the residential layout to ensure conformity with hillside development guidelines. The selection of cantilever construction for Area A and B allows the amount of grading cut required for the building area to be reduced. Only the access road and garages would be located on the pad, with the remainder of the units extending out over the edge of the slope. By reducing the cut, more of the natural slope below the ridge can be preserved.

E. RECREATION

Goals:

- Provide a range of opportunities for active and passive recreation, educational activities and neighborhood identification, in all parts of the City, adapted to the needs and desires of each neighborhood and community.
- Enhance the urban scene by development of an extensive and varied system of open space and recreation facilities.
- Acquire and preserve all beaches for public uses.

Background

Recreation opportunities in the project area are quite varied. Probably the two most popular forms of recreation in the area are ocean-related activities, such as sunbathing, swimming, surfing and golf. Other recreation opportunities include the San Dieguito Regional Park and Lake Hodges. Park sites are also planned for the North City West community plan area.

Project Conformance

The specific plan project is certainly in full conformance with the Recreation General Plan Element. Obviously, the last stated goal referring to acquisition of beaches does not apply to this property. However, the applicable goals of providing varied recreational opportunities and facilities are well accommodated in this proposal.

The City of San Diego will be acquiring 616 acres of the total 785 acres comprising the specific plan area. Dedications of this land will eliminate the financial burden to the City of apportioning funds to purchase the property. Additionally, active recreational facilities will be provided within each of three residential areas, to be maintained by private homeowners associations.

Although no specific recreational uses are proposed for the floodplain by this Plan, the City would own the land and it could be developed with a range of recreation opportunities. The site could be maintained in a near natural state with the only development consisting of riding and hiking trails, with the emphasis placed on natural resources preservation and passive recreational uses. More active uses, such as equestrian centers or picnic facilities, have also been suggested for the area. A more intensive use of the floodplain could take the form of a golf course. The property to the east already supports a golf course in the floodplain; a similar use on this property would provide residents in the area with a popular recreational use. It is clear that designating the floodplain as open space provides for a variety of recreational possibilities.

The Fairbanks Ranch Country Club is a recreation-oriented development that will be providing recreational opportunities for non-residents, as well as residents. No additional

demand for park facilities will be generated by the project. Since over 616 acres of recreational land are being dedicated to the City of San Diego, the park fee requirement for this project should be waived.

In addition to the public and private recreation facilities included in the project, the developer must pay appropriate park fees prior to filing of the final subdivision map. The property will also be subject to a building permit park fee.

F. ENERGY CONSERVATION

Goal:

- To ensure adequate energy supply for the City of San Diego through a comprehensive program of energy conservation, energy-efficient production and use of all energy forms, utilization of alternative energy sources, and energy-efficient design of the community.

Background

The Energy Conservation Element recognizes the present day scarcity and high cost of energy sources. The stated goal emphasizes a comprehensive approach to dealing with the problem. Conservation and energy efficiency must be stressed at all levels to have a significant impact on the total amount of energy consumption.

Several recommendations are outlined in the Energy Conservation Element as suggested policy positions. The City should assume to encourage and support conservation efforts. Some of these recommendations are directed to the regional level, such as the support of regional transportation system proposals that require low-level energy consumption. These recommendations do not relate to a small specific plan such as the Fairbanks Ranch Country Club, but some of the other energy conserving suggestions can be applied to this project.

Project Conformance

The Plan project has incorporated many design features that follow the lead of the Energy Conservation Element recommendations in an effort to comply with the overall goal of more efficient energy usage. Through a combination of thoughtful site planning and building design, use of insulation materials and low-energy consumptive equipment, educational promotion and water conservation, the Fairbanks Ranch Country Club conforms well to the Energy Conservation Element.

To the extent possible, residential units will be clustered and oriented to minimize the effects of glare from a low, westerly sun. Deciduous trees will be planted to provide shade during the summer months while allowing winter sunlight on buildings and streets. Walks and bicycle paths are being provided to reduce automobile use. Low-energy, domestic walkway lighting, as suggested by San Diego Gas and Electric Company (SDG&E), will be utilized and set on time control devices to further conserve energy.

Appliances, interior lighting, insulation and space heating/cooling will be designed to minimize internal load factors. In particular, the more energy-efficient gas appliances and heating will be utilized instead of electric.

Water conservation measures are being applied to further reduce energy consumption. Flow restrictors will be included in faucets and showers, and low-volume toilets installed.

Finally, in keeping with the Energy Conservation Element recommendation that educational and publicity programs on the importance of energy conservation be encouraged, the residents of Fairbanks Ranch Country Club will be educated in energy saving techniques. At the time units are initially sold, buyers will be supplied with printed materials outlining energy problems with specific conservation tactics recommended.