

Location Map  
Rancho Encantada Precise Plan

**1**  
FIGURE



## INTRODUCTION

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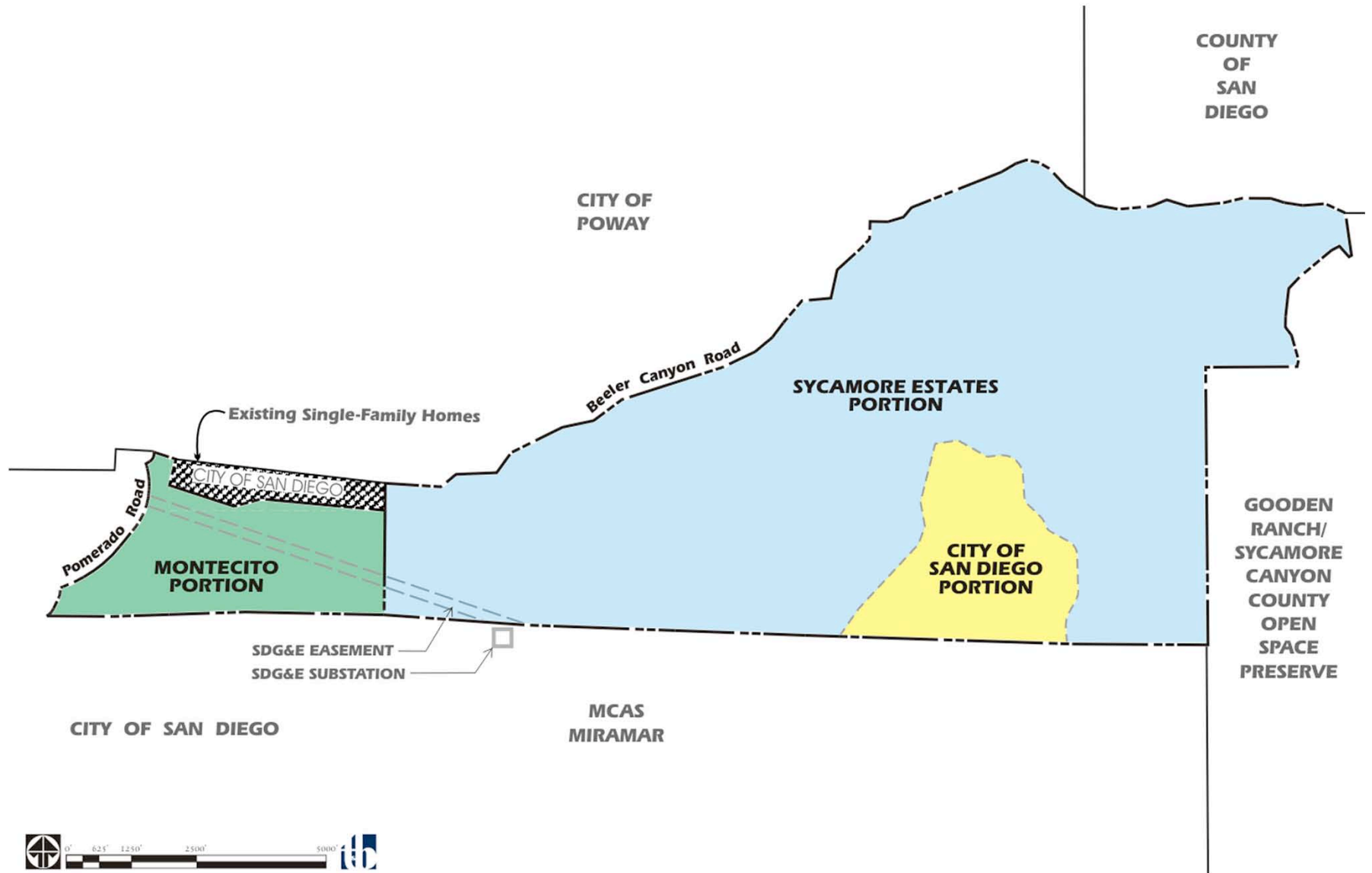
### PRECISE PLAN LOCATION

The Rancho Encantada Precise Plan (Precise Plan) area is located in the City of San Diego's Future Urbanizing Area (FUA). The 2,658-acre property is bordered on the north by the city of Poway and on the south by Marine Corps Air Station (MCAS) Miramar. West of the site are the communities of Scripps Miramar Ranch and Miramar Ranch North. The eastern portion of the property borders Gooden Ranch and the Sycamore Canyon County Open Space Preserve. Primary access to the site is provided by Pomerado Road, which abuts the site to the west, and by Beeler Canyon Road, which borders the site to the north. Interstate 15 (I-15) is located approximately two miles to the west. **Figure 1, Location Map**, shows the Precise Plan in relation to its regional setting.

### PRECISE PLAN HISTORY

The Precise Plan area is comprised of three land areas. The westerly area, Montecito, is 278 acres and the easterly area, Sycamore Estates, is 2,132 acres. Located in the northern portion of Montecito is a 1.7-acre residential parcel containing an existing single-family residence. The third area is owned by the City of San Diego (City) and is 248 acres in size (see **Figure 2, Area Map**). The 248-acre City-owned parcel is located entirely within the City's Multiple Habitat Planning Area (MHPA). Both the Montecito and Sycamore Estates properties are located in the City's Future Urbanizing Area (FUA) and as such could be developed in accordance with their underlying zoning without the need for a long-range plan. The Sycamore Estates property is zoned AR-1-1, IL-3-1, and IH-2-1 (formerly A-1-5, M-1A and M-2A, respectively), but is proposed to be rezoned to AR-1-1 (formerly A-1-10) in conjunction with approval of this Plan. The Montecito property is zoned RS-1-8 (formerly R1-40,000). Both the Montecito and Sycamore Estates properties are designated "Area for Future Growth" by the City's Progress Guide and General Plan (General Plan).

Although the City's Municipal Code (CMC) was replaced by the Land Development Code (LDC) on January 1, 2000, the Plan is still subject to CMC requirements in effect prior to January 1, 2000, because the Montecito and Sycamore Estates sub-project applications were deemed complete prior to the effective date of the LDC. For this reason, the Precise Plan is subject to the prior zoning standards under the CMC instead of under the LDC. The applicants for the Montecito and Sycamore Estates areas submitted individual Planned Residential Development Permits (PRDs) and Vesting Tentative Maps (VTMs) in 1999. The Montecito PRD and VTM were deemed complete March 30, 1999, and the Sycamore Estates PRD and VTM were deemed complete September 13, 1999. These individual applications were submitted pursuant to the then-existing R1-40,000 zoning of Montecito and the then-proposed A-1-10 zoning of Sycamore Estates, and pursuant to the rural cluster development regulations as allowed under City Council Policy 600-29 (Maintenance of the Future Urbanizing Area as an Urbanizing Reserve).



In response to requests for a comprehensive planning effort by the Miramar Ranch North and Scripps Miramar Ranch Community Planning Groups and other community members, the City requested that the Montecito and Sycamore Estates applicants work together to prepare a precise plan for the entire 2,658-acre area. Although under no obligation or requirement to do so, the applicants agreed to the preparation of this Plan. The Precise Plan was approved for initiation by the Planning Commission on December 2, 1999, and by the City Council on December 6, 1999.

## **PRECISE PLAN PROCESS**

As addressed in the **Implementation Element**, the Precise Plan will function as an important component in the development implementation process and will constitute one step in a series of steps in City approval of development on the Montecito and Sycamore Estates properties. The adopted Precise Plan will serve as the City of San Diego's detailed plan for the development of this area and will serve as the primary basis for reviewing concurrent or subsequent development plans, subdivisions and other discretionary permits for the property.

## **KEY DEVELOPMENT FACTORS**

### **Land Use Compatibility**

*The land use plan should be compatible with existing and planned land uses surrounding the site, and access should be provided from existing abutting roadways.*

**Figure 3, Surrounding Land Uses**, shows the Precise Plan area in relation to existing and approved development in the surrounding area. As shown on **Figure 3**, single-family homes in the City of San Diego and the city of Poway are located to the north, along with the South Poway Industrial Park. The Marine Corps Air Station (MCAS) Miramar is located to the south, the Scripps Miramar Ranch and Miramar Ranch North communities are located to the west, and undeveloped land owned by the county of San Diego, the Gooden Ranch and the Sycamore Canyon County Open Space Preserve, is located to the east.

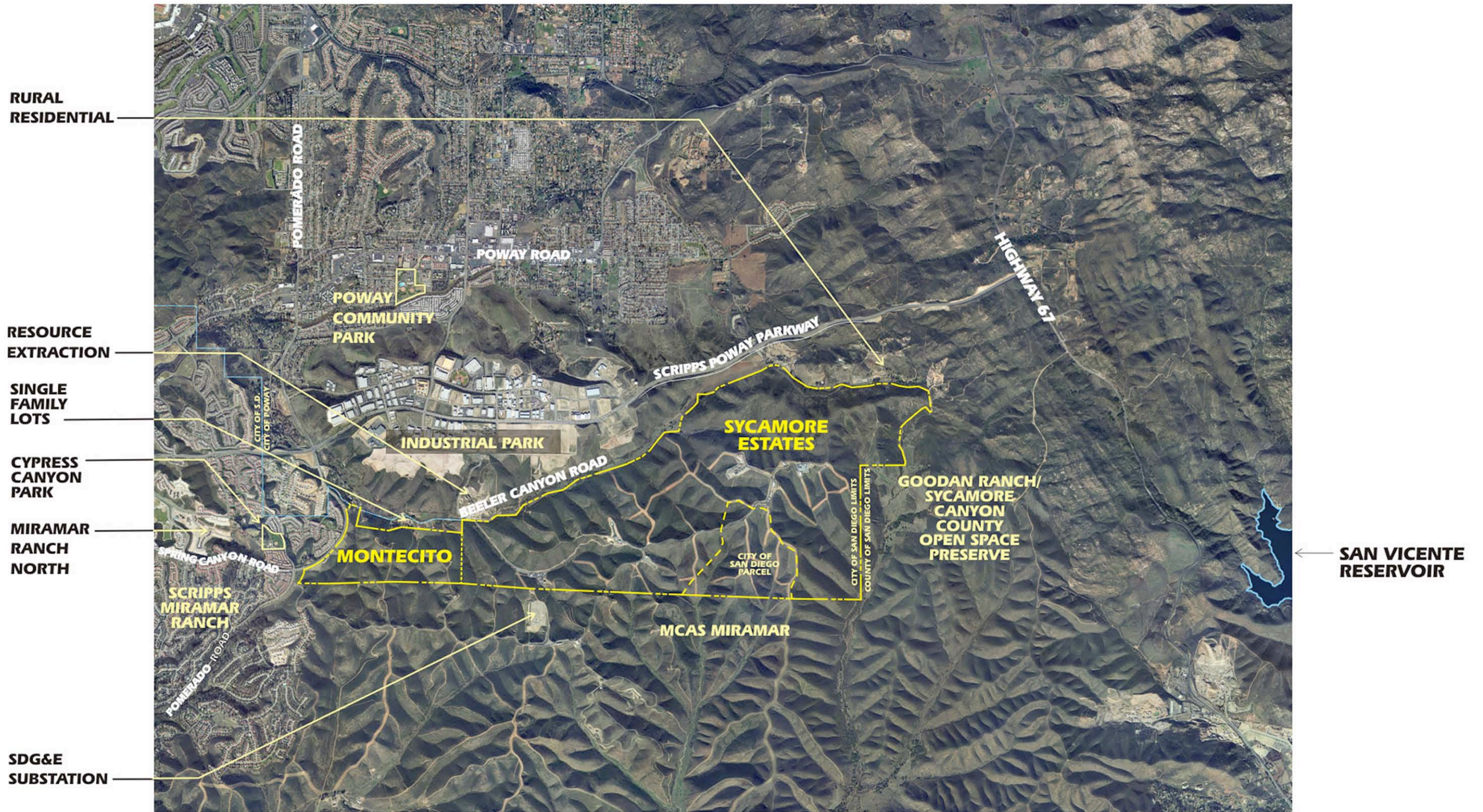
### *Single-Family Residential*

Immediately north of the Montecito area are several single-family homes on minimum one-acre lots. Some of these homes are located in the City of San Diego and some are located in the city of Poway. The homes are accessed via Beeler Canyon Road. Several single-family homes also are located northeast of the Sycamore Estates area, in unincorporated San Diego County.

### *Industrial Park*

North of the Precise Plan across Beeler Canyon Road is the city of Poway, which includes mostly industrial and commercial use and a resource extraction use in the vicinity of the Precise Plan. The nearest developed property is the South Poway Industrial Park located on a mesa above Beeler Canyon Road, north of the Sycamore Estates property. This industrial park is accessed via Scripps Poway Parkway.







### *Marine Corps Air Station Miramar (MCAS)*

South of the site is MCAS Miramar. This facility is federally owned and operated and covers approximately 24,000 acres. The area east of I-15, including the area just south of the Precise Plan area has been generally left as vacant land. With the exception of a San Diego Gas and Electric Company (SDG&E) utility substation and a U.S. Forest Service facility used for vehicle repair and equipment storage, there are no buildings on this portion of MCAS Miramar. This vacant land is used for military training purposes. The MCAS Miramar is evaluating plans to develop up to 1,600 units of military family housing on the base and has identified four potential sites. One of these potential sites is south of and immediately adjacent to the Montecito portion of the Precise Plan. The preliminary indications are that this alternative site on MCAS Miramar, if selected, could accommodate up to 1,000 housing units.

### *Scripps Miramar Ranch and Miramar Ranch North Communities*

West of the site is Pomerado Road and the communities of Scripps Miramar Ranch and Miramar Ranch North. These communities are predominantly residential in the vicinity of the Precise Plan, but also include significant commercial and employment land uses.

### *Undeveloped Land*

East of the site are Gooden Ranch and the Sycamore Canyon County Open Space Preserve, owned by the county of San Diego. Gooden Ranch and Sycamore Canyon have been left in their natural state with only a few dirt roads and public trails that traverse the sites. Trails within the Precise Plan have the potential of linking with surrounding trails in Gooden Ranch and Sycamore Canyon. The trail connection through Rancho Encantada is a critical link to the county of San Diego trail system.

## **Topography**

*The grading plan should be sensitive to the site's existing topography and steep slopes in accordance with the City's Resource Protection Ordinance.*

Topographically, the Precise Plan area is characterized by eroded ridges and canyons ranging in elevation from a low of 600 feet above mean sea level (AMSL) in the northwest portion of the site to a high of about 1,177 feet AMSL in the northeast portion. As shown on **Figure 4, Topographic Map**, the existing landform of the site is characterized by several narrow divides, v-shaped valley bottoms and steep side slopes. Sycamore Canyon and Beeler Canyon are adjacent to the Precise Plan.

The Precise Plan is subject to the City's Municipal Code (CMC) requirements that were in place prior to the effective date of January 1, 2000 of the Land Development Code (LDC). The Montecito PRD and VTM were deemed complete on March 30, 1999 and the Sycamore Estates PRD and VTM were deemed complete on September 13, 1999. For this reason, the Precise Plan is subject to the prior Resource Protection Ordinance (RPO) requirements under the CMC instead of the Environmentally Sensitive Land (ESL) ordinance under the LDC. The RPO goals and objectives are listed in Section 1.4.3, Biological Resources.



## **Biological Resources**

*The development plan shall comply with the policies and guidelines of the City's Multiple Species Conservation Program (MSCP) Subarea Plan and the City's Land Development Code "Biology Guidelines" in place at the time the Montecito and Sycamore Estates PRD/VTM applications were deemed complete.*

Vegetation in the Precise Plan area includes nine primary vegetation communities including mule-fat scrub, wet meadow, oak woodland, native and non-native grasslands, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, southern willow scrub, and eucalyptus woodland. Some areas of the site, such as dirt roads and trails, firebreaks, and existing developed areas on the Sycamore Estates portion, are void of vegetative cover.

The City of San Diego's MSCP Subarea Plan was approved in March 1997 and identifies a Multiple Habitat Planning Area (MHPA) in the City for preservation of biological resources. Portions of the Montecito and Sycamore Estates sub-project sites and the entire City-owned parcel are located in the MHPA. As part of this Precise Plan, Rancho Encantada proposes a boundary adjustment of the MHPA on both the Montecito and Sycamore Estates sub-project areas. Two wildlife corridors occur near the Precise Plan area in the MHPA. The Beeler Canyon corridor is located through the northern portion of the Montecito sub-project site and connects undeveloped habitats in the east, forming one of the few remaining east-west wildlife corridors in central San Diego County. Sycamore Canyon, a north-south corridor, runs along the eastern portion of the Sycamore Estates sub-project site. **Figure 4a, Existing Sensitive Species and Habitat Types**, shows vegetation and species that are located within the MHPA.

Also applicable to the Precise Plan are MSCP Guidelines C27, C28 and C29, which relate to the Rancho Peñasquitos and Beeler Canyon area. Guideline C27 refers to the eastern portion of the Sycamore Estates sub-project site, Guideline C28 refers to the 248-acre City-owned parcel, and Guideline C29 refers to the western portion of the Sycamore Estates sub-project site (see Figure 4B, MSCP Subarea Plan - Northern Area).

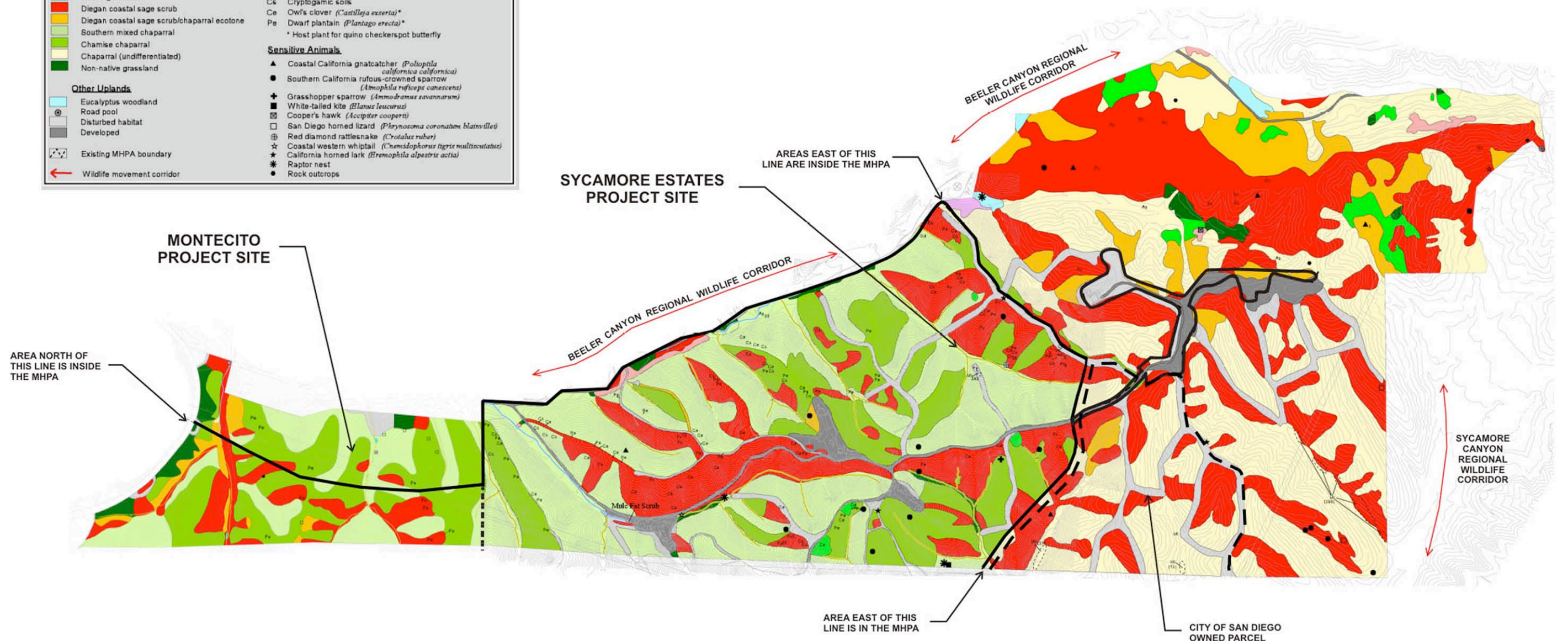
*C27. "This area will be permanent open space subject to an agreement between the City and landowners. Existing use areas, including all existing cleared areas and all existing firebreaks, are excluded from the MHPA and will remain subject to existing zoning designations. The landowners will dedicate a conservation easement to the City of San Diego or other acceptable entity. The limits of the dedication, subject to the foregoing exclusions, will follow the MHPA boundaries north to the existing access road and will follow the existing ridgetop firebreak immediately south of Site "J", south of the existing access road. Existing firebreaks may continue to be cleared by mechanical means in accordance with existing practice. New firebreaks shall not be created within the MHPA."*

*C28. "Parcels containing areas of the MHPA outside the conservation easement will be subject to potential rezones as OR-1-2 Zone. Seventy-five percent of this area will be preserved as permanent open space while the remaining 25 percent may be developed subject to all applicable sections of the Land Development Code. Any potential*



LEGEND

LEGEND	
<b>Wetland/Ephemeral Drainage</b>	
	Mule fat scrub
	Riparian scrub
	Southern willow scrub
	Wet meadow (freshwater seep)
	Natural flood channel (Wetland)
	Ephemeral drainage (Waters of the U.S.)
<b>Uplands</b>	
	Oak woodland
	Native grassland
	Diegan coastal sage scrub
	Diegan coastal sage scrub/chaparral ecotone
	Southern mixed chaparral
	Chamise chaparral
	Chaparral (undifferentiated)
	Non-native grassland
<b>Other Uplands</b>	
	Eucalyptus woodland
	Road pool
	Disturbed habitat
	Developed
	Existing MHPA boundary
	Wildlife movement corridor
<b>Sensitive Plants</b>	
Ml	Willow monardella ( <i>Monardella linoidea</i> ssp. <i>virginica</i> )
Dv	Variegated dudleya ( <i>Dudleya variegata</i> )
Mc	San Diego golden star ( <i>Mullea clevelandii</i> )
Gd	Mission Canyon blue cup ( <i>Guthriea diffusa</i> ssp. <i>filicaulis</i> )
Fv	San Diego barrel cactus ( <i>Ferocactus viridescens</i> )
Ap	San Diego sagewort ( <i>Aristida palmieri</i> )
Oc	California adder's tongue fern ( <i>Ophioglossum californicum</i> )
Note: Ashy spike-moss ( <i>Selaginella cinerascens</i> ) occurs throughout the site and the southeast portion of the development parcel has been burned recently.	
<b>Quino Checkerspot Butterfly Habitat Components</b>	
Cs	Cryptogamic soils
Ce	Owl's clover ( <i>Castilleja exserta</i> )*
Pe	Dwarf plantain ( <i>Plantago erecta</i> )*
* Host plant for quino checkerspot butterfly	
<b>Sensitive Animals</b>	
▲	Coastal California gnatcatcher ( <i>Psaltriparus californicus californicus</i> )
●	Southern California rufous-crowned sparrow ( <i>Amphispiza ruficeps canescens</i> )
+	Grasshopper sparrow ( <i>Ammodramus saviannarum</i> )
■	White-tailed kite ( <i>Elanus leucurus</i> )
■	Cooper's hawk ( <i>Accipiter cooperii</i> )
□	San Diego horned lizard ( <i>Phrynosoma coronatum blainvilliei</i> )
⊕	Red diamond rattlesnake ( <i>Crotalus ruber</i> )
☆	Coastal western whiptail ( <i>Cnemidophorus tigris multiscutatus</i> )
★	California horned lark ( <i>Bremophila alpestris actia</i> )
✳	Raptor nest
●	Rock outcrops



Existing Sensitive Species and Habitat Types  
Rancho Encantada Precise Plan

*development associated with the areas of the MHPA outside of the conservation easement will be required to avoid all impacts to willowy monardella (Monardella lioides ssp. viminea) and must assure continued wildlife movement through West Sycamore Canyon.”*

*C29. “This area is not included within the MHPA and will not be subject to rezoning as OR-1-2. Development may occur as permitted in accordance with applicable zoning regulations or potential rezoning.”*

The Rancho Encantada Precise Plan area contains habitat and open space that would be either added or removed from the MHPA. The overall Precise Plan boundary adjustment results in areas being added to the MHPA that have a greater diversity of habitats than the areas being removed. Both areas added and removed include several hundred feet of ridgelines and steep slopes. The area being added also includes small portions of valleys. The MHPA area in the northern portion of the Precise Plan area leads to the Beeler Canyon Regional Wildlife Corridor to the north of Beeler Canyon Road. The area being preserved in the eastern portion of the Precise Plan area connects to the Sycamore Canyon Wildlife Corridor.

### **Utility Easements**

*Existing utility lines should be retained in their existing easements.*

A 200-foot wide SDG&E easement crosses the Precise Plan area in an east/west direction and connects to a substation on MCAS Miramar to the south. The easement comprises approximately 44.4 acres of the site. The easement accommodates one circuit of 138-kV and one circuit of 230-kV overhead transmission lines and four steel lattice towers. The towers are located in the Montecito project area with two located in the north-central portion and two located in the eastern portion. There is a minimum vertical ground clearance for all wires of 45 feet at any given point in the Precise Plan area. Various smaller easements also cross the Sycamore Estates property.

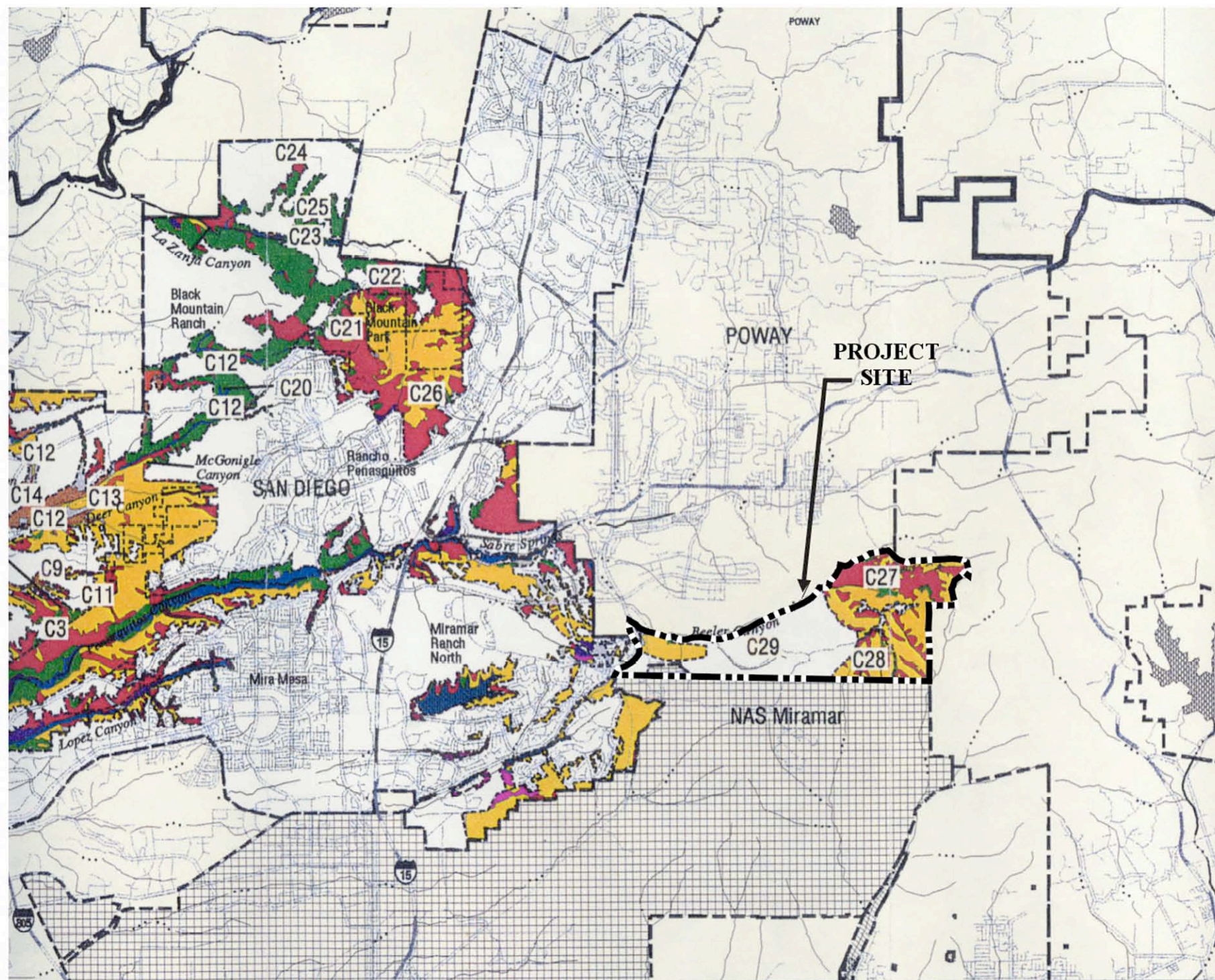
The San Diego County Water Authority has proposed several alternative water pipeline alignments in the vicinity of the Precise Plan. Three of the proposed alternative water pipeline routes traverse or are adjacent to the proposed Precise Plan. The San Diego County Water Authority has prepared an EIR/EIS for the proposed Water Storage Project (State Clearinghouse No. 93011028; Army Corps File No. 95-20092-DZ).

### **Existing Land Uses**

*Existing buildings in the eastern portion of the Sycamore Estates property shall be conveyed to the City of San Diego.*

Five existing industrial areas 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 then. The City shall have the exclusive right to elect which buildings will be demolished and which buildings will be retained. The City shall use its best efforts to ensure that any modification or removal of any building is compatible with existing or proposed residential development within or adjacent to the property.





### LEGEND

COASTAL SAGE SCRUB	SUBAREA BOUNDARY
CHAPARRAL	MHPA BOUNDARY
COASTAL SAGE SCRUB/ CHAPARRAL	WATER DISTRICT
GRASSLAND	SUBAREA
RIPARIAN/WETLANDS	MILITARY LANDS
OAK WOODLAND	MSCP BOUNDARY
CONIFEROUS FOREST	U.S.-MEXICO BORDER
BEACH/FOREDUNES	FREEWAY
EUCALYPTUS WOODLAND	MAJOR ROAD
DISTURBED HABITAT	MINOR ROAD
SHALLOW BAY	MAJOR STREAM
DEVELOPED	MINOR STREAM
AGRICULTURE	LAKE/LAGOON

- C27. This area will be permanent open space subject to an agreement between the City and landowners. Existing use areas, including all existing cleared areas and all existing firebreaks, are excluded from the MHPA and will remain subject to existing zoning designations. The landowners will dedicate a conservation easement to the City of San Diego or other acceptable entity. . .The limits of the dedication, subject to the foregoing exclusions, will follow the MHPA boundaries north to the existing access road and will follow the existing ridgetop firebreak immediately south of Ste "J", south of the existing access road. Existing fire breaks may continue to be cleared by mechanical means in accordance with existing practice. New firebreaks shall not be created within the MHPA.
- C28. Parcels containing areas of the MHPA outside the conservation easement will be subject to potential rezones as OR-1-2 Zone. Seventy-five percent of this area will be preserved as permanent open space while the remaining 25% may be developed subject to all applicable sections of the Land Development Coe. Any potential development associated with the areas of the MHPA outside of the conservation easement will be required to avoid all impacts to willow monardella (*Monardella loides ssp. viminea*) and must assure continued wildlife movement through West Sycamore Canyon.
- C29. This area is not included within the MHPA and will not be subject to rezoning as OR-1-2. Development may occur as permitted in accordance with applicable zoning regulations or potential rezoning.

SOURCE: City of San Diego MSCP Subarea Plan





*An existing single-family residence in the northern portion of the Montecito property shall be retained in its existing location.*

One single-family residence is located in the northern portion of the Montecito project area. This home is accessed via a private driveway connecting to Beeler Canyon Road and is planned to be retained in its existing location.

### **General Plan and Council Policies for the Future Urbanizing Area**

*The proposed project shall comply with the policies and guidelines of the City of San Diego's Progress Guide and General Plan.*

The City of San Diego's Progress Guide and General Plan (General Plan) identifies the Rancho Encantada property as an "Area for Future Growth" within the Future Urbanizing Tier. The Rancho Encantada Precise Plan implements the General Plan through preservation of open space and natural resources, clustered low-density development consistent with agricultural zoning, and provision of necessary public facilities by future development. This Precise Plan will be considered part of the Land Use Element of the General Plan, so its adoption will be considered an amendment to the General Plan.

The Rancho Encantada Precise Plan is subject to Council Policy 600-40. Council Policy 600-40 requires that a development suitability analysis be conducted as part of the preparation and approval of long-range plans to ensure a thorough analysis of site constraints and opportunities early in the planning process, including resources protected by RPO. In addition, the purpose of Council Policy 600-40 is to: 1) aid in the review of permits and maps for projects in the planning area; 2) ensure the protection of environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources; and 3) to ensure that adopted land use policies and objectives are considered in the context of the suitability of the plan area for development. The Rancho Encantada Precise Plan includes open space in the eastern, northern and southern portions of the site that connects existing or planned open space preserves surrounding the area. This preserved open space area includes sensitive biological resources, Beeler Canyon and a substantial portion of the steeply sloping property. The development area of the Precise Plan is clustered along the proposed Rancho Encantada Parkway running east-west through the southwestern portion of the Precise Plan area. Therefore, while some acreage that is considered sensitive under the RPO regulations will be disturbed, the resulting project design provides a logical open space area and a reasonable development footprint that is in conformance with RPO (see Appendix A for Council Policy 600-40 conformance analysis).

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 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.



## PRECISE PLAN GOALS

The following Precise Plan goals have been established to guide development of the Rancho Encantada Precise Plan. All development within the Precise Plan area should strive to achieve the goals listed below.

- a. Provide residential housing opportunities, public parks, and a school site that are compatible with adjacent existing and planned land uses.
- b. Satisfy the affordable housing requirement.
- c. Designate appropriate access points on Pomerado Road and Beeler Canyon Road.
- d. Retain utilities within the existing SDG&E utility easements.
- e. Preserve a substantial portion of the site as open space by clustering development in the least environmentally sensitive portions of the Precise Plan.
- f. Accommodate existing and planned utility improvements such as water, sewer, and drainage.
- g. Retain one existing single-family residence on the Montecito property in its existing location.
- h. Existing buildings in the eastern portion of the Sycamore Estates property shall be conveyed to the City of San Diego. The City will have the exclusive right to elect which buildings will be demolished and which buildings will be retained. The City shall use its best efforts to ensure that any modification or removal of any building is compatible with existing or proposed residential development within or adjacent to the property.
- i. Institutional uses can be sited within the Precise Plan area. Such uses could include, but are not limited to churches, temples and places of religious assembly; botanical gardens and arboretums, educational facilities by a Conditional Use Permit (CUP), day care centers, interpretive centers, residential care facilities by CUP, and any land use which the Planning Commission determines to be consistent with the purpose of the institutional land use designation.
- j. Develop a small activity center to promote a sense of community for future residents and promote walking opportunities within the development area, such as a school and park site.
- k. Implement the MSCP and ensure that development preserves the integrity of the MHPA.
- l. Allow for development of the Montecito and Sycamore Estates portions of the Precise Plan as independent sub-projects.
- m. Respect the rugged topography of the site by developing on existing ridgelines, minimizing cut and fill, and utilizing contour grading techniques.
- n. Create a design theme that provides architectural diversity yet establishes a unified image through streetscape design, lighting, landscaping, and common architectural features for public facilities.
- o. Satisfy the existing contractual obligations to conserve approximately 1,150 acres in the eastern portion of the Precise Plan area as open space.