

San Dieguito River Valley
 Regional Open Space Park
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**AGENDA
 SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
 CITIZENS ADVISORY COMMITTEE**

10:30 a.m. to 12:15 p.m.
 Friday, February 2, 2007

Hope United Methodist Church, Covenant Hall
 16550 Bernardo Heights Parkway
 (Corner of Bernardo Center Drive and Bernardo Heights Parkway, on top of
 hill) Rancho Bernardo

In order to conduct the meetings effectively, the Chair has asked the Citizens Advisory Committee appointees to please sit at the front of the room. Alternates (who are not sitting in for the regular appointee) and others present are invited to sit in the rows behind the committee. Discussion during the meeting will be conducted by the appointees. Alternates and others are welcome to address the committee during the public comment period or if recognized by the Chair during the meeting. Speaker slips are available. It is important that CAC members comply with the Chair's Meeting Procedures and maintain decorum and politeness at all times. A quorum is a simple majority of current members. **The Chair cannot start the meeting until a quorum is present. PLEASE ARRIVE BY 10:25 A.M!** The CAC may take action on any item listed on the Consent or Discussion/Action agenda, but only when a quorum is present. If a quorum is temporarily lost during the meeting, no further discussion will take place until the quorum is regained. If the quorum is not regained, the meeting will be adjourned. **Please advise the Chair at the beginning of the meeting if you must leave before 12:15 p.m.**

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<u>Roll Call and Introductions</u>	Chair
<i>Late arrivals should speak to staff to make sure their attendance is noted.</i>	
<u>Approval of Minutes: January 5, 2007</u>	
<u>Chair's Report</u>	Chair
<u>Executive Director's Report</u>	Staff
<u>Public Comment</u>	Public

DISCUSSION/ACTION

1. Committee Reports
 - a. Project Review Committee
 - b. Trails Committee
 - c. Memorial Tribute Committee
2. Rancho Guejito

INFORMATION

3. County Circulation Element – San Dieguito Area
4. Progress Reports on Ongoing Projects (Oral Reports)
 - a. Sunrise Powerlink Project
 - b. Via de la Valle/El Camino Real Task Force
 - c. Lake Hodges Bicycle/Pedestrian Bridge
 - d. Sikes Adobe Historic Farmstead
 - e. Wetland Restoration Project/Coastal Trail
 - f. Del Dios Gorge Trail
 - g. San Pasqual Valley Vision Plan Implementation
 - h. Other
5. Communications An opportunity for any CAC member or the public to bring to the CAC's attention a project or activity not reviewed by the Project Review Committee in their reports.

Adjournment

Chair

If you have any questions, please call Dick Bobertz at (858) 674-2270.

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Agenda Item 3
February 2, 2007

TO: CAC
FROM: Staff
SUBJECT: Addition of Rancho Guejito to FPA

RECOMMENDATION:

Discuss and make recommendations to the JPA Board.

SITUATION:

The 20,000-acre Rancho Guejito is the only remaining intact Mexican land grant in Southern California. The ranch has been privately owned, and in 1974 was purchased by the Rodney Company, a real estate development company owned by Benjiman Coates who died in 2006. Rancho Guejito is located just north of Boden Canyon bordered by the Cleveland National Forest on the east (Attachment 1). The majority of Rancho Guejito lies within the San Dieguito River watershed and is largely undisturbed in its original natural setting and context. In 1974, the California Dept of Parks and Recreation studied the feasibility of acquiring Rancho Guejito for a state park. The conclusion was that the property should be acquired, but it was not purchased. Rancho Guejito is contiguous to but not within the San Dieguito River Park Focused Planning Area (FPA).

The property attributes are many and important from a regional ecological perspective:

- Cultural value is extremely high as it one time supported large populations of different Indian groups representing a geographical and cultural bridge between coastal and mountain settlement patterns.
- Its cultural and natural resources are largely undisturbed and function as an ecological linkage between coastal and mountain habitats and is part of a core landscape unit supporting several threatened and engendered species and large expanses of grassland that provides habitat for at least 16 different raptor species.
- Engelmann oak woodlands on the property represent approximately 20% of the total acreage of Engelmann oak woodlands in the U.S.
- High quality watersheds crucial to the long-term viability of existing watershed protection in San Pasqual Valley.
- Rancho Guejito represents a large proportion of the northern habitat block which extends from the Santa Ysabel Valley to the eastern edge of Valley Center, and includes existing conservation areas in the San Pasqual Valley, Boden Canyon, Santa

Ysabel Ranch West, Hellhole Canyon and National Forest lands surrounding Pamo Valley.

The Coates family has stated in the past their wish that the ranch be preserved as open space for future generations (Attachment 2, link to North County Times article http://www.nctimes.com/articles/2006/02/10/news/inland/vc/21_23_062_9_06.txt). Recently, however, several statements and actions from the property owner and their representatives have contradicted long-term preservation. Most recently, they proposed that the property (which is in unincorporated County jurisdiction) be annexed to the City of Escondido for future development as a medical school campus (Attachment 3, link to North County Times articles http://www.nctimes.com/articles/2005/12/27/news/top_stories/112605192622.txt, and http://northcountytimes.com/articles/2007/01/13/news/inland/21_33_571_12_07.txt). Several conservation groups and elected public officials have expressed alarm at the owner's recent intentions and have spoken on record as opposing development of the ranch.

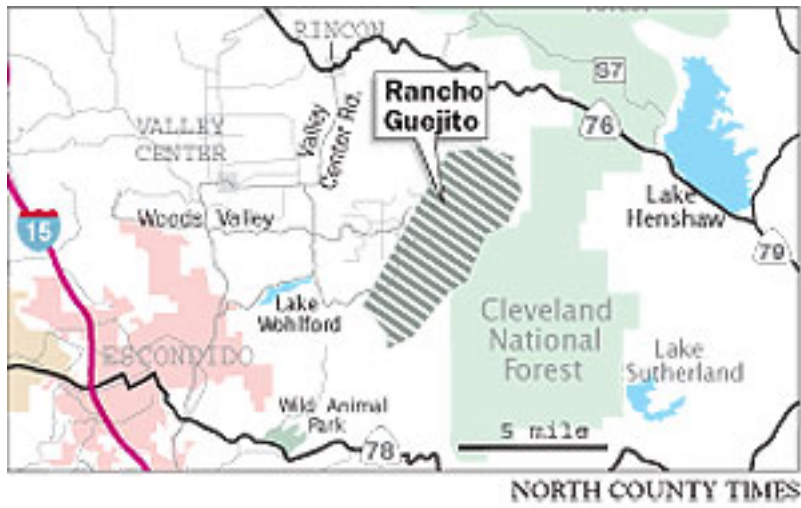
As part of the public support for preservation of Rancho Guejito the San Dieguito River Valley Conservancy Board of Directors passed a resolution in January 2007 stating, (1) the ranch should be purchased for preservation, (2) ask that the JPA Board take immediate action to add Rancho Guejito to the Focused Planning Area, and (3) that the ranch become part of the San Dieguito River Park after purchase. As a result of this action by the Conservancy, the JPA Board at their January 19, 2007 meeting asked that this issue be referred to the CAC for recommendation and docketed for the next JPA Board meeting.

Respectfully submitted,

Shawna Anderson
Principal Environmental Planner

Attachments:

1. Location Map
2. Newspaper article regarding Rancho Guejito preservation, 2/9/06
3. Newspaper article regarding Rancho Guejito development, 12/26/05
4. Newspaper article regarding Rancho Guejito development, 1/12/07



ATTACHMENT 1

Friday, January 26, 2007

Last modified Thursday, February 9, 2006 10:25 PM PST

Coates family to preserve historical ranch

By: QUINN EASTMAN - Staff Writer

RANCHO GUEJITO ---- Beyond Valley Center's fruit groves and dairies, past a four-mile dirt road that winds through groves of rare Engelmann oak, lies a remnant of California's past.

The owners of the historical Rancho Guejito, the Coates family, invited guests Thursday for lunch and a rare glimpse of their massive 23,000-acre ranch, which they said they wanted to continue to preserve.



Nancy Coates, center, her daughter Theo and county Supervisor Bill Horn tour the Valley Center History Museum on Thursday. The Coates family, which owns the massive Rancho Guejito east of Valley Center, announced it will donate \$100,000 to the museum, which will be used to establish an endowment.

WALDO NILO Staff Photographer

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The family first visited the Valley Center History Museum to make a gift. In a brief ceremony, Nancy Coates, widow of real estate magnate Benjamin Coates, gave the museum's board president, Bill Hutchings, a \$25,000 check.

Museum historian Bob Lerner said that the family's gift, planned to be a total of \$100,000, would be used to establish an endowment whose interest would be used to pay the museum's expenses, such as rent, insurance and utilities.

Coates also displayed a chain of title ---- being donated to the museum ---- that documents the ranch's previous owners back to the king of Spain.

The last intact Mexican land grant in California, Rancho Guejito was originally given to Jose Maria Orozco by Mexican Gov. Pio Pico in 1845. Benjamin Coates bought the ranch in 1974 for \$10 million. He died at 86 in Pennsylvania on Dec. 7, 2004.

Nancy Coates said her husband, from an old Philadelphia family, had owned a shipping company, a furniture store and, at one point, oil tankers. He enjoyed riding horses and once owned seven racehorses in Europe.

"When he got to Guejito, his desire for any more possessions stopped and it was here that he found his deepest happiness," she said. "He could never see how anyone would want to change such a paradise and he used all his connections to keep it so."

Rancho Guejito is now held by the Rodney Co., a New York-based real estate firm owned only by the Coates family, according to family members.

Part of the rugged ranch, whose area is roughly the same as the entire city of Escondido, is used to raise 400 head of cattle. It remains undeveloped with the exception of a couple of houses for ranch employees and a home built in the 1990s, where Nancy Coates said she lives for part of the year.

The ranch also shelters prehistoric American Indian sites and ruins from previous settlers.

ATTACHMENT 2

"We still have the ruins of the wine-making building where the wine was made on one side and the barred jail for the drunks existed on the other side," Coates said.

The property stretches from the San Pasqual Valley north to the 4,221-foot peak Pine Mountain near the La Jolla Indian Reservation. It is bounded on the east by the Cleveland National Forest and on the west by Valley Center.

Wildlife studies have found that the endangered Stephen's kangaroo rat and several species of raptors, such as golden eagles, make their home on Rancho Guejito. Ranch employees have seen mountain lions and, according to Coates, a black panther.

"Many people consider Yosemite National Park and the Big Sur coast south of Carmel the most beautiful places in California," said family lawyer Henry Rupp. "That's because they haven't seen Rancho Guejito."

Rupp said that he had helped the family defeat proposals for a dump in Boden Canyon just south of the rancho, as well as a San Diego County Water Authority reservoir and a regional airport proposed for the ranch in the 1980s and 1990s.

More recently, the Rodney Co. has hired consultants to do environmental studies of the property. Papers filed with the county Department of Planning and Land Use last year include a map of "preliminary potential development areas" totaling 7,300 acres.

Some Valley Center residents and environmentalists have expressed concern that the Coates family may be planning to build homes on the land, which they call the "conservation jewel" of San Diego County.

County planners have said that more surveys of endangered species are needed to determine how and precisely where to conserve parts of the ranch, if any development were to occur there.

Rupp said the family believes the continuing environmental studies are necessary to fend off governmental attempts to control the property.

"Nobody wants to turn the property into ranchettes," he said.

At lunch Thursday, visitors gawked at pictures of Benjamin Coates with European and Japanese dignitaries, hunting trophies and historical documents. Guests included county Supervisor Bill Horn, family friends including former San Diego Councilwoman Abbe Wolfsheimer-Stutz and several of the history museum's board of directors.

Ranch house caretaker Shirley Hughes described how Benjamin Coates didn't want to evacuate during the 2003 Paradise fire and stayed for hours, reluctant to leave.

About 80 percent of the ranch was burned, but the area around the family home was not damaged, Hughes said.

Firefighters camped next to the house's swimming pool and used it to wash the soot off, she said.

The ranch house has electricity but uses well water, Hughes said.

Sitting next to Nancy Coates, Supervisor Horn said that a few years ago, the county had offered to buy her family's property with the help of state conservation grants but was rebuffed.

"We'd be the first at the door if it was available," he said.

The Nature Conservancy also approached the family in 2005 to buy the land so it could be preserved, according to an e-mail to county planners obtained by the North County Times in a public records request.

Nancy Coates, in her 80s, said she wanted to keep the family's ranch in private ownership.

Asked how she would like to see Rancho Guejito in 20 years, she looked at the horizon and said: "Like this. How would a young person know what California once looked like, if all you see is houses and more houses?"

Contact staff writer Quinn Eastman at (760) 740-5412 or qeastman@nctimes.com.

Development plans for Guejito in the works

http://www.nctimes.com/articles/2005/12/27/news/top_stories/112605192622.txt

Valley Center museum to receive gift

http://www.nctimes.com/articles/2006/02/02/news/inland/vc/20_49_432_1_06.txt

Conservation Biology Institute report

http://www.consbio.org/cbi/applied_research/RanchoGuejito/guejito-exec.htm

Friday, January 26, 2007

Last modified Monday, December 26, 2005 8:48 PM PST

Development plans for Guejito in the works

By: QUINN EASTMAN - Staff Writer

VALLEY CENTER ---- Representatives of the historical Rancho Guejito are preparing to send a development application to the county, possibly as early as April, according to a timeline submitted to county planners.



This is a view of the 22,000-acre Rancho Guejito property, southeast of Valley Center. County officials and the owner are in discussions about potential development of the land, which an environmental study calls a `conservation jewel of San Diego County.

Waldo Nilo[Order a copy of this photo](#)[Visit our Photo Gallery](#)

The vast 22,000-acre property east of Escondido ---- the last undivided Mexican land grant in California ---- was once proposed as a state park and is now used to raise cattle.

The ranch is owned by the Rodney Co., a New York-based real estate firm whose owner, Philadelphia shipping magnate Benjamin Coates, died last year at 86. Earlier this year, land-use consultant Jim Whalen of J. Whalen Associates in San Diego submitted a multiyear schedule for environmental studies and a map of potential development areas on 7,300 acres of the ranch, county records show.

Any move toward large-scale development of the property will face protest, environmental advocates say. A recent report from the Conservation Biology Institute, an environmental think tank in Encinitas, calls Rancho Guejito "the conservation jewel of San Diego County" with miles of pristine forest and grassland and extensive archaeological resources.

"This is a national park-quality landscape," said David Hogan at the Center for Biological Diversity, an environmental legal group.

He described the report as a call to arms among local environmentalists. "Now, it's just a matter of time until people organize around preserving it," he said.

No details

The development proposals do not include concrete information such as the number, sizes or types of buildings that could be proposed for Rancho Guejito. How much building could be allowed remains undecided, county planners said last week.

Whalen referred questions about the property to Henry Rupp, a Murrieta lawyer who represents the Rodney Co. Rupp said last week that the studies do not indicate impending development, but rather the company's interest in studying the ranch's habitat.

"We have successfully protected that property for decades," he said. "We're simply gathering information on its biodiversity, as part of our stewardship."

Rancho Guejito's 22,000 acres stretch from the San Pasqual Valley north almost to the La Jolla Indian Reservation. It is bounded on the east by the Cleveland National Forest and on the west by Valley Center.

Cattle graze on the southern, flatter part of the property at an elevation of about 1,500 feet, while a rugged forested area at the north end contains a 4,221-foot peak, Pine Mountain.

Mostly grassland and chaparral, Rancho Guejito has 15 percent of the county's increasingly rare Engelmann oak woodland, the largest remaining block, according to the Conservation Biology Institute report. Studies in the early 1990s found that 16 species of raptors, such as golden eagles, make their home on the ranch, the reports states.

The ranch also shelters over 80 prehistoric American Indian sites, including ceremonial art, pottery, hearths, figurines and human remains, the report says.

County records show only one recent survey in 2004 for an endangered species, the Stephen's kangaroo rat. In addition to the confirmed presence of thousands of kangaroo rats, habitat models outlined in the report also suggest the presence of the endangered arroyo toad and the least Bell's vireo.

The report was compiled from publicly available data without the cooperation of the property owners, said its principal author, Jerre Stallcup, who helped design a conservation plan for San Diego County in the 1990s.

"We wanted to get the facts out there so that decision-makers can see how valuable it is," she said.

Ranch was almost a park

In 1974, the state parks division recommended acquiring Rancho Guejito as a park and nature reserve, but the purchase was vetoed by incoming Gov. Jerry Brown.

Originally, Rancho Guejito, then 13,299 acres, was given in 1845 by Mexican governor Pio Pico to rancher Jose Maria Orozco, Valley Center historian Petei McHenry said.

Charles Powell, a Los Angeles engineer, bought the ranch in 1939 and raised cattle there until his death in 1959.

Benjamin Coates purchased the ranch from Powell's estate in 1974 for \$10 million ---- after the sale to the California parks department fell through ---- and placed the property in the name of the Rodney Co. in 1988.

Coates died on Dec. 7, 2004, in Haverford, Pa., according to an obituary in the Princeton Alumni Weekly. He served as a naval intelligence officer during World War II and ventured into the oil tanker business after the war. He is survived by his wife, two children and two grandchildren, according to the obituary.

The current ownership of the Rodney Co. is not clear. It is registered in the Netherlands Antilles, according to the London-based firm International Company Profile.

Conservation plans constrain building

Although the timeline submitted to the county in May projects a development application for Rancho Guejito in April 2006 and Board of Supervisors approval in 2011, that schedule could be delayed.

Two ongoing planning processes will largely determine when and how Rancho Guejito could be developed. The first, the county's updated General Plan 2020, scheduled for completion in 2007, will determine its zoning.

The ranch is now zoned agricultural, with one home allowed per 40 acres, said Ivan Holler, the county's deputy director of planning and land use.

Keeping with the county's "smart growth" policy of restricting backcountry building, county planning officials in 2003 recommended zoning it at one home per 160 acres. An alternative map proposed by the county Board of Supervisors in 2005 keeps it at one home per 40 acres.

Rupp said last week that the county's proposals to "downzone" the ranch reduce the value of the Rodney Co.'s property as borrowing collateral, even if no building is planned.

"It's not a just reward for our stewardship," he said.

Where building could occur is regulated under the county's Multiple Species Conservation Program, a bargain between

developers and environmentalists seeking to preserve valuable habitat in some areas in return for streamlined building permits elsewhere. A draft of the North County part of the plan is scheduled for release in mid-2006.

County planners have been using the rule of thumb that high-quality habitat such as Rancho Guejito should be 75 percent preserved, said Tom Oberbauer, the conservation program's director.

According to county planners, consultant Whalen has been wrangling with them over how the Guejito property will fit into the conservation program.

Whalen earlier wanted to draw boundaries outlining precisely where development could occur, but state and federal wildlife agencies asked for more environmental studies of the land, Oberbauer said.

More recently, Whalen proposed that Rancho Guejito be removed from the North County conservation plan, and a separate plan created just for the ranch property, Oberbauer said.

"We haven't figured out what that would mean yet," he said.

Not for sale

Environmental advocates say that the Guejito property is prone to fire and not easily accessible by road, and thus inappropriate for development. The property lies east of the San Diego County Water Authority's service limit, so any future homes would rely on wells unless a pipeline is built.

"The infrastructure costs would be so huge," said Dan Silver, of the Endangered Habitats League. "The public good is not to build luxury houses that taxpayers would have to subsidize."

Silver suggested that the county could acquire the land with some of the money that is expected to be raised from a countywide TransNet half-cent sales tax.

Rancho Guejito is several times larger than any San Diego County property recently pursued by leading conservation organizations, even with the help of state grants.

Rupp said that the Rodney Co. is not interested in selling, and suggested that Rancho Guejito's acquisition by the government as a park might result in more environmental impact than if it remains a working ranch.

"The government's obligation is to the public," he said. "Our obligation is to the property."

Contact staff writer Quinn Eastman at (760) 740-5412 or qeastman@nctimes.com.



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Print Page

Friday, January 26, 2007

Last modified Friday, January 12, 2007 10:25 PM PST

Rancho Guejito owners exploring Escondido annexation



By: QUINN EASTMAN - Staff Writer

ESCONDIDO ---- The owners of Rancho Guejito, a vast, mostly pristine area east of Escondido, sent a letter this week to Escondido city officials proposing to explore development options and annexation into the city.

The owners are considering hosting a university medical school research campus, according to the letter, although it does not name a specific university.

"I like the openness the city of Escondido has," Hank Rupp, attorney for the Rodney Co., the New York-based real estate firm that owns the ranch, said Friday. "They seem very forward looking, and we want to put our heads together."

The letter asks to be included in the update of Escondido's general plan, a process that City Council members have said they want to start this year. Rupp said Rodney Co. representatives have held "very preliminary" talks with city officials over the last few months.

"The timing is good, but they have a lot of hoops to jump through," said City Manager Clay Phillips. "If we go down that road, it would certainly change the face of Escondido."

Annexation could conceivably double the area of the city. But proposals for large-scale construction on the property could also spark an epic battle with environmental advocates, who have called Rancho Guejito "the conservation jewel of San Diego County" because of its miles of forest and grassland and archaeological resources.

"It's preposterous. It's off the scale. It's utterly wrong," Dan Silver, director of the Endangered Habitats League, said of the Rodney Company's letter Friday. The league is a conservation group focused on Southern California.

Rupp's letter says that all plans under consideration would take the region's environmental and transportation needs into account, and offers the possibility of transforming Escondido.

"Rather than simply becoming a bedroom community for San Diego-bound commuters, Escondido could develop its own reputation as a center of higher learning and medical research," it says.

Palomar Pomerado Health and University of California spokespeople said officials at both institutions did not know about the medical school proposal.

Rancho Guejito is the last undivided Mexican land grant in California and was almost acquired as a state park in the 1970s.

Its 22,000 acres stretch from the San Pasqual Valley north almost to the La Jolla Indian Reservation. It is bounded on the

ATTACHMENT 4

east by the Cleveland National Forest and on the west by Valley Center.

The San Diego Regional County Airport Authority rejected Rancho Guejito as a possible airport site last year, partly because it is too hilly.

The ranch does not directly border Escondido, although the city's "sphere of influence" ---- a planning term describing areas slated for future annexation ---- includes a corner of it. Escondido's city government owns watershed land surrounding Lake Wohlford, which separates the city from Rancho Guejito.

For the last few years, Rancho Guejito's owners had been exploring their options under San Diego County planning. Future zoning proposed by county planners would restrict building to one home for every 160 acres, although the Board of Supervisors has proposed keeping it at one per 40 acres.

A proposed North County regional conservation plan, scheduled for public review this year, could also restrict where building on Rancho Guejito could take place.

Annexation would have to be approved by the city and the Local Agency Formation Commission after preparation of an environmental impact report.

The family of Benjamin Coates, a Philadelphia shipping and real estate tycoon who bought Rancho Guejito in 1974 and who died in 2004, retains ownership of the Rodney Co.

The family has contributed widely to conservation groups in Pennsylvania and last year pledged \$100,000 to support the Valley Center History Museum.

Contact staff writer Quinn Eastman at (760) 740-5412 or qeastman@nctimes.com.

Previous articles:

Development plans in the works

http://www.nctimes.com/articles/2005/12/27/news/top_stories/112605192622.txt

Coates family says ranch will be preserved

http://www.nctimes.com/articles/2006/02/10/news/inland/vc/21_23_062_9_06.txt

Dallas man sues owners

http://www.northcountytimes.com/articles/2006/10/27/news/inland/escondido/20_59_2110_26_06.txt

Conservation Biology Institute report

<http://www.consbio.org/cbi/projects/ranchoguejito/intro.htm>

Agenda Item 3
February 2, 2007

TO: CAC

FROM: Staff

SUBJECT: County Circulation Element – San Dieguito Area

RECOMMENDATION:

Information

SITUATION:

Attached is an excerpt from the County's Circulation Element that has been updated as part of the GP 2020 process. The Board of Supervisors reviewed and tentatively endorsed the Circulation Element in August 2006 so that County staff could proceed with the next steps in the planning process. The General Plan must be adopted by the Board as a complete package to go into effect (in other words all maps, elements and other components required for a complete general plan). The attached plans and information are not expected to change when the GP 2020 is adopted.

San Dieguito



Del Dios Highway



La Granada



Elfin Forest Road

Overview

The primary planning challenge for San Dieguito was resolving high levels of traffic congestion forecast for most of the planning area while preserving the area's unique historic character. Although the proposed network preserves community character, it does not resolve forecast traffic congestion within the planning area. Widening key east-west routes (Del Dios Highway, San Dieguito Road) met with numerous impediments including topography, environmental constraints, historic district restrictions, existing development and community opposition. Adding new roads also faced the same impediments and, in many cases, failed to relieve traffic congestion.

The proposed CE network solution for San Dieguito relies on the following measures:

- Utilize two-lane community collectors with landscaped medians on existing east-west connectors to provide the maximum level of capacity while enhancing community character.
- Select road standards that most closely match existing conditions within the Rancho Santa Fe covenant.
- Identify existing major roads within 4S Ranch on the CE network

Region-wide improvements to Interstate 15, State Route 78 and State Route 56 will reduce regional traffic within the San Dieguito community. In addition, staff recommends that existing rights of way be retained on Del Dios Highway (currently dedicated to the County from 80' to 200'), to ensure a maximum level of flexibility for future turn lanes, roundabouts and other features that improve traffic flow without widening roads.

Planning Group Preferences

The Planning Group recognizes the need to accommodate some portion of the forecast traffic volumes, but prefers to protect community character by downgrading key roadways used for through traffic, and to implement operational improvements such as roundabouts, landscaped medians and turn lanes to improve traffic flow. They requested that other roadways remain as close to their currently built configuration as possible to avoid destruction of mature landscaping and other community defining characteristics.

Key Issues*Unresolved Traffic Congestion*

- Del Dios Highway – Forecast traffic volumes tested as LOS F for both a two-lane and four-lane configuration. At four lanes, traffic volumes increased and drew additional trips into the planning area. Additionally, improving this road to four-lanes would incur costs associated with topographic and environmental constraints, impacts to the historic covenant area and community opposition.
- Via de la Valle – Forecast traffic volumes showed an acceptable level of service when tested as a four-lane road, but this upgrade must work in conjunction with improvements to San Dieguito Road and with an El Apajo Road connection to create a cohesive network.
- San Dieguito Road – Forecast volumes indicate that the portion of this road located east of El Apajo Road will operate at LOS E. Widening this segment to four-lanes would incur community and jurisdictional opposition.
- Covenant Roads – Roads in Rancho Santa Fe’s covenant area were originally designed as rural winding roads. Reduced rights-of-way and established development limit potential improvements to these roadways without adversely impacting the community and its historic significance.
- Alternate Alignments – Staff tested several alternate alignments to create a road network that alleviates some traffic impacts to Del Dios Highway and other roads within the planning area. Many of the alternatives tested attracted additional trips, which further exacerbated traffic congestion.

Environmental Constraints

The Planning Area has a diverse topography and includes a number of environmentally sensitive areas that contain steep slopes, creeks and rivers, and proposed MSCP mitigation areas. Because of this new road connections and widening existing roads can be costly and impact not only existing development but land forms such as granite rock outcroppings, existing mature tree colonies and creek and riverbeds.

Ongoing Large-Scale Projects

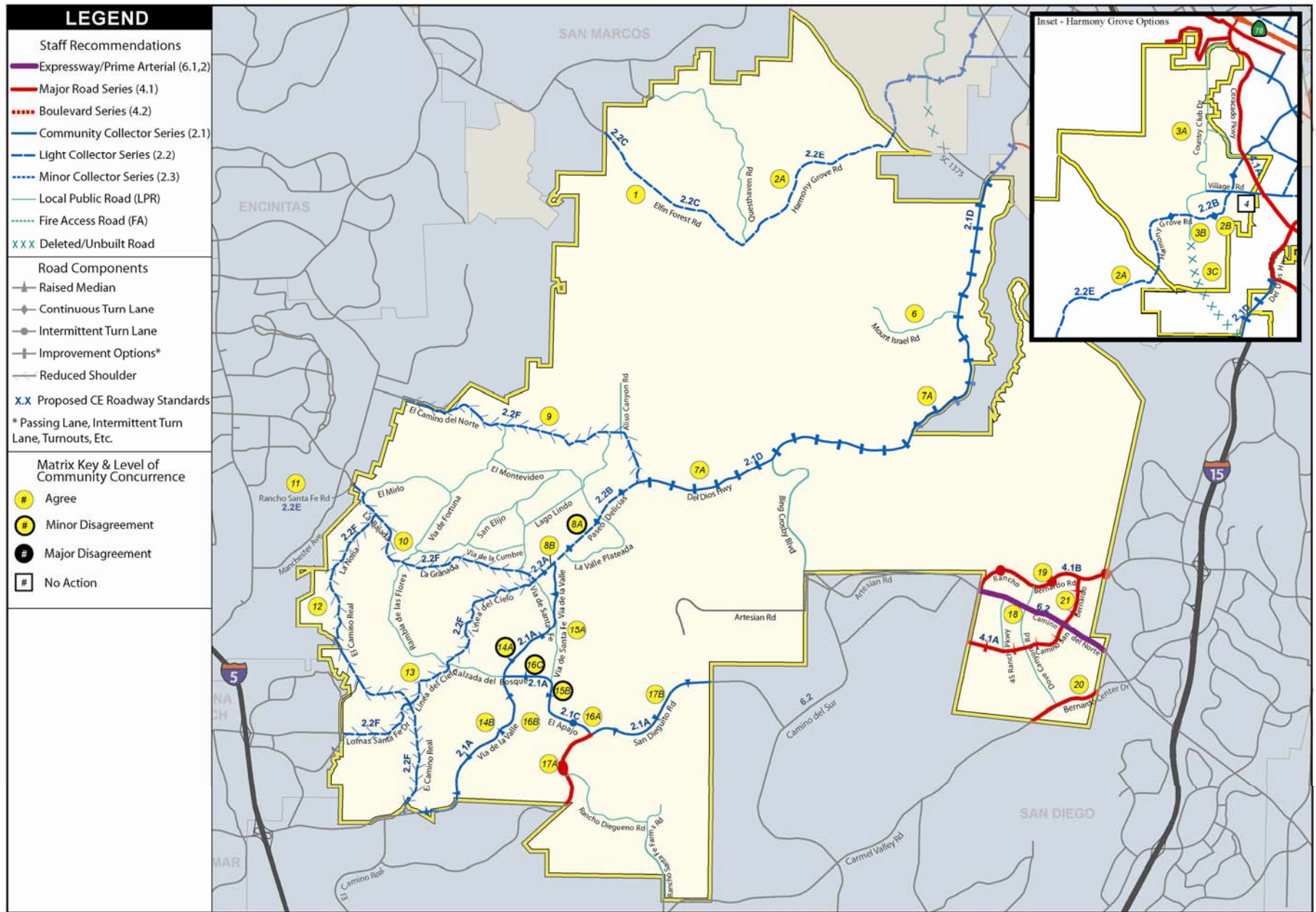
Staff worked closely with both the community and the developer for the Harmony Grove Village plan, and will continue to do so. Initial test show that the road network for the village will operate adequately as proposed, including downgrading existing roads and adding a new connection to the east.

Community Character

The Planning Area is primarily made up of several planned communities consisting of large lot developments, many of which are gated, which limits the potential for new road connections. The planning area includes two historic communities, Rancho Santa Fe and Fairbanks Ranch, which were established in the early 1900’s. The covenant area of Rancho Santa Fe was designated as a State cultural landscape and historic landmark.

Board Alternative Map Network

A separate CE road network is not recommended for the San Dieguito community.



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Figure SDG-1: Proposed CE Road Network

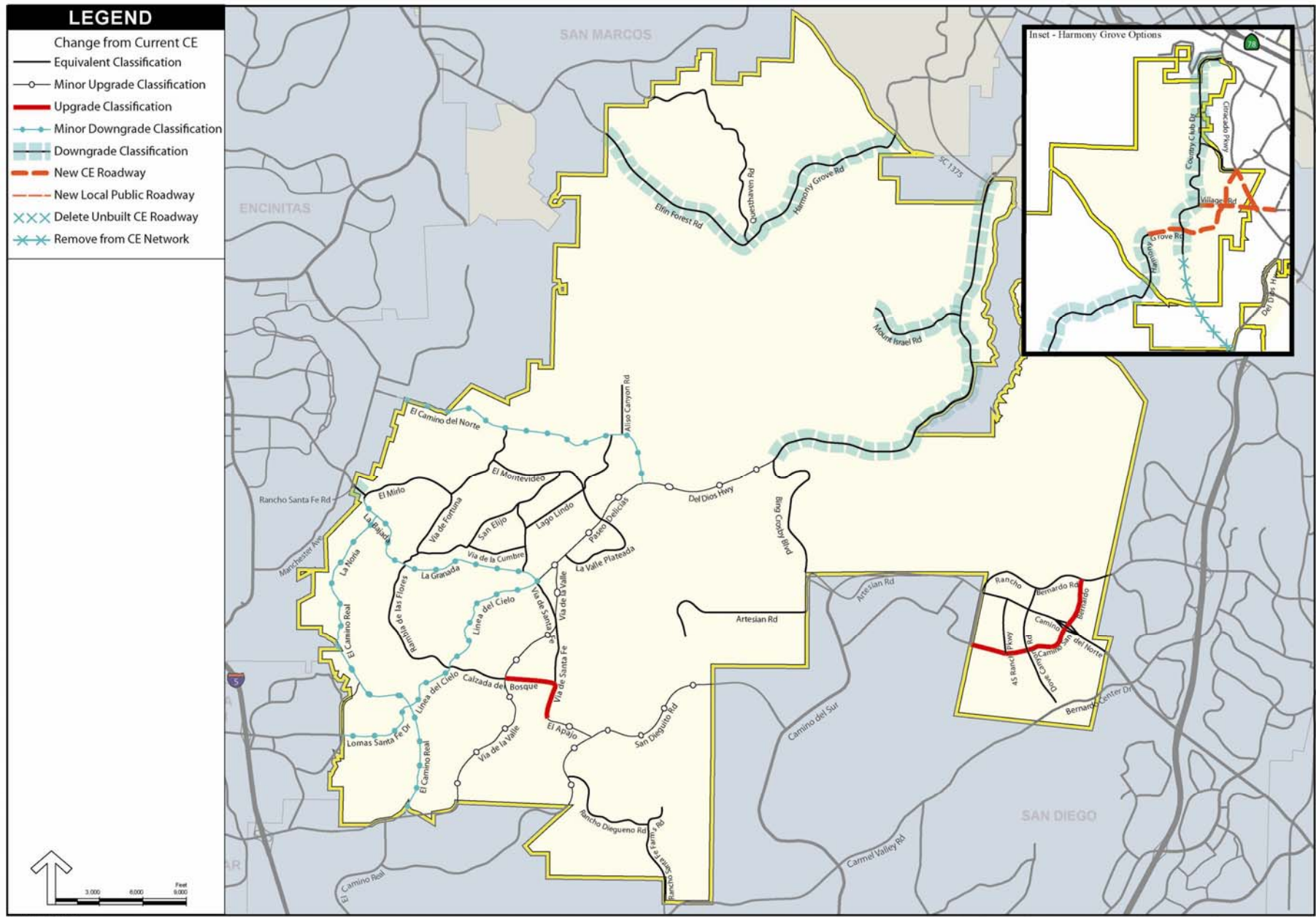
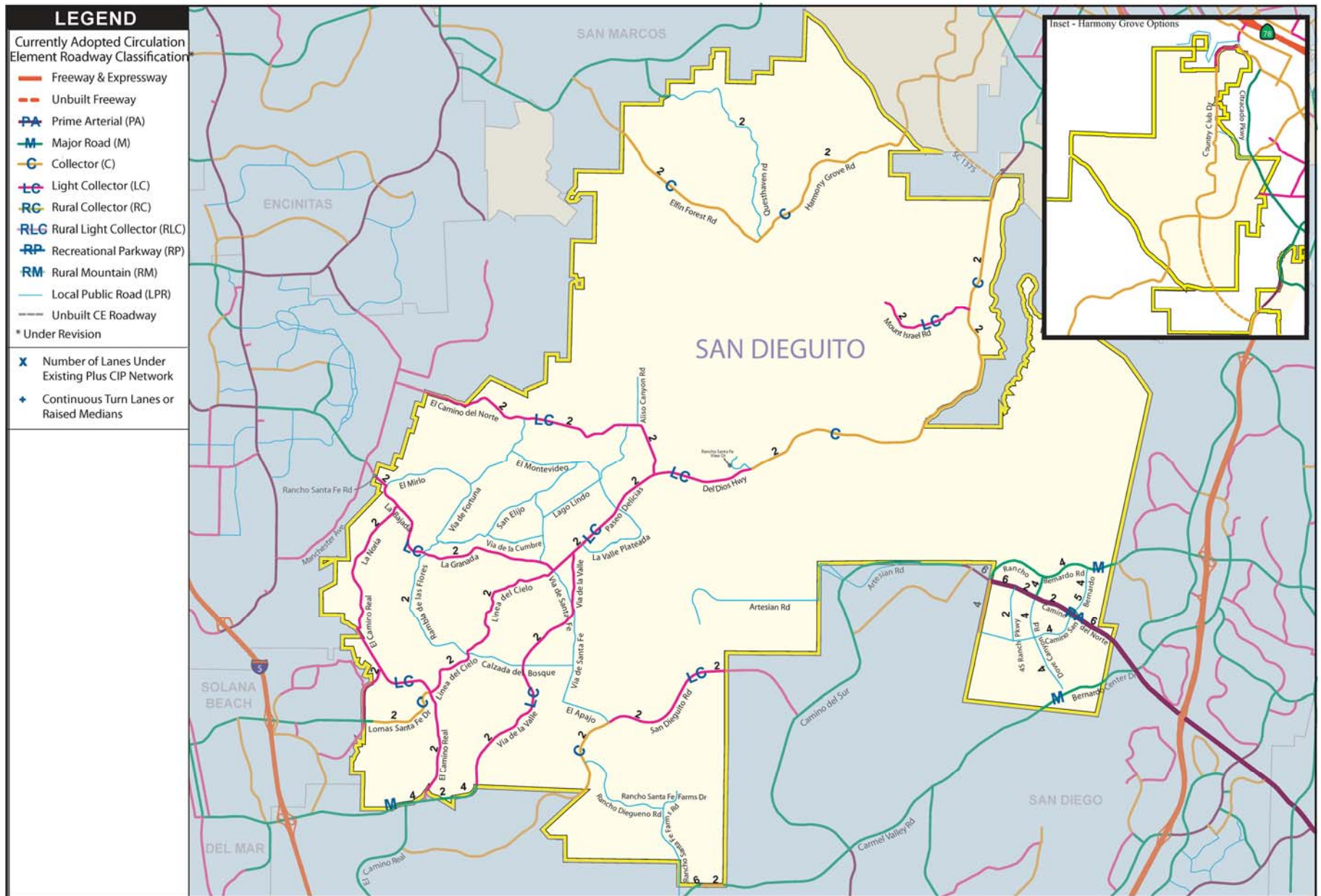


Figure SDG-3: Changes to Current CE Network



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Figure SDG-4: Existing Plus CIP Network

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
Elfin Forest / Harmony Grove Area		
<p>1A Elfin Forest Road (SC 1380) <u>Segment:</u> Questhaven Road to Aguilera Lane <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Downgrade Classification 2.2C Light Collector with Intermittent Turn Lane (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2 lane road classification will operate at LOS A-D • <i>Minimize Environmental Impacts</i> – A 4-lane road impacts steep slopes and biologically sensitive lands. • <i>Community Character</i>– A 2-lane road is consistent with the local rural character and limited development potential.
<p>2A Harmony Grove Road (SC 1370) <u>Segment:</u> Questhaven to Country Club Drive <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Downgrade Classification 2.2E Light Collector (2 lanes) <i>NOTE: All road classifications that are part of the Harmony Grove Project are subject to ongoing review</i></p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2-lane road classification will operate at LOS A-D • <i>Minimize Environmental Impacts</i> – A 4-lane road impacts steep slopes and biologically sensitive lands • <i>Land Use Goals / Community Consensus</i> – Classification is consistent with rural character and limited development potential
<p>2B Harmony Grove Road (SC 1370) <u>Segment:</u> Country Club Drive to Planning Area boundary <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Downgrade Classification 2.2B Light Collector with Continuous Turn Lane (2+ lanes) <i>Road classification subject to ongoing review (Harmony Grove)</i></p>	<p>See 2A</p>

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>3A Country Club Drive (SC 1375) <u>Segment:</u> North of Harmony Grove Road <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Remove from CE Network Retain as Local Public Road <i>Board Alternative Map</i> Downgrade Classification 2.3C Minor Collector (2 lanes) <i>Road classification subject to ongoing review (Harmony Grove)</i></p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Initial test results show a 2-lane road classification will operate sufficiently • <i>Community Preference</i> – Community supports removal of this road from the CE • <i>Support Land Use Goals</i> – Supports low density residential
<p>3B Country Club Drive (SC 1375) <u>Segment:</u> South of Harmony Grove Road <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Remove from CE Network Retain as Local Public Road <i>Road classification subject to ongoing review (Harmony Grove)</i></p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Initial test results show a 2-lane road classification will operate sufficiently • <i>Minimize Environmental Impacts</i> – Existing classification would impact biologically sensitive conservation lands • <i>Support Land Use Goals</i> – Supports low density residential
<p>3C SC 1375 <u>Segment:</u> Unbuilt Segment intended to connect to Del Dios Highway <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Remove from CE Network</p>	<ul style="list-style-type: none"> • <i>Road capacity</i> – Maintaining the connection would exacerbate traffic congestion on Del Dios Highway. • <i>Environmental Impacts</i> – Unbuilt portion would traverse MSCP preserve land

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>4 Village Road <u>Segment:</u> Country Club Road to Citricado Parkway <u>Existing Condition:</u> Unbuilt <u>Current Classification:</u> N/A</p>	<p>New CE Road (Tentative Option) 2.1C Community Collector with Intermittent Turn Lanes (2+ lanes) <i>Road classification subject to ongoing review (Harmony Grove)</i></p> <p>CPG Preference: Defer Vote Subject to ongoing review, Harmony Grove Village project</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2+ lane road is sufficient to meet forecast traffic on most portions of this road • <i>Connectivity</i> – Can improve capacity in more congested locations by connecting directly to Citracado Parkway in Escondido
<p>5 Citracado Parkway <u>Segment:</u> Within Planning Area boundary <u>Existing Condition:</u> Unbuilt <u>Current Classification:</u> N/A</p>	<p>New CE Road Connection 4.1A Major Road with Raised Median (4+ lanes) <i>Proposed connection is consistent with Planning City of Escondido Improvements</i></p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4+ lane road is sufficient to meet forecast traffic volumes • <i>Connectivity</i> – Will improve connectivity to regional thoroughfares
Rancho Santa Fe Area		
<p>6 Mt. Israel Road <u>Segment:</u> Entire Road <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Delete from CE Network Local Public Road</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2-lane local public road is sufficient to support planned land use

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>7A Del Dios Hwy (SF727)</p> <p><u>Segment:</u> North-eastern planning area boundary to Bing Crosby Boulevard</p> <p><u>Existing Condition:</u> 2 lanes with intermittent turn lanes</p> <p><u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Downgrade Classification</p> <p>2.1D Community Collector with Improvement Options (2+ lanes)</p> <p><i>Improvement: Raised Median</i></p> <p>CPG Preference: 2.1 Community Collector, no option chosen</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4-lane road increases traffic between 5,000 and 8,000 ADT and draws additional traffic into the community. • <i>Minimize Costs/Environmental Impacts</i> – A 4-lane road impacts granite rock outcroppings and biologically sensitive lands <p>Note: Proposed road classification will operate at LOS F.</p>
<p>7B Del Dios Hwy (SC1524)</p> <p><u>Segment:</u> Bing Crosby Boulevard to Paseo Delicias</p> <p><u>Existing Condition:</u> 2 lanes</p> <p><u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade</p> <p>2.1D Community Collector with Improvement Options (2+ lanes)</p> <p><i>Improvement: Raised Median</i></p> <p>CPG Preference: 2.1 Community Collector, no option chosen</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Proposed classification provides maximum capacity for a 2-lane road. <p>Note: Proposed road classification will operate at LOS F.</p>
<p>8A Paseo Delicias</p> <p><u>Segment:</u> El Camino del Norte to Via de la Valle</p> <p><u>Existing Condition:</u> 2 lanes with intermittent turn lanes to Via de la Valle</p> <p><u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade</p> <p>2.2C Light Collector with Continuous Turn Lane (2+ lanes)</p> <p>CPG Preference: 2.1 Community Collector, no option chosen</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals</i> – Supports existing village development and provides for road improvement options, including planned roundabouts at several intersections. <p>Note: Proposed road classification will operate at LOS F.</p>

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>8B Paseo Delicias <u>Segment:</u> Via de la Valle to Linea del Cielo <u>Existing Condition:</u> 2 lanes, portion with median to La Granada <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade 2.2A Light Collector with Raised Median (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals</i> – Supports existing village development and provides for road improvement options, including a planned raised median in this area. <p>Note: Proposed road classification will operate at LOS E and F.</p>
<p>9 El Camino del Norte <u>Segment:</u> Del Dios Highway to the Community Boundary <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Downgrade 2.2F Light Collector with Reduced Shoulder (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals</i> - A 2-lane road classification is consistent with the State historic landmark status. <p>Note: Proposed road classification will operate at LOS D and E.</p>
<p>10 La Bajada / La Granada <u>Segment:</u> Rancho Santa Fe Road to Linea del Cielo/Paseo Delicias <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Downgrade 2.2F Light Collector with Reduced Shoulder (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals</i> - A 2-lane road classification is consistent with the State historic landmark status. <p>Note: Proposed road classification will operate at LOS D and F.</p>
<p>11 Rancho Santa Fe Road <u>Segment:</u> Community Boundary to La Bajada <u>Existing Condition:</u> 2 lanes w/ bridge <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Equivalent Classification 2.2E Light Collector (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Minimize Environmental Impacts</i> – Expansion of the existing bridge could be cost prohibitive. <p>Note: Proposed road classification will operate at LOS F.</p>

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>12 La Noria/ El Camino Real <u>Segment:</u> La Noria to Community Boundary <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Downgrade 2.2F Light Collector with Reduced Shoulder (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2-lane road classification will operate at LOS A-D. • <i>Support Land Use Goals</i> - A 2-lane road classification is consistent with the State historic landmark status.
<p>13 Linea del Cielo (SC 1524/ S-8) <u>Segment:</u> Entire Road <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> : Light Collector (2 lanes)</p>	<p>Minor Downgrade 2.2F Light Collector with Reduced Shoulder (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals</i> - A 2-lane road classification is consistent with the State historic landmark status. <p>Note: Portion of the road will operate at LOS E.</p>
<p>14A Via de la Valle (SC 1525/ S-6) <u>Segment:</u> Paseo Delicias to Calzada del Bosque <u>Existing Condition:</u> 2 lanes with intermittent turn lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade 2.1A Community Collector with Raised Median (2+ lanes) CPG Preference: 2.1E Community Collector (2 lanes)</p>	<ul style="list-style-type: none"> • <i>Support Land Use Goals / Minimize Environmental Impacts</i> – A 2+ lane road classification is consistent with the State historic landmark status. <p>Note: Portion of the road will operate at LOS E and F.</p>
<p>14B Via de la Valle (SC 1525/ S-6) <u>Segment:</u> Calzada del Bosque to Community Boundary <u>Existing Condition:</u> 2 lanes with intermittent turn lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade 2.1D Community Collector with Improvement Options (2+ lanes) <i>Improvement: Raised Median</i> CPG Preference: 2.1A Community Collector with Raised Median (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Maximize Traffic Movement</i> – Improving this segment will create a more balanced link with San Dieguito Road • <i>Minimize Environmental Impacts</i> – This segment is primarily located outside the historic district.

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>15A Via de Santa Fe <u>Segment:</u> Via de la Valle to Calzada del Bosque <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Local Public Road</p>	<p>Equivalent Classification Local Public Road</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Portions of the road will operate at LOS D, E and F. Planned roundabouts may improve intersection LOS near Paseo Delicias. • <i>Support Land Use Goals</i> – A 2-lane road is consistent with the State historic landmark status and existing residential development.
<p>15B Via de Santa Fe <u>Segment:</u> Calzada del Bosque to El Apajo Road <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Local Public Road</p>	<p>Upgrade Classification 2.1A Community Collector with Raised Median (2+ lanes) CPG Preference: Retain non-CE classification</p>	<ul style="list-style-type: none"> • <i>Maximize Traffic Movement</i> – Improving this segment provides a more balanced road network and is consistent with adjacent road classifications. <p>Note: Portion of the road will operate at LOS E.</p>
Fairbanks Ranch Area		
<p>16A El Apajo <u>Segment:</u> Via de Santa Fe to San Dieguito Road <u>Existing Condition:</u> 2 lanes with continous turn and intermittent turn lanes <u>Current Classification:</u> Local Public Road</p>	<p>Minor Upgrade 2.1C Community Collector with Continuous Turn Lanes (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 2+-lane CE road exists today. The minor upgrade is consistent with existing conditions. Initial traffic volumes warrant a CE classification. • <i>Connectivity / Maximize Traffic Movement</i>– This road provides an important connection within the broader road network as well as access to local schools and services.
<p>16B El Apajo extension <u>Segment:</u> Extension to Via de la Valle <u>Existing Condition:</u> Existing public easement <u>Current Classification:</u> Local Public Road</p>	<p>Not Recommended <i>Note: 40' easement exists, but additional easement would be needed to accommodate a CE classification.</i></p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Would provide a useful link in the CE network, and would alleviate volumes on adjacent roads. • <i>Minimize Environmental Impacts</i> – Proposed extension would cross San Dieguito River and would impact newly constructed development.

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>16C Calzada del Bosque <u>Segment:</u> Via de la Valle to Via de Santa Fe <u>Existing Condition:</u> 2 lanes <u>Current Classification:</u> Local Public Road</p>	<p>Minor Upgrade 2.1A Community Collector with Raised Median (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – Would provide a useful link in the CE network, and would alleviate volumes on adjacent roads.
<p>17A San Dieguito Road <u>Segment:</u> Western planning area boundary to El Apajo Road <u>Existing Condition:</u> 4 lanes <u>Current Classification:</u> Collector Road (4 lanes)</p>	<p>Minor Upgrade 4.1A Major Road with Raised Median (4+ lanes) <i>Note: This segment of the roadway is already built to Major Road standards</i> CPG Preference: 4.1A Major Road with Intermittent Turn Lanes (4+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4-lane road is sufficient to meet forecast traffic volumes and reflects the existing condition of majority of this road. • <i>Connectivity</i>- San Dieguito Road provides local and regional connectivity.
<p>17B San Dieguito Road <u>Segment:</u> El Apajo road to eastern planning area boundary <u>Existing Condition:</u> 2-4 lanes <u>Current Classification:</u> Light Collector (2 lanes)</p>	<p>Minor Upgrade (Light Collector Portion) 2.1A Community Collector with Raised Median (2+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4-lane road is sufficient to meet forecast traffic volumes and reflects the existing condition of majority of this road. • <i>Connectivity</i>- San Dieguito Road provides local and regional connectivity.
<p>4S Ranch Area</p>		
<p>18 Camino del Norte (SA 680) <u>Segment:</u> Entire Segment <u>Existing Condition:</u> 4-6 lanes <u>Current Classification:</u> Major Road (4+ lanes) & Prime Arterial (6 lanes)</p>	<p>Upgrade / Equivalent Classification 6.2 Prime Arterial (6 lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 6-lane road is required on the entire road to meet forecast traffic volumes • <i>Connectivity</i> – Camino del Norte provides local and regional connectivity

CE Road Segment	Network Recommendations	Basis for Staff Recommendation
<p>19 Rancho Bernardo Road (SF 1407) <u>Segment:</u> Entire Road <u>Existing Condition:</u> 4 lanes <u>Current Classification:</u> Major Road (4+ lanes)</p>	<p>Minor Downgrade 4.1B Major Road with Intermittent Turn Lanes (4 lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4-lane road is required to meet forecast traffic volumes • <i>Connectivity</i> – Rancho Bernardo Road provides local and regional connectivity
<p>20 Bernardo Center Drive (SA 730) <u>Segment:</u> Entire Segment <u>Existing Condition:</u> 6 lanes + median <u>Current Classification:</u> Prime Arterial (6 lanes)</p>	<p>Equivalent Classification 6.2 Prime Arterial (6 lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 6-lane road is required to meet forecast traffic volumes • <i>Connectivity</i> – Bernardo Center Drive provides local and regional connectivity
<p>21 Camino San Bernardo Drive <u>Segment:</u> Entire Segment <u>Existing Condition:</u> 4 lanes + raised median and intermittent turn lanes <u>Current Classification:</u> Local Public Road</p>	<p>Upgrade Classification 4.1A Major Road with Raised Median (4+ lanes)</p>	<ul style="list-style-type: none"> • <i>Road Capacity</i> – A 4+-lane road is required to meet forecast traffic volumes along some portions of the roadway • <i>Connectivity</i> –Provides local and regional connectivity • <i>Appropriate Road type</i> – this road is currently built to Major Road standards