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County of San Diego General Plan Update

**CREST / DEHESA /
HARBISON CANYON /
GRANITE HILLS COMMUNITY
PLAN**

Updated January 2009

23 **Title Page**

24 **Introduction to the Community Plan**

25 **Introduction to the Community Plan**

26 *Purpose of the Community Plan*

27 Community and subregional plans, adopted as an integral parts of the County of San Diego’s
28 General Plan, are policy plans specifically created to address the issues, characteristics, and
29 visions of communities within the County. These distinct communities each have a distinct
30 physical setting with a unique history, culture, character, life style, and identity. Community and
31 subregional plans, thus provide a framework for addressing the critical issues and concerns that
32 are unique to a community and are not reflected in the broader policies of the General Plan. As
33 part of the General Plan this Community Plan is consistent with all other parts of the County’s
34 General Plan.

35

36 Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool
37 for the public, Community Planning/Sponsor Groups, County staff, and decision makers to
38 identify the existing conditions and development that positively contribute to its character and
39 should be conserved, as well as the location, scale, and design of desired new land uses, and
40 community facilities. The Plan’s policies require that development be comparable to, or
41 transition with, existing development to ensure that new development “fits” with the community
42 and enhances the community’s vision.

43

44 *Scope of the Community Plan*

45 This [Community or Subregional] Plan covers the planning area of [Insert], which is illustrated
46 in Figure 1 (Will be created by the county). This planning area includes approximately [X] acres
47 and contains the communities of [insert].

48

49 *Content and Organization of the Community Plan*

50 The following is the content and organization of the Plan and a brief description of each of these
51 sections of the Plan.

52 Vision Statement. A vision statement that expresses community values about its
53 distinguishing character, quality of life, mix of uses, development form and scale, public
54 realm and places, mobility, economy, environment, safety, and relationships to adjoining
55 communities, open spaces, and the region.

56 Community Profile/Community Character. A description of the Community’s existing
57 character, uses, environment, conditions, factors influencing future changes, and key
58 planning issues.

59 Elements. Due to the breadth and detail of the Countywide elements, communities may
60 find it unnecessary to identify unique goals and policies for all of the following subjects.
61 Therefore, not all communities may use all of the following elements:

- 62 • Land Use. Application of countywide land use designations and goals and
63 policies to reflect the distinguishing characteristics and objectives for the
64 Community. These may address such objectives as a specific mix of uses;
65 priority development locations and projects; needed community facilities;
66 development form and scale; architectural, landscape, and public realm design
67 characteristics; land use compatibility; and similar topics.
- 68 • Mobility. Delineates the roadways, transit corridors, bicycle paths, equestrian
69 paths, and pedestrian trails that supplement and complete the road networks
70 defined by the countywide Circulation Element. Policies may also address unique
71 Community issues such as neighborhood traffic intrusion, commercial district
72 parking, local public transit, and infrastructure improvements.
- 73 • Conservation and Open Space. Application of countywide Conservation and
74 Open Space Element policies to address issues associated with designated plant
75 and animal habitats, agriculture, water bodies, open space, and other specific
76 resources within the Community Plan area. This may encompass actions to
77 protect resources that may uniquely apply to specific sites or resources.
- 78 • Safety. Application of countywide Safety Element policies to address specific
79 safety issues in the Community Plan area. This may encompass actions to protect
80 residents and development from defined risks.
- 81 • Noise. Application of countywide Noise Element policies to address specific
82 source issues and impacts in the Community Plan area. This may consider
83 differentiation of land use compatibility standards to reflect community character
84 and location—for example, villages located in rural setting and hillsides in
85 contrast to those located adjoining urban and suburban development.

87 ***Public Involvement in Preparing the Community Plan***

88 [Note: to be prepared by each Community group] Describe the public input process for the
89 updated Community Plan, including general meetings and workshops.

91 ***How to Use the Community Plan***

92 To use this Plan, the General Plan elements should first be reviewed for applicable goals and
93 policies and the General Plan Land Use Maps (General Plan Appendix LU-1) should be referred
94 to when applicable to determine the type, location, and density of land use allowed. This plan
95 supplements these Countywide policies and diagrams and further directs the land uses and
96 development desired to achieve the community's vision.

98 ***Implementing, Monitoring, and Amending the Community Plan***

99 It shall be the responsibility of the County to implement the Plan, to monitor progress towards its
100 implementation, and to amend the Plan when necessary. Each Plan includes the community's

101 key issues as well as the goals and policies to address the issues identified. For each policy or set
102 of policies, there is one or more implementation action identified to carry it out. The
103 implementation program also identifies the County department or agency responsible for its
104 implementation, where appropriate. Many of the policies will be implemented by County
105 ordinances and other discretionary actions such as zoning, design guidelines, and development
106 standards in the County Zoning Code.

107

108 Implementation of the Plan should be monitored on a periodic basis by the County and the
109 Community Planning/Sponsor Group for progress towards its implementation. For compliance
110 with State law, the Plan shall be reviewed no less than once annually so that its implementation
111 status may be included in the County's Annual General Plan Report to the State. The annual
112 review provides the opportunity for the Plan to be updated and amended, as appropriate, to
113 reflect changes in the community vision, conditions or attitudes.

114 **Community Background**

115 The Crest/Granite Hills, Dehesa, Harbison Canyon Subregion is located in the
116 southwest quadrant of San Diego County. The area consists of approximately 33
117 square miles including the communities of Crest, Granite Hills, Dehesa and Harbison
118 Canyon. Included within the area, but autonomous, is the 640 acres Sycuan Indian
119 Reservation.

120 **a. History**

121 Dehesa was originally homesteaded in the 1860s and became known for its extensive
122 production of grapes, olives, and fruits. The ridge top community of Crest was
123 developed as a planned cabin subdivision (Suncrest) in the 1920's. Harbison Canyon,
124 located in the upper reaches of Dehesa Valley, was developed as a recreational
125 subdivision in 1926. Granite Hills is almost built out at rural densities and it forms an
126 effective transition between the estate and rural uses in the Subregion and the highly
127 urbanized City of El Cajon.

128 **b. Relationship to Adjoining Communities**

129 The subregion is bordered by Lakeside to the north, Alpine to the east, Jamul to the
130 south and El Cajon to the west.

131 **c. Environmental Setting**

132 The area is geographically diverse, containing within its boundaries important geologic
133 resources such as: steep mountains, massive rock formations, rolling hills, open valleys,
134 and deep canyons. The Subregion contains diverse natural habitats including significant
135 oak woodlands and wildlife resources, riparian areas, and at least 17 identified rare and
136 endangered plants. Natural watercourses enhance the rural character of the Subregion
137 and provide regionally scarce wildlife habitat. Forester Creek, Rios Canyon Creek,
138 Harbison Canyon Creek, and Sweetwater Creek flow out of Crest and are major
139 tributaries of the Subregion. A variety of flora and fauna exists and archaeological
140 formations, especially those relating to Indian settlements, abound.

141 Conservation / Open Space

142 Rural lands provide a needed contrast to the urban landscape, each define and
143 enhance the value of the other. Rural open space serves to differentiate and increase
144 the quality of the San Diego region. The Subregion contains undisturbed ridge tops and
145 uninterrupted horizons that are aesthetically pleasing and define the rural character of
146 the Subregion. Five Resource Conservation Areas (RCA), currently located within the
147 Subregion, are shown on Figure and described below.

- 148 1. *McGinty-Dehesa-Sycuan*: This RCA contains three prominent peaks that are
149 visible from within the Subregion or the City of El Cajon as well as portions of the
150 Sweetwater River. These mountains are also biologically important because they
151 contain many at least eight, identified rare and endangered, and threatened
152 plants associated with reddish, iron magnesium rich gabbro soils. This RCA
153 contains almost the entire world's population of for the endangered Dehesa

154 beargrass. Other rare plants in this area include the endangered San Diego
155 Thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock
156 mint, and Dean's milkvetch and the rare California Copperleaf, Mountain misery,
157 San Diego tetracoccus, Cleveland sage, Ramona cinquefoil and San Diego
158 sunflower. In addition, the Sweetwater River and its important riparian habitats
159 support a large number of stream dependent wildlife. The California Natural Area
160 Coordinating Council has designated this resource area as a significant Natural
161 Area. ~~The Nature Conservancy has purchased 400 acres near the peak of~~
162 ~~McGinty Mountain.~~

163 2. *Harbison Canyon*: Resources in this RCA include oak woodland and riparian
164 vegetation in the canyon bottom. Also included is the gorge area at the southern
165 end of Galloway Valley which is a highly visible landmark and contains
166 populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*).

167 3. *North Fork of the Sweetwater River*: This ~~area~~ RCA contains oak woodland and
168 streamside riparian vegetation, of high aesthetic and wildlife value.

169 4. *Flinn Springs*: This RCA includes a mixture of oak woodlands and steep rocky
170 massive granitic outcrops. Both the woodlands and outcrops serve as valuable
171 wildlife habitat. Extensive populations of the threatened Lakeside wild lilac
172 (*Ceanothus cyaneus*) occurs in this area.

173 5. *East Forester Creek*: Resources in this RCA include the oak woodland and
174 stream side riparian vegetation along Forester Creek.

175 **d. Existing Land Uses and Community Character**

176 The Crest, Dehesa, Harbison Canyon and Granite Hills Subregion contains four
177 separate communities that exhibit, to varying degrees, a physical, social and cultural
178 environment which provides relief from the growth taking place, mainly in the City of El
179 Cajon to the west but also to the north in the unincorporated community of Alpine.

180 The most intensely settled portions of the Subregion are the ~~Country Towns Rural~~
181 ~~Villages~~ of Crest, and Harbison Canyon; ~~the Current Urban Development Area of~~
182 ~~Granite Hills,~~ and the Singing Hills Specific Plan Area. Also, the area north of the Crest
183 Country Town is gradually developing at typical estate residential densities. Due to
184 physical, environmental and service constraints, most of the Subregion remains largely
185 undeveloped or in scattered low intensity agricultural uses. Nonetheless, the scenic
186 qualities of the Subregion combined with its proximity to urban areas make it desirable
187 for residential uses. ~~The Crest/Dehesa/Harbison Canyon/Granite Hills Subregion has~~
188 ~~three primary focal points of land use activity. These are comprised of the three Country~~
189 ~~Towns of Crest, Dehesa, and Harbison Canyon.~~ Granite Hills is an active, developed
190 area but it lies at the eastern fringe of the City of El Cajon and as such relates more as
191 a transition area between urbanized El Cajon and the rest of the more rural Subregion.

192 Crest

193 Crest is a unique mountain-top community that overlooks the Dehesa Valley to the
194 south, Lakeside to the north and El Cajon to the west. During the 1920's, the area of the

195 current Country Town was planned and subdivided into resort-style developments. It is
196 important that the historic townsite in Crest remain the focus of the community.

197 The historic townsite of Crest is, today, an area of single-family homes built at densities
198 typical of suburban areas. There are many constraints to development within the Rural
199 Villages Country Town. There are no sewers, consequently, lots must be large enough
200 to accommodate adequate septic systems. The topography isolates Crest from the
201 urbanized areas to the north and west while giving the residents convenient access to
202 urban amenities via La Cresta Road. Many of the residential streets in Crest are narrow
203 and unpaved which is consistent with the rural character of the area.

204 The landscape within the Crest Rural Village Country Town is varied with introduced
205 species mixed in with the indigenous oak and coastal sage scrub. Many stands of
206 eucalyptus trees, which have existed since the early days of the settlement, continue to
207 thrive. Large groupings of granite rocks are another important element in the aesthetics
208 of Crest. There are a number of major drainages out of Crest. One in particular flows
209 through the center of town. This watercourse, and the trees and other vegetation which
210 line it, form a significant aesthetic element to the character of the Crest Rural
211 Village Country Town.

212 The townsite of Crest contrasts with the area of estate development which spreads out
213 to the north. Lot sizes of greater than two acres are the rule in this area with many large
214 undeveloped but heavily constrained tracts of land to the south, east and west.

215 The steep slopes that surround the Crest Rural Village are mostly exposed granite.
216 Suncrest or Dehesa Mountain to the south, Ironside Mountain to the northeast and El
217 Capitan, in the distance to the north, are highly significant scenic resources. Also, these
218 massive granite formations are somewhat unstable and large boulders occasionally
219 separate and roll down the slopes. Thus development, both on the slopes and at their
220 base, can impact scenic resources and is potentially hazardous.

221 Certain types of small businesses are allowed in the A70 Limited Agriculture Use
222 Regulation and it is important to the community that this feature be retained in the future
223 zoning for the land located outside of the Crest Rural Village.

224 Dehesa

225 The Dehesa Valley is a picturesque, pastoral, agricultural area located along the upper
226 reaches of the North Fork of the Sweetwater River and along the lower portions of
227 Harbison Canyon Creek. It was originally homesteaded in the 1860's and it eventually
228 became known for production of grapes, olives and deciduous fruits. Today, Dehesa
229 remains primarily agricultural/residential. Agriculture has all but disappeared from the
230 Dehesa Valley today but its distinctive rural character still remains.

231 Mountains rising up on all sides of Dehesa help keep development contained and
232 separated from the neighboring communities of Alpine, Crest, Harbison Canyon and
233 Granite Hills.

234 The uses taking place on the Sycuan Indian Reservation which is located immediately
235 southeast of the Dehesa Country Town generate considerable traffic along Dehesa
236 Road. Continued expansion of these enterprises may foster more development on the
237 reservation which could have an impact upon the availability of groundwater resources

238 in Dehesa. Downstream, impacts to the water quality of the Sweetwater River could
239 result if liquid waste disposal systems located on the Indian reservation are not carefully
240 monitored.

241 Architecturally the Dehesa area is a diverse mixture of farm houses and estate sized
242 residences with no specific style predominating. Uniform, production like housing would
243 be inconsistent with the existing character of Dehesa.

244 Horseback riding is an important pastime in Dehesa and trails exist throughout the area.
245 Since horse traffic is likely to be a popular recreation for some years to come, it is
246 important to provide public trails for horses along existing Circulation Element roads.

247 Sloan Canyon is formed by the main channel of the Sweetwater River and it is located
248 between Loveland Reservoir and where the river turns west to parallel Dehesa Road.
249 The landscape is rugged and very scenic with steep slopes covered with oaks,
250 chaparral and scenic rock outcroppings. With the exception of the portion of the channel
251 that is currently being mined for construction quality sand, the canyon remains in its
252 natural state.

253 Harbison Canyon

254 Harbison Canyon is a small community along an oak-lined mountain valley. First
255 subdivided in the early 1900's, the intent was to provide a destination for those seeking
256 some relief from the heat and pressures of the urbanizing areas of San Diego. The
257 original lots were very small and offered little opportunity to accommodate, what might
258 be considered today, a full-sized single family residence. Most of the initial development
259 was comprised of small cottages or cabins in keeping with the concept of a weekend
260 retreat.

261 Development progressed slowly and in most cases the small lots were combined into
262 areas of between one third and one half acres to provide building sites that would meet
263 Health Department requirements for septic systems. Over the years the lack of large
264 scale development in Harbison Canyon has given the community a pleasingly eclectic
265 appearance and the need to customize building sites creates a positive sense of
266 closeness. In addition, the need to carefully pick building sites has resulted in the kind of
267 residential development that fits in with the major physical elements of the community
268 that have been identified as:

- 269 – vegetation and natural habitat that includes oak, pepper, pine, china berry,
270 ceanothus and a wide variety of wildflowers;
- 271 – the creekbed with its lush, overgrown and natural appearance;
- 272 – the steep walls of the canyon with massive rock outcroppings; and
- 273 – the ridgetops above the canyon which, when silhouetted against a clear night
274 sky, provide an important aesthetic resource.

275 The roads in Harbison Canyon are tree lined country lanes. Some are not paved and
276 many simply appear to end up as private driveways. Even Harbison Canyon Road,
277 despite ever increasing traffic, retains the same winding, tree lined appearance.

278 Granite Hills

279 Granite Hills is located in the western portion of the Subregion. It is split into north and
280 south sections by a finger of land that is within the jurisdiction of the City of El Cajon
281 which penetrates in a west to east direction. The northern portion is primarily accessed
282 via Greenfield Drive while the southern portion is accessed via Dehesa Road.

283 Granite Hills is mainly in the ~~Semi- Rural Current Urban Development Area (CUDA)~~
284 Regional Category east of El Cajon. It is largely built out with the area to the south being
285 planned and developed at about a density of one dwelling unit per acre. The area to the
286 north is at slightly higher overall density.

287 Development within the County's jurisdiction generally blends in well with the
288 development within the city. One main difference is that sewer service is available to the
289 residents within the city, and consequently, lot sizes can be smaller. While smaller lots
290 do exist, especially in the northern section of Granite Hills, the prevailing lots size is
291 about one acre. Another typical difference between city and County development is that
292 streets within the city have curbs, gutters and, sometimes, sidewalks and the County
293 does not. The absence of these types of street improvements enhances the semi rural
294 ambience of Granite Hills. In spite of being within the Sphere of Influence of the City of
295 El Cajon, residents of the northern portion of Granite Hills have shown little interest in
296 annexing.

297 While Granite Hills have been gradually changing from agriculture to residential uses
298 some small scale agricultural operations remain. Horse ownership is common and there
299 is a frequently used equestrian facility on Greenfield Drive. The topography is gently
300 rolling in character, gradually increasing in elevation to the east where it rises abruptly
301 along a ridge covered in chaparral and granite rock outcroppings. ~~The base of the ridge~~
302 ~~generally coincides with the boundary of the County's Current Urban Development~~
303 ~~Area.~~ The predominant feature of the Granite Hills area is the semi rural settlement
304 pattern set against a background of chaparral covered granite ridges.

305 **e. Existing Circulation and Mobility**

306 307 **f. Existing Community Facilities and Infrastructure**

308 Water

309 Most of the Subregion is currently served by Padre Dam Municipal Water District, Otay
310 MWD and Helix Irrigation District. Imported water is available in Granite Hills, Crest,
311 Harbison Canyon, Singing Hills, and a portion of Dehesa. Dehesa Valley, while in the
312 County Water Authority, is not served with imported water and depends upon
313 groundwater resources. The boundaries of the County Water Authority do not include
314 about 2,300 acres located in the far southeastern portion of the Subregion.

315 Wastewater

316 Crest and Harbison Canyon are both communities which retain fairly high residential
317 densities despite the lack of essential services such as sewer. Both are surrounded by
318 areas of conventional lower density estate development and large areas of vacant land
319 much of which is constrained from development. Sewers are not expected nor desired
320 in the Subregion, and, due to the regional scope of the sewage disposal problem in San

321 Diego, it is highly unlikely that sewer will be available to the Subregion even in the
322 long-term.

323 Park and Recreation

324 Existing local community park and recreation facilities in the Subregion are described
325 below according to their location.

326 Community Facilities

327 Community park facilities are both located within the Crest Rural Village or in the vicinity
328 and used by residents of the rural village.

329 • *Nancy Jane Park*: This two-acre County park contains a tot lot, play area,
330 tennis court, multi purpose court, 15 off-street parking spaces, picnic facilities,
331 and restrooms. The park site was acquired by the County in 1928 and is
332 maintained by the County Parks Department.

333 • *South Lane Park*: This 10.45 acre County neighborhood park was
334 purchased by the County in 1979. It remains undeveloped except for the 5
335 southerly acres which contain equestrian facilities. A local equestrian group
336 operated and maintains the equestrian facilities through an agreement with
337 the County Parks Department.

338 • *Crestridge Ecological Reserve*: (Fill in information later)

339 • *Flinn Springs Park*: This 42 acre community park contains family and
340 group picnic facilities, a dance ramada, ball fields, tot lots, junior play areas
341 and horseshoe and volleyball courts. The park is maintained by the County
342 Parks Department. This facility is used by the residents, however, it is not
343 within the Subregion.

344 • *Crest Community Building*: This private community group facility is owned
345 and operated by the Crest Community Association Incorporated. The facility
346 is located on about a half-acre of land.

347 • *Crest Community Church* also offers meeting space.

348 Community facilities in Dehesa include:

349 • *Dehesa Elementary School*: The school contains approximately 1 acre of
350 play equipment, open space areas and picnic tables, however, access to the
351 public is limited. Indoor meeting space is available upon request.

352 • *Dehesa Voluntary Fire Company*: Community meeting space is available
353 by reservation. The facility is located on approximately one-half acre of land.

354 • *Sycuan Resort*: Public use of golf course (325 acres) and meeting space.
355 Private pool and tennis club.

356 Community facilities available to residents of Harbison Canyon are identified below.

357 • *Old Ironside Park and Community Center*: This one acre neighborhood
358 park contains a Community Center Building (130 person capacity), natural
359 spring, multi purpose deck, play area, picnic facilities, 18 parking spaces and

360 restrooms. The park site was acquired by the County in 1954 and is
361 maintained by the County Parks Department.

362 • *Shadow Hills Elementary School (Alpine Union School District)*: The
363 elementary school contains approximately ten acres of recreation facilities,
364 including softball fields, basketball courts, handball courts, picnic facilities,
365 and parking which is open to the public. This facility is used by the residents;
366 however, it is not within the Subregion.

367 Community facilities available to residents of Granite Hills include:

368 • *John F. Kennedy Park (City of El Cajon)*: This community park site
369 contains approximately five acres of facilities including a community center,
370 soccer field, tennis courts, exercise course, softball fields, parking, restrooms,
371 handball courts, and picnic facilities. This facility is used by the residents,
372 however, it is not within the Subregion.

373 • *Granite Hills High School*: Although not in the Subregion, it provides fields
374 for active recreation that were partially paid for by the Subregion's PLDO
375 funds.

376 Regional Facilities

377 Regional park facilities in the Subregion include:

378 • *Loveland Reservoir*: Access and public facilities are limited to the National
379 Forest area surrounding the lake adjacent to the Subregion boundary.
380 Facilities include riding and hiking trails only. Sweetwater Authority, that
381 manages Loveland Reservoir, has master plans for additional recreational
382 development.

383 • *Bureau of Land Management Land*: Forty (40) acres adjacent to Cleveland
384 National Forest is open to the public but access is limited. No additional
385 recreational facilities are currently planned for development.

386 • *McGinty Mountain Plan Preserve*: Five hundred (500) acre plan preserve
387 and resource conservation area is managed by the Nature Conservancy as
388 public land. Only 184 acres are within the Subregion.

389 • *Sycuan Peak Sweetwater River Ecological Reserve*: This is managed by
390 Department of Fish and Game. It does not have any recreational plans
391 currently.

392 Education

393 Local higher education is offered by the Grossmont / Cuyamaca Community College
394 District which currently operates two campuses with an enrollment of 15,500.

395 **g. Public Safety**

396 Fire Protection

397 Fire protection in the Subregion is provided by the San Miguel Fire Protection District
398 and the Rural Fire Protection District with stations in Harbison Canyon and Dehesa.
399 The San Miguel Fire Protection District covers an area of approximately 3,300 acres. In

400 addition to its primary responsibility of providing structural fire protection the District also
401 provides emergency medical and transportation services. The average response time is
402 5-7 minutes. The San Miguel Fire Protection District was created in July, 1988, as the
403 result of the merging of the Grossmont Mt. Helix and the Spring Valley Districts. The
404 District maintains two fire stations within the Subregion, one located on Dehesa Road in
405 Granite Hills and a second in Crest. Average response time is five minutes. Another
406 station is located nearby on Jamacha Road and the City of El Cajon will also provide
407 assistance if necessary. The Rural Fire Protection District is comprised of volunteer
408 units and relies on two of these to serve the southeastern portion of the Subregion. The
409 Harbison Canyon Volunteer Fire Station response travel time is five minutes. The
410 company maintains mutual aid agreements with other volunteer units in Dehesa, Jamul,
411 Descanso, Sequan, etc. The Dehesa Valley Volunteer Fire Station also has an
412 estimated five minute response travel time with full mutual aid backup if needed.

413 Law Enforcement

414 Service is provided to the Subregion out of the Sheriff's substations in Santee,
415 Lakeside, and Alpine. The response time for priority calls throughout the Subregion is
416 about 13 minutes and for nonpriority calls the response time ranges from between 20
417 and 30 minutes.

418 **h. Trends and Future Projections**

419

420

421 **Community Vision**

422 | (Note: Examples to be provided at Training Workshop County staff to coordinate
423 | with Community Planning Group to develop a community vision during the
424 | comprehensive update of the Community Plan)
425

426 **Goals, Policies, & Implementation**

427

428 | *(Note: Use as divider sheet)*

429 **1. Land Use (LU)**

430 **1.1 Village/Rural Village Boundaries**

431 (Figure to be provided with the comprehensive update of the Community Plan)

432 **1.2 Land Use Diagram**

433 The Land Use Map is included as Figure LU-A-6 in the County General Plan Land Use
434 Maps Appendix

435 **1.3. Community Character**

436 **Issue:** Generally, the topography and the nature of existing development within
437 the Subregion offer an opportunity to retain the established communities as
438 separate entities surrounded by areas of very low density development and open
439 space. It is essential that the design of large scale development be such that it
440 will enhance rather than detract from the important role that these three
441 communities play as focal points of land use activity within the Subregion.

442 Clustering may be appropriate in the Crest/Dehesa/Harbison Canyon/ Granite
443 Hills Subregion because of the generally rugged terrain and other environmental
444 constraints.

445 **Goal LU-1** Develop land in a manner that reinforces the identity of the
446 existing communities of Crest, Dehesa, Harbison Canyon and Granite Hills,
447 while maintaining each area's rural, rustic character.

448 SUBREGION

449 **Policy LU-1.1** All—Require all offsite mitigation should to be done
450 provided within the planning area. (former LU Community Character
451 Subregional policy 3)

452 **Policy LU-1.2** Restrict development with rResidential clustering shall
453 not from utilize—utilizing lots less than one acre net, while requiring the
454 development to provide. Residential lots within the (1) Residential land
455 use designation should not be less than one acre net; and should have
456 imported water. (former LU Residential policies 3 & 9)

457 **Policy LU-1.3** New—Require new residential development is—
458 expected to preserve open space areas such as steep slopes and
459 canyons, floodplains, agricultural lands, ridgetops, and unique scenic
460 views in order to reinforce the rural character of the Subregion. (former LU
461 Residential policy 4)

462 **Policy LU-1.4** New—Require new residential development shall to
463 provide buffer areas in order to separate residential uses from
464 incompatible activities that may create heavy traffic, noise, lighting, odors,
465 dust, and unsightly views. (former LU Residential policies 6)

466 | **Policy LU-1.5** ~~Subdivisions~~ Require subdivisions within areas that
467 | are adjacent to steep granite hillsides ~~shall to~~ be designed so that
468 | homesites are safe from large falling boulders and rock slides. (former LU
469 | Residential policy 10)

470 | **Policy LU-1.6** Encourage a mixture of housing styles and types to
471 | create a varied and interesting environment. (former LU Subregional
472 | Community Character policy 5)

473 | CREST

474 | **Policy LU-1.7** Preserve the rural historic atmosphere by recognizing
475 | that while some lot sizes are non-conforming they should be allowed to
476 | improve their property. (former CC Crest policy 1)

477 | **Policy LU-1.8** Maintain the quiet, atmosphere and tree lined streets
478 | of the Rural Village eountry town by encouraging walking, bicycling,
479 | horseback riding and slow vehicular speeds. (former CC Crest policy 2)

480 | **Policy LU-1.9** The concept of a self-contained, self-sufficient rural
481 | community should be used to guide the future character of development in
482 | Crest. (former CC Crest policy 3)

483 | **Policy LU-1.10** Major new development south and west of Crest
484 | should not impact the traffic within the Crest Rural Village eountry town.
485 | (former CC Crest policy 4)

486 | **Policy LU-1.11** Architectural styles within the Rural Village eountry
487 | Town should reflect the historic past of Crest. Small scale bungalows and
488 | resort cottages are compatible with this era as well as building materials
489 | such as stone and wood. (former CC Crest policy 5)

490 | **Policy LU-1.12** In any major new development south and west of
491 | Crest, ranch-style homes should predominate. Colors should blend with
492 | the existing earth tones and granitic landscape. (former CC Crest policy 6)

493 | DEHESA

494 | **Policy LU-1.13** ~~Maintain the pastoral-rancho style of living by~~
495 | eEncourageing outdoor activities such as small scale farming, animal
496 | husbandry, and horseback riding to maintain the pastoral-rancho style of
497 | living. (former CC Dehesa policy 1)

498 | **Policy LU-1.14** Encourage ~~new~~ development ~~that takes place to~~
499 | ~~occur~~ on gentle slopes above the valley floor, which is sometimes subject
500 | to flooding by the Sweetwater River, the North Fork of the Sweetwater
501 | River and Harbison Canyon Creek. (former CC Dehesa policy 2)

502 | **Policy LU-1.15** ~~Development~~ Require development within or changes
503 | to plans for the two Specific Plan Areas located at the western end of
504 | Dehesa Valley ~~shall to~~ provide for uses that are compatible with the rural
505 | lifestyle of Dehesa. (former CC Dehesa policy 3)

506 | **Policy LU-1.16** ~~When Require~~ major development ~~occurs~~ in the two
507 | Specific Plan Areas located at the western end of Dehesa Valley, ~~to~~
508 | ~~provide~~ regional and active recreation parks ~~should be included, since~~
509 | ~~Dehesa currently does not have any parks.~~ (former CC Dehesa policy 4)

510 | HARBISON CANYON

511 | **Policy LU-1.17** ~~Maintain Prohibit~~ development ~~from the mountain~~
512 | ~~valley atmosphere of the community by ensuring that development will not~~
513 | ~~altering~~ the dramatic scenic land forms or significantly ~~disturbing~~ the stand
514 | of oaks on the narrow valley floor ~~to maintain the mountain valley~~
515 | ~~atmosphere of the community.~~ (former CC Harbison Canyon policy 1)

516 | **Policy LU-1.18** ~~Building Require~~ building materials ~~should be~~ of
517 | natural materials emphasizing wood and stone exteriors. (former CC
518 | ~~Harbison Canyon policy 4)~~

519 | **Policy LU-1.19** ~~Maintain the quiet, atmosphere and tree-lined streets~~
520 | ~~of the country town by encouraging~~ Encourage walking, bicycling,
521 | horseback riding, and slow vehicular speeds ~~to maintain the quiet,~~
522 | ~~atmosphere and tree-lined streets of the Rural Village.~~ (former CC
523 | ~~Harbison Canyon policy 5)~~

524 | **Policy LU-1.20** ~~Promote the use of~~ County-owned land between
525 | Harbison Canyon Road and Harbison Canyon Creek ~~should be used~~ to
526 | extend Ironside ~~park~~ Park south in a linear configuration or ~~to be~~ retained
527 | as natural open space. (former CC Harbison Canyon policy 6)

528 | **Policy LU-1.21** ~~The Encourage the acquisition of~~ privately-owned
529 | land located between Harbison Canyon Road and Harbison Canyon
530 | Creek ~~should be considered for purchase by the County and combined~~
531 | ~~with land already owned by the County to be utilized for use~~ as a park and
532 | open space. (former CC Harbison Canyon policy 7)

533 | GRANITE HILLS

534 | **Policy LU-1.22** Discourage uses that are incompatible with the semi-
535 | rural residential character of Granite Hills. (former CC Granite Hills policy
536 | 1)

537 | **Policy LU-1.23** ~~Develop Facilitate the development of a~~ park for
538 | Granite Hills ~~since Granite Hills does not have any parks.~~ (former CC
539 | ~~Granite Hills policy 2)~~

540 | **1.4 Community Growth Policy**

541 | **Issue:** The population of the Subregion is expected to grow from approximately
542 | ~~8,900~~10,211 in ~~1986-2008~~ to some ~~1511,300-390~~ persons by ~~2010~~2030, and
543 | there is need to provide sufficient land area and density to accommodate this
544 | projected growth within the Subregion. The location and relationship of the
545 | Subregion to ~~the Current Urban Development Area~~ urbanized areas of the county
546 | is such that one of the expressed goals of this plan is to retain the rural character
547 | of the Subregion.

548 In urbanized areas there is usually a need for about five acres of commercial use
549 per 1,000 population, however, this Subregion located at the fringe of an urban
550 area, has the need for substantially less. Only convenience commercial uses are
551 likely to be necessary along with certain businesses that are typically found in
552 rural areas such as feed and tack stores.

553 Future industrial development may be appropriate within the Subregion,
554 however, the existing rural, estate character of the Subregion will require strict
555 requirements on the type and intensity of any proposed industrial use so as not
556 to disrupt this character.

557 Almost all of this will take place as the result of the development of single-family,
558 estate-sized homes. Although this type of development is not likely to have a
559 major impact on the natural or social environment, it is important that it takes
560 place in a manner that will not detract from the Subregion's scenic resources.

561 **Goal LU-2** ~~Provide a~~ land use pattern consistent with the Subregional
562 population forecast ~~while that~~ perpetuating and enhancing the
563 Subregion's rural character ~~enhance the~~ and present living environment while
564 accommodating gradual residential development that harmonizes with the
565 natural environment. (combined former General and Residential Land Use
566 goals)

567 **Policy LU-2.1** ~~Do not~~ Discourage the extend-extension of sewers into
568 the planning area ~~as it will be to~~ limit inducing growth and high density
569 ~~inducing~~ development. (former LU general policy 1)

570 **Policy LU-2.2** Permit urban development only within ~~the the Rural~~
571 ~~Villages and Semi Rural lands of Granite Hills existing Current Urban~~
572 ~~Development Area and Country Towns.~~ (former LU general policy 2)

573 **Policy LU-2.3** Restrict the density or intensity of dDevelopment
574 ~~should not have a density or intensity of use that is so~~ that it is not
575 significantly higher than ~~that what~~ can be achieved through the Land Use
576 Designations. (former LU general policy 3)

577 **Goal LU-3** ~~PROVIDE FOR~~ Well designed and located commercial and
578 civic areas that are compatible with the character of the community. (former
579 Land Use Commercial goal)

580 **Policy LU-3.1** ~~All~~ Require commercial and civic uses ~~shall to~~ be
581 subject to a site plan review by applying the appropriate Special Area
582 Regulations, ~~and to meet. The the~~ community's design objectives ~~shall be~~
583 ~~met through~~ careful consideration of appropriate landscaping, fencing,
584 off-street parking, setbacks, undergrounding of utilities, internal circulation,
585 and the size, lighting, and character of signs. (former LU Commercial
586 policy 1)

587 **Policy LU-3.2** ~~Commercial~~ Locate commercial and civic uses ~~should~~
588 ~~be located~~ in areas which not only have adequate roads for circulation but
589 also provide easy and safe pedestrian and bicycle access. (former LU
590 Commercial policy 2)

591 | **Policy LU-3.3** ~~Prohibit c~~Commercial/civic uses ~~should not~~from
592 | ~~interfere interfering~~, either functionally or visually, with adjacent land uses
593 | or the rural atmosphere of the community. ~~(former LU Commercial policy~~
594 | ~~4)~~

595 | **Policy LU-3.4** Discourage commercial and civic uses outside of the
596 | ~~Country Towns~~Rural Villages and limit all such uses to those that are
597 | clearly demonstrated as needed and which are compatible with the rural
598 | lifestyle of the Subregion. ~~(former LU Commercial policy 5)~~

599 | **Policy LU-3.5** ~~Changes Restrict changes~~ to commercial land use
600 | designations within the Crest ~~Country Town~~Rural Village ~~should take~~
601 | ~~place only into~~ areas that are adjacent to existing areas of commercially
602 | designated land. ~~(former LU Commercial policy 6)~~

603 | **Goal LU-4** ~~ENSURE THAT FUTURE~~Industrial development ~~in the~~
604 | ~~Subregion that~~ is clean, non-polluting, and ~~will be~~ compatible with the ~~existing~~
605 | character of the community. ~~(former Land Use Industrial goal)~~

606 | **Policy LU-4.1** ~~New Require new~~ industrial areas ~~shall to~~ be
607 | clustered rather than scattered throughout the planning area. ~~(former LU~~
608 | ~~Industrial policy 1)~~

609 | **Policy LU-4.2** ~~Industrial Require industrial~~ development ~~should to~~ be
610 | located ~~only~~ where it will be compatible with surrounding land uses,
611 | ~~whenever feasible~~, accessible to major transportation facilities, and
612 | capable of being served with all necessary utilities. ~~Require buffers that~~
613 | ~~screen industrial uses from adjacent incompatible land uses.~~ ~~(former LU~~
614 | ~~Industrial policy 2)~~

615 | **Policy LU-4.3** ~~Require new~~ industrial sites ~~should to~~ be large
616 | enough to accommodate onsite parking, landscaping, and loading facility
617 | requirements and, ~~whenever feasible~~, ~~to~~ include area for expansion.
618 | ~~(former LU Industrial policy 3)~~

619 | **Policy LU-4.4** ~~Any Require future new~~ development of industrial
620 | uses ~~should to~~ be subject to site plan review. ~~(former LU Industrial policy~~
621 | ~~4)~~

622 | **Goal LU-5** ~~ENSURE THAT~~Adequate housing opportunities ~~that~~ are
623 | provided for all residents of the Subregion. ~~(former Land Use Housing goal)~~

624 | **Policy LU-5.1** Encourage new, innovative development approaches
625 | that take advantage of new housing concepts, on-site energy systems,
626 | and utilize waste disposal systems that are non-polluting. ~~(former LU~~
627 | ~~Housing policy 1)~~

628 | 1.5 Community Conservation and Protection

629 | **Goal LU-6** ~~Enhance An enhanced~~the present living environment ~~while which~~
630 | ~~accommodates~~ing gradual residential development that harmonizes with the
631 | natural environment. ~~(former Land Use Residential goal)~~

632 | **Policy LU-6.1** Require development to pPreserve the rural
633 | atmosphere of the community by blending roads into the natural terrain,
634 | prohibiting urban-type: Improvements-improvements typical of urban areas
635 | such as curbs, gutters, and sidewalks, while requiring-should not be
636 | installed as part of street improvements. Nnon-motorized walking and
637 | riding paths should be provided in all developments. (former LU
638 | Residential policy 1)

639 | **Policy LU-6.2** Require development to pPreserve indigenous plant
640 | life, whenever feasible, while and encourage the planting of drought
641 | resistant plants in residential developments. (former LU Residential policy
642 | 5)

643 | **Policy LU-6.3** New-Require residential development shall to provide
644 | buffer areas in-order to separate residential uses from incompatible
645 | activities that may create heavy traffic, noise, lighting, odors, dust, and
646 | unsightly views. (former LU Residential policy 6)

647 | **Policy LU-6.4** Require residential developments shall to blend
648 | harmoniously with the natural contours of the land, preserve native
649 | vegetation as far as possible in an undisturbed state, and incorporate
650 | geological formations in landscape designs. (former LU Residential policy
651 | 8)

652 | **1.6 Areas of Change: Development Infill and Intensification**

653 | **1.7 Community Facilities**

655 | **Goal LU-7** ENSURE THE PROVISION OF Adequate services and facilities to
656 | meet the educational needs of all the residents of the Subregion. (former
657 | Educational goal)

658 | **Policy LU-7.1** Coordinate with the School District to provide anThe
659 | next elementary school in the community of Crest should be planned
660 | forthat is sited on generally level land located to-in the northeast of the
661 | Crest Country TownRural Village. (former Education policy 1)

662 | **1.8 Other Topics/Issues**

663 2. Circulation and Mobility (CM)

664 2.1 Integrated Mobility and Access

665 **Goal CM-1** ~~Ensure that the development of the circulation~~ Element is
666 ~~accomplished in a way~~ road network that complements the natural beauty and
667 rural atmosphere of the community ~~Our goal is to insure that all~~ with properly
668 maintained public paved and unpaved roads within the Crest, Dehesa and
669 Harbison Canyon ~~Country Towns are properly maintained to provide proper~~
670 ~~ingress and egress for residents and emergency vehicles at all times~~ Rural
671 Villages. ~~(former Circulation goal 4 and Land Use Subregional policy 1)~~

672 **Policy CM-1.1** Encourage the adoption of separate design criteria for
673 the modes of travel within a road right-of-way for each rural village in the
674 Subregion: Crest, Dehesa, Harbison Canyon, and Granite Hills ~~shall each~~
675 ~~have an opportunity to formulate their own set of right-of-way design~~
676 criteria. ~~(former Circulation policy 9.g)~~

677 **Policy CM-1.2** Ensure that Require future driveway access to La
678 Cresta Road to strictly adheres to the County Public Road Standards.
679 ~~(former Circulation policy 8)~~

680 **Policy CM-1.3** Prohibit improvements typical of urban areas such as
681 curbs, gutters, and sidewalks ~~should not be installed~~ as part of street
682 improvements, whenever feasible. ~~(former LU Subregional Community~~
683 Character policy 7)

684 2.2 Local Road Network

685 **Issue:** ~~"Local Connectivity" is a relatively new term that identifies a type of~~
686 ~~circulation pattern which emphasizes integrating local streets between adjacent~~
687 ~~subdivisions~~. Local street connections essential to efficient traffic circulation are
688 lost if new subdivisions are designed and built with strictly self-contained private
689 street networks. This often precludes linking with adjacent development, and the
690 effect is to channel all vehicle trips onto designated circulation-Mobility element-
691 Element roads. This can result in a lower level of service and cause out of
692 direction travel.

693 **Goal CM-2** ~~Promote the development of local~~ Local residential streets
694 ~~so that they~~ complement and enhance the effectiveness of the designated
695 ~~circulation-Mobility element~~ Element roads. ~~(former Circulation goal 6)~~

696 **Policy CM-2.1** Require new subdivisions to maximize ~~The design of~~
697 ~~all projects requiring discretionary permits should be carefully reviewed to~~
698 ~~ensure that~~ opportunities to integrate the local street systems ~~are not~~
699 ~~precluded~~ into the project design. ~~(former Circulation policy 5)~~

700 2.3 Fire Access/Egress Routes

701 **Issue:** The swift completion of an alternate route out of Crest remains a high
702 priority. Several fires in recent years near the present exit from Crest have
703 underscored the potentially tragic consequences of the current situation.

704 **Goal CM-3** A circulation system that provides for the special and urgent
705 needs for emergency access to and from all areas of the community and that
706 provides proper ingress and egress for residents and emergency vehicles at
707 all times. (former Circulation goal 5)

708 **Policy CM-3.1** ~~In order to provide emergency exit/access, the current~~
709 ~~circulation road known as Designate~~ Suncrest (SC1960) ~~should be~~
710 ~~designated as an emergency fire access road and removed as a rural light~~
711 ~~collector road from the circulation element. (former Circulation policy 1)~~

712 **Policy CM-3.2** Coordinate with the Alpine CPG to designate Bullard
713 Lane ~~should be redesignated on the circulation element as an emergency~~
714 fire access road. (former Circulation policy 2)

715 **Policy CM-3.3** Encourage any development extending Eucalyptus
716 Street to provide an emergency fire access road to Dehesa Road provide
717 additional emergency access. (former Circulation policy 4)

718 2.4 Local Transit

719 **Issue:** Public transit is an essential service for urban areas and the proximity of
720 the Subregion to urbanized El Cajon makes some form of public transit desirable.
721 Currently, ~~(1989)~~ there is only one round trip per day between the Subregion and
722 the urbanized areas to the west. The community is pleased with this service and
723 it is committed to publicizing it so that ridership can be continually improved. The
724 ~~completion of the~~ San Diego Trolley line to El Cajon is an example of the regional
725 commitment to public transit ~~and when this light rail service is brought to El~~
726 ~~Cajon, some of those people who are currently commuting by auto may choose~~
727 ~~to switch to this mode. At that time, m~~ Morning and evening bus service between
728 the Subregion and the eastern terminus of the Trolley would ~~also~~ be desirable.

729 **Goal CM-4** ~~PROVIDE AND ENCOURAGE THE USE OF A~~ public
730 transportation system that serves residents of the Subregion in an efficient
731 and effective manner. (former Circulation goal 3)

732 **Policy CM-4.1** Support on-going programs that encourage the use of
733 the existing public transit service within the Subregion. (former Circulation
734 policy 11)

735 **Policy CM-4.2** Encourage a morning and evening shuttle bus service
736 between the Subregion and the eastern terminus of the Trolley in El
737 Cajon. (former Circulation policy 12)

738 2.5 Pedestrian

739 **Issue:** The sharing of road rights of way by different travel modes can be
740 hazardous. Planning and providing paths along public roads would be one way to
741 alleviate this problem. Such paths connecting residential areas with schools,
742 churches, parks, and commercial areas would provide an important margin of

743 safety for those persons in the Subregion who choose to utilize ~~non-~~
744 motorized travel modes. The ~~Rural-Light Collector Road~~ is a ~~Circulation-Mobility~~
745 Element ~~road~~ classification that provides extra right of way for pedestrian and
746 equestrian travel. Also, the provisions of Board of Supervisors, Policy J-36 -
747 "Policy and Procedures for Preparation of Community Right of Way Development
748 Standards" would be useful in implementing a program to provide a network of
749 safe community pathways.

750 **Goal CM-5** A network of safe community pedestrian pathways that
751 connect residential areas with schools, churches, parks, and commercial
752 areas. (NEW)

753 **Policy CM-5.1** Require development to provide sSafe community
754 pathways shall be a high priority along roads that lead to and from
755 schools, parks, churches, and eommereially-commercially-zoned areas,
756 whenever appropriate. (former Circulation policy 11)

757 **Policy CM-5.2** Encourage a network of community pathways
758 adjacent to public roads that will safely accommodate non-motorized
759 travel modes. (former Circulation policy 12)

760 **Policy CM-5.3** Prohibit concrete pavedNo sidewalks in the
761 Subregion, whenever feasible, while requiring development to provide
762 unpaved walking paths. (former Circulation policy 2 and LU Subregional
763 Community Character policy 8)

764 2.6 Bicycle and Trails

765 **Goal CM-6** A well-connected and maintained bicycle and trail network
766 servng the mobility and recreations needs of the Subregion. (NEW)

767 **Policy CM-6.1** Trail-Trail easements are identified for non-motorized
768 mountain bicycle, pedestrian, and equestrian use. Pathways within road
769 rights-of-way are identified for pedestrian and equestrian use. Establish
770 Subregion-specific criteria for providing a trail network of varying
771 easement width requirements vary on a case basis depending on
772 topography and land use, based on. Trail easement shall be implemented-
773 utilizing the following criteria require a:

774 (1) Generally where the proposed trail is over hilly or rough terrain, a 20
775 foot wide easement is requiredwhere proposed trails would cross
776 steep and rugged terrain to allow the trail to meander or switch back
777 and forth in order to maintain acceptable grade, and where
778 proposed. Also, where the trail runs between residential lots, a 20-
779 foot wide easement is recommended to provide ample room in the
780 event lots are fenced at the trail right-of-way.

781 (2) Where trails are located adjacent to roads, a 10 foot easement
782 Where trails are located adjacent to roads, unless is usually-
783 recommended. However, in some situations, a 5 foot wide easement
784 will suffice when combined with a 5 foot or 10 foot wide portion (side
785 path) of the road right-of-way, a 5 foot wide easement will suffice.

786 ~~(3) Trail easement are identified as "easements for pedestrian and~~
787 ~~equestrian use." Side paths within highway rights-of-way are~~
788 ~~identified as "Reserved for Pedestrian and Equestrian Use."~~

789 **Policy CM-6.2** ~~Require the provision of~~ Provide a bike lane within the
790 ~~"vehicle area" shoulder of all public roads, unless the shoulder will be used~~
791 ~~for parking, in those situations, provide a separate bike lane between the~~
792 ~~travel lanes and parking whenever sufficient right-of-way is available.~~
793 ~~(former Circulation policy 9.e)~~

794 **Policy CM-6.3** ~~Require development to provide n~~Non-motorized
795 ~~walking and riding paths should be provided in all developments. (former~~
796 ~~LU Subregional Community Character policy 8)~~

797 **2.10 Infrastructure and Utilities**

798 **a. Water**

799 **Issue:** Methods of landscaping, irrigation systems and choices of plant types are
800 all important factors which, if carefully considered, can enhance the overall ability
801 of the Subregion to conserve water.

802 **Goal CM-7** ~~ENSURE ENOUGH~~ Sufficient quantities of imported water
803 ~~that~~ is available for all development planned within the boundaries of the
804 County Water Authority. ~~(former Water Service Goal)~~

805 **Policy CM-7.1** ~~The~~ Coordinate the delivery of imported water service
806 to Dehesa ~~shall be coordinated along with~~ and the provision of
807 infrastructure adequately sized so that service can be provided to all land
808 within the County Water Authority in a cost effective manner. ~~(former~~
809 ~~Water Service policy 1)~~

810 **Policy CM-7.2** ~~Require~~ High water use activities, such as golf
811 courses, ~~to should~~ be designed to minimize the need for irrigation and to
812 use recycled water. ~~Limit the area of irrigated landscaping for a new golf~~
813 ~~course Irrigated landscaping should be limited to the fairways. (former~~
814 ~~Water Service policy 2)~~

815 **b. Sewer/Septic**

816 **Issue:** Federal Water Pollution Control Act (P.L. 92 500) emphasizes the
817 importance of improving management of rural wastewater problems ~~that are~~
818 ~~often caused by septic tanks, but, and on-on-~~site wastewater management can
819 improve the operation and maintenance of septic tank systems. Currently ~~(1989)~~
820 sewer service is not available for development within the Subregion except for
821 the Singing Hills Specific Plan Area and there does not appear to be any near
822 term solution to this situation. Therefore, planning within the Subregion will
823 continue with the understanding that future development may be required to
824 utilize on site subsurface sewage disposal systems.

825 The Department of Health Services generally prefers that minimum lot sizes be
826 zoned at no less than one acre where sewer is not available. The drainage area
827 of the Sweetwater River and its tributaries is watershed for the Sweetwater

828 Reservoir which provides drinking water for the customers of the Sweetwater
829 Authority. In order to prevent adverse impacts to this water system, development
830 must be carefully scrutinized.

831 **Goal CM-8** ~~PROVIDE FOR THE DISPOSAL OF~~ Liquid waste that is
832 disposed in a manner that minimizes adverse impacts to water quality.
833 (former Liquid Waste Disposal Goal)

834 **Policy CM-8.1** ~~Sewer~~ Discourage the expansion of sewer service
835 shall not be extended within into the ~~planning s~~Subregion. (former Liquid
836 Waste Disposal policy 1)

837 **Policy CM-8.2** ~~Package~~ Discourage package sewage treatment
838 plants shall be discouraged within the watershed of the Sweetwater
839 Reservoir. (former Liquid Waste Disposal policy 2)

840 **c. Storm drainage**

841
842 **d. Energy (natural gas and electricity)**

843
844 **e. Landfill**

845
846 **f. Telecommunications**

847
848 **g. Other**

849
850 **2.11 Other Topics/Issues**

851

852 **3. Conservation and Open Space**
853 **(COS)**

854 **3.1 Resource Conservation and Management**

855 **a. Plant and animal habitats and wildlife corridors**

856 **Issue:** Crest contains large areas of coastal sage scrub. Development has taken
857 place generally within the relatively flatter portions of the Subregion Sun Crest,
858 Dehesa Valley, Granite Hills, and Harbison Canyon. The areas still undeveloped
859 are natural, chaparral covered, steep slopes and riparian and oak woodland filled
860 watercourses. The natural landscape of steep slopes, three prominent mountain
861 tops and the steep well defined drainage systems enhance the rural character of
862 the Subregion.

863 **Goal COS-1** Retain the natural landscape within the Subregion
864 Promote through the preservation and planned management of environmental
865 resources ~~in the Subregion in order to that~~ prevent wasteful exploitation or
866 degradation of those resources. (combined former General Conservation and
867 Natural Habitat Protection Goals)

868 **Policy COS-1.1** ~~When approving development proposals p~~Preserve
869 the integrity and continued function of natural habitat within the Subregion
870 by maximizing the amount .~~Emphasis should be placed on sufficient size~~
871 of areas left in natural coastal sage scrub cover to ensure its long term
872 value as a vegetation community and wildlife habitat. (former Natural
873 Habitat Protection policy 1)

874 **Policy COS-1.2** ~~Reduce~~Minimize adverse impacts to areas identified
875 as containing rare and endangered plants within the Subregion. (former
876 Natural Habitat Protection policy 2)

877 **Policy COS-1.3** ~~Provide~~Require development to provide buffers
878 around areas of sensitive habitats and. Encourage use of native and/or
879 hybrid landscaping plants near sensitive plant species. (former Natural
880 Habitat Protection policy 3)

881 **Policy COS-1.4** Encourage connection of biological open space
882 easements to maintain or create wildlife corridors. (former Natural Habitat
883 Protection policy 4)

884 **b. Surface, groundwater, and watersheds**

885 **Issue:** The upper portion of Forester Creek is within a Resource Conservation
886 Area and should be retained in its natural state. Development north of the Crest
887 Country Town is likely to affect Rios Canyon and, downstream, Los Coches
888 Creek because of increased runoff from impervious surfaces associated with
889 development Development in the Subregion will require grading for homesites,
890 roads, and utilities. Modern technology makes it possible to do large scale

grading, which causes scarred slopes, loss of watershed, hill topping, accelerated erosion, and siltation impacts on natural watercourses. (former Soils Goal)

Goal COS-2 Minimize grading for development Protection of surface water bodies in the Subregion to maintain high quality water resources.

Policy COS-2.1 Require development to set back from the streambeds and their banks and to protect water courses and associated sensitive resources in their natural, undisturbed forms—and require development to be set back from the streambeds and their banks. (former General Conservation policy 1)

Policy COS-2.2 Require development on slopes should be encouraged to incorporate measures, such as to include split level pads and stilted homes in their design to minimize the need for pad grading to protect downslope areas from erosion and to disperse runoff to adequately allow for filtration and/or infiltrations. (former Soils policy 2)

Policy COS-2.3 Erosion—Require development to maximize erosion and siltation control and slope stabilization must be maximized whenever grading is required for development. (former Soils policy 5)

Policy COS-2.4 Require development to minimize and strategically align, rRoad crossings of watercourses shall be strategically placed and minimized. (former Floodplains and Watercourses policy 2)

c. Agricultural Resources

Issue: Only a small portion of the land in the Planning Area is in agricultural production because of the severe topography and lack of imported water facilities. The Dehesa Valley is oriented toward an agricultural lifestyle, and, although water is limited, certain crops such as oats and hay are produced. Some small scale animal husbandry exists, primarily as horse breeding. Agricultural uses are not likely to become a major percentage of the total uses within the Subregion, but they are nonetheless encouraged because the presence of such uses reinforces the rural character of the Subregion.

Goal COS-3 MAINTAIN AND ENHANCE THE FUTURE OF Agriculture within the subregion that continues to be maintained and enhanced. (former Land Use Agriculture goal)

Policy COS-3.1 Support agricultural activity which is essential in maintaining the existing rural lifestyle of the Subregion. (former LU Agriculture policy 1)

Policy COS-3.2 Encourage agricultural activities which provide a local or regional source of food, fiber, and fuel provided water and land conservation measures are utilized. (former LU Agriculture policy 2)

Policy COS-3.3 Establish buffer zones between residential areas and large scale agricultural uses, especially when such activities have

932 nuisance characteristics such as odors, pest infestation, noise, or use
933 chemicals or other hazardous products. [\(former LU Agriculture policy 3\)](#)

934 **Policy COS-3.4** Encourage agriculturally related commercial activities
935 such as feed stores, veterinary services, equipment sales and services.
936 [\(former LU Agriculture policy 5\)](#)

937 d. Cultural Resources

938 **Issue:** The Subregion with its oak woodlands, rock outcrops and drainages has a
939 high potential for archaeological resources. Within the Subregion, four major
940 prehistoric Indian villages, two historic villages, and over 50 other archaeological
941 sites have been identified.

942 **Goal COS-4** ~~Preserve~~ [The preservation of](#) identified archaeological sites
943 ~~through and encourage further~~ identification and protection of sites in
944 conjunction with development. [\(former Cultural Sites Goal\)](#)

945 **Policy COS-4.1** Encourage undisturbed onsite preservation of
946 significant archaeological sites through open space easements or site
947 sealing. [\(former Cultural Sites policy 2\)](#)

948

949 e. Energy

950 **Issue:** Current technology, knowledge, and materials are available which are
951 capable of significantly reducing home energy use. Utilizing such technology and
952 material as passive solar heating; active solar water and pool heating;
953 photovoltaics; and wind turbines can aid in reducing reliance on electrical or
954 natural gas sources. Another important method of reducing the need to use
955 heating or cooling mechanisms and thereby reduce the reliance on energy is by
956 special attention to site design. The Subregion is generally located within a hot
957 arid climatic zone and there ~~is~~ [are](#) basic site selection and design criteria that can
958 be utilized which will help moderate climatic extremes.

959 **Goal COS-5** ~~Encourage~~ [Development](#) which conserves non renewable
960 energy resources, ~~by utilizing through the use of~~ energy saving technology,
961 building materials, architecture, and site design, ~~;~~ [\(former Energy Goal\)](#)

962 **Policy COS-5.1** ~~Building sites should not be~~ [Restrict development](#) in
963 valleys, especially narrow valleys, ~~but instead should be~~ [while encouraging](#)
964 [development](#) at lower hillside locations [that](#) benefitting from cool air flows.
965 [\(former Energy policy 1\)](#)

966 **Policy COS-5.2** ~~On these sites affording the opportunity, o~~ [Orient](#)
967 buildings and outdoor activity areas in an east-southeast direction,
968 [whenever feasible](#). [\(former Energy policy 2\)](#)

969 **Policy COS-5.3** Locate buildings to utilize existing trees for shade on
970 west walls which are subject to the higher levels of solar radiation. [\(former](#)
971 [Energy policy 3\)](#)

972 | **Policy COS-5.4** ~~Non~~Minimize use of non-permeable paving material
973 | ~~used~~ on such areas as parking lots, sidewalks, and streets ~~should be kept~~
974 | ~~to a minimum.~~ (former Energy policy 4)

975 | **Policy COS-5.5** ~~Non-permeable paving areas should be shaded~~
976 | ~~through~~ Require the use of vegetation, land forms, walls, screens,
977 | canopies, and overhangs to shade non-permeable paving areas,
978 | whenever feasible. (former Energy policy 5)

979 | **Policy COS-5.6** Require ~~G~~grass, groundcover, gravel, or other
980 | suitable material ~~should be used~~ in lieu of non-permeable paving around
981 | the outside of dwellings, whenever feasible. (former Energy policy 6)

982 | **Policy COS-5.7** Locate large non-permeable areas, such a group
983 | parking areas and paved court game areas, ~~should be located~~ as far as
984 | possible from dwelling units. (former Energy policy 7)

985 | **Policy COS-5.8** Consider the drought and dust-resistant properties of
986 | ~~v~~Vegetation used in control of solar radiation and related microclimate
987 | conditions ~~should be selected with consideration of their drought and dust~~
988 | ~~resistant properties.~~ (former Energy policy 8)

989 | **Policy COS-5.9** Require to the extent possible, Materials materials,
990 | colors, and textures ~~should to the extent possible, be those~~ which are
991 | natural or traditional to the area and of demonstrated value in adapting
992 | human activity to hot arid climate conditions. (former Energy policy 9)

993 | **Policy COS-5.10** Require development to locate sSolar collectors
994 | ~~should be located~~ in areas of the site where they least impair its visual
995 | quality and ~~they should be to~~ adequately screened screen them from the
996 | view of dwellings and outdoor living areas. (former Energy policy 11)

997 | f. Dark Skies

998 | **Issue:** A dark night sky is an essential element of the rural character of the
999 | Subregion. Light pollution caused by street lights on large scale residential
1000 | developments, commercial/industrial uses, and outdoor recreation have an
1001 | adverse cumulative impact on the astronomical dark sky.

1002 | **Goal COS-6** ~~Restrict the use of exterior lighting throughout~~ The
1003 | preservation of dark skies in the subregion Subregion. (former Dark Skies
1004 | Goal)

1005 | **Policy COS-6.1** Require Outdoor outdoor lighting in development to
1006 | ~~must~~ be directed downward and screened so that it will not visibly impact
1007 | areas offsite. (former Dark Skies policy 1)

1008 | **Policy COS-6.2** Limit sStreet lighting ~~for in~~ subdivisions ~~shall only be~~
1009 | only to what provided if needed for traffic safety. (former Dark Skies
1010 | policy 1)

1011 | **Policy COS-6.3** Require timers for Rrecreational outdoor lighting
1012 | should be on timers to eliminate unnecessary use. (former Dark Skies
1013 | policy 1)

1014 | **Policy COS-6.4** Restrict street lighting to intersections only to
1015 | minimize outdoor light and glare and Ppreserve the dark sky, unless
1016 | additional lighting is required for safety purposes by placing street lighting
1017 | only at intersections. (former Circulation policy 9.f)

1018 | 3.2 Parks and Recreation

1019 | **Goal COS-7** Support improved recreational opportunities in the Subregion
1020 | to meet community needs and enrich the lives of all residents by establishing
1021 | a~~A~~ balanced system of recreation facilities and services in the Subregion that
1022 | meet community needs and enrich the lives of all residents. (former Water
1023 | Service Goal)

1024 | **Policy COS-7.1** Encourage the development of local park facilities
1025 | through the cooperation of the County Parks Department and local
1026 | sponsor, school, or civic groups. (former Recreation policy 1)

1027 | **Policy COS-7.2** ~~Large~~ Require large developments ~~should to~~ provide
1028 | local parks and maintain and to develop open space continuity. (former
1029 | Community Character Subregional policy 2)

1030 | CREST

1031 | **Policy COS-7.3** ~~Expand~~ Pursue the expansion of South Lane Park by
1032 | coordinating the development of facilities with the adjacent School District
1033 | property (3-5 acres). (former Crest Rec policy 1)

1034 | **Policy COS-7.4** Pursue the design and construction of recreation
1035 | facilities at South Lane Park; utilizing Park Land Dedication Ordinance
1036 | funds from the Crest Local Park Planning area and other grant or
1037 | community funds ~~once operation and maintenance services are available~~
1038 | ~~in the community.~~ (former Crest Rec policy 2)

1039 | DEHESA

1040 | **Policy COS-7.5** ~~Acquire~~ Pursue the acquisition of local park acreage
1041 | and/or expanded facilities in the vicinity of Dehesa Elementary School in
1042 | cooperation with the School District ~~once operation and maintenance~~
1043 | ~~services are available in the community.~~ (former Dehesa Rec policy 1)

1044 | **Policy COS-7.6** Support the development of riding and hiking trails,
1045 | community park, and fishing facilities at the Dehesa Sand Mining facility
1046 | as soon as mining operations would allow construction. (former Dehesa
1047 | Rec policy 2)

1048 | **Policy COS-7.7** Acquire local park acreage and develop facilities to
1049 | include equestrian staging areas along Sloane Canyon once operation
1050 | and maintenance services are available in the community. (former Dehesa
1051 | Rec policy 3)

1052 HARBISON CANYON

1053 **Policy COS-7.8** ~~Encourage~~ Coordinante with the Alpine Community
1054 and Alpine School District to develop additional active recreation facilities
1055 for community use at the Shadow Hills Elementary School. (former
1056 Harbison Canyon Rec policy 1)

1057 **Policy COS-7.9** ~~Expand~~ Promote the expansion of Old Ironsides Park
1058 to include adjacent property along the creek area ~~and that would be~~
1059 maintained as open space or developed for trail use or additional park
1060 facilities. (former Harbison Canyon policy 1)

1061 REGIONAL PARKS

1062 **Policy COS-7.10** Encourage the provision for trails, day use facilities,
1063 and access to the lake for recreational use at the Cleveland National
1064 Forest and Loveland Reservoir. (former Regional Park policy 1)

1065 **Policy COS-7.11** Support expansion of the McGinty Mountain
1066 Preserve. (former Regional Park policy 2)

1067 **Policy COS-7.12** Support the development of a staging area, day use
1068 facility, and access to Cleveland National Forest Riding and Hiking Trails
1069 at the existing Bureau of Land Management Site. (former Regional Park
1070 policy 3)

1071 **Policy COS-7.13** Promote the acquisition and use as a Regional Park
1072 of~~The lack of development and the natural scenic beauty of~~ Sloane
1073 Canyon ~~provides it with good potential for ultimate use as a Regional~~
1074 ~~Park~~to take advantage of its lack of development and natural scenic
1075 beauty. (former Regional Park policy 4)

1076

1077 **4. Safety (S)**

1078 **4.1 Wildland Fire/Urban Fire**

1079 **Issue:** Fire protection is an important concern for this Subregion because the
1080 vegetation, topography and climate combine to present, at certain times,
1081 hazardous situations requiring very specific types of fire protection measures.
1082 The chaparral and coastal sage scrub that covers most hillsides within the
1083 Subregion, if ignited during periods of high fire hazard is highly combustible. The
1084 massive Mount Laguna fire of 1970 destroyed over 200 homes within the
1085 Subregion. The Cedar fire of 2003 destroyed over 600 homes within the
1086 subregion. Such events suggest that adequate measures be taken during the
1087 land development process to diminish the level of risk.

1088 People who develop in high fire risk areas are often not fully aware of the degree
1089 of hazard to which they are subject. Provision of adequate water service as land
1090 subdivides is essential in reducing risk and it is the single most important factor
1091 insurance companies look for when evaluating the relative fire risk for a particular
1092 area. Development taking place within existing water districts that provides fire
1093 suppression infrastructure is preferable to dependence upon static water sources
1094 such as swimming pools or individual home water tanks. Other important factors
1095 such as fire access roads, fire breaks, fuel management programs, safety areas
1096 and designated helistops can be planned for a community as part of an overall
1097 fire defense system.

1098 Street, road, and building identification should be clear and unobstructed from
1099 views from the road. In the community of Crest there is no standardized street
1100 numbering scheme which can hinder the effective delivery of emergency
1101 services. The existing undeveloped and generally low density residential
1102 character of the Subregion results in large areas, especially hillsides, being left in
1103 natural open space. In most cases these areas are covered by chaparral or
1104 coastal sage scrub and, therefore, susceptible to wildfires. Problems are most
1105 acute with hillside development when structures are located uphill from large
1106 areas of vegetation. Narrow canyons and ridge saddles are also sites that are
1107 typically susceptible to wildfires.

1108 **Goal S-1** ~~Protect a~~Minimized life and property loss from the unique fire
1109 hazard potential which exists in the ~~subregion~~Subregion. (former Fire
1110 Protection Goal)

1111 **Policy S-1.1** ~~All~~Require new development utilizing imported water ~~should~~
1112 to provide infrastructure for fire suppression (such as pipes and hydrants)
1113 in accordance with prevailing standards. (former Safety policy 1)

1114 **Policy S-1.2** ~~In~~Require the following in new developments to comply with
1115 the following: the following should apply: [R]

1116 (1) Vegetation cleared, and landscaped with fire resistant plant materials
1117 (from between 30 and 100 feet around structures) d Depending upon

1118 | the location and orientation of the structures, ~~vegetation should be~~
1119 | ~~cleared from between 30 and 100 feet around the structures and, in~~
1120 | ~~order to prevent erosion, this cleared area should be landscaped with~~
1121 | ~~fire resistant plants.~~

1122 | (2) Roofing ~~should that~~ utilizes fire proof material such as clay tile or an
1123 | adequate alternative.

1124 | (3) Design features such as balconies and eaves ~~should~~ be constructed of
1125 | appropriate fire resistant material. (former Safety policy 2)

1126 | **Policy S-1.3** Investigate the possibility of formulating a consistent street
1127 | address numbering scheme for the Crest area. (former Safety policy 4)

1128 | **4.2 Law Enforcement**

1129 | **Issue:** Service is provided to the Subregion out of the Sheriff's substations in
1130 | Santee, Lakeside, and Alpine. The response time for priority calls throughout the
1131 | Subregion is about 13 minutes and for nonpriority calls the response time ranges
1132 | from between 20 and 30 minutes.

1133 | **Goal S-2** ~~Provide a level of~~ Law enforcement provided at a level that is
1134 | commensurate with subregional ~~Subregional~~ needs and ensure that
1135 | development is designed to enhance the safety of the residents. (former Law
1136 | Enforcement Goal)

1137 | **Policy S-2.1** Consider locating a Sheriff's substation within the Crest
1138 | ~~Country Town~~ Rural Village. (former Law Enforcement policy 1)

1139 |

1140 **5. Noise (N)**

1141

1142 **5.1 Noise Sources**

1143

1144 **5.2 Noise Standards and Mitigation**

1145

1146 **5.3 Other Topics/Issues**

1147

1148 **6. Specific Plans and Special Study**
1149 **Areas**

1150

1151

1152

1153

SECTION B: APPENDICES

1154